

Ewan Buxton
1 Carr Place
Carrbridge
Inverness-Shire
PH23 3AF

7th May 2013

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 STRONGLY OBJECT TO THE PROPOSED DEVELOPMENT FOR 96 HOUSES

I write to you as someone who has grown up in Carrbridge, left for university, lived the city lifestyle and held a city job, but then returned to his home town. Why? Because of what Carrbridge is and its location and because I realise that this is a really special place. Please don't allow this development to spoil my village!

There are several main points why I think it is ridiculous to even entertain this development:

1. Listen to the community, the overriding opinion is that it is NOT wanted.
2. The development is far too big
3. The access road and site are unsuitable at the Carr Road development
4. The type of housing proposed in the development are not needed
5. We live in a National Park; local communities, cultural heritage and natural environment should be cared for and protected!!!

I will briefly expand on each point:

Listen to the community, the overriding opinion is that it is NOT wanted

A little over a year ago we had our first village meeting regarding the proposed developments. Initially, opinions were mixed, or rather; most people were fully against whereas few were willing to consider what was being proposed. I fell into the latter category. I work in construction and accept that over time places change and must evolve to meet demand. As we are a very close community in Carrbridge, I have spoken many times about the proposed development and from these many conversations I firmly believe the development is not wanted by the community (as also expressed by the community council) for the reasons outlined further below.

The development is far too big

Carrbridge is constantly evolving. Having lived here from the age of 12 to currently 33, Carrbridge has accepted change. It has grown constantly and at a rate that services, infrastructure and culture were able to handle. This development is unlike the size of any proposed before. From my sums 96 houses is between 25% and 30% of the current total existing houses in Carrbridge! To increase a small village by this amount would have such a huge effect in such a short time. Carrbridge is a village that people love, because of the small village atmosphere, the people, the walks that are available and the warmth that comes with such a close community. I can't stress strongly enough how absurd I think it is to propose having a 96 house development in Carrbridge. I truly think anyone who is not financially benefiting from this development would be able to see very easily that this is not how Carrbridge should be growing.

The access road and site are unsuitable

This point is aimed purely at the Carr road development. Carr road is one of the most beautiful and special, charming roads within a village in the national park. It is a very narrow road and it changes in width hugely. At the junction with the main road, I have to let other vehicles out first before I can get into the road with my van, that's how narrow it is at that location. It is virtually a single track road and everywhere along the road I have to pull into the side to let ongoing traffic go by. A potential 140 additional vehicles using this road seems again ridiculous. It is really special that we still have villages where children still play on the road in relative safety, where better than in a National Park? I personally don't have a drop curb to get in to the drive I have made beside my house, therefore if I parked on the road as the previous owner of my house did, and as the pavement suggests I should be doing, it would definitely only be single track access to the proposed entrance to the development.

In an area where conservation is paramount, plans to fell a large area of native tree species for development seems against what should be happening in a National Park. In every building project I am personally involved in, trees have preservation orders, but when you are talking hundreds not just a couple it is fine? I am no expert, but to me the ecological report was laughable and was clearly written to support the developer. I regularly walk in Carr Plantation and see many of my neighbours doing the same, if we are to imagine that there are potentially at least another 200 people doing the same thing with this development, I would imagine this to have a hugely detrimental effect to the wildlife within. I am lucky enough to commonly see roe deer, red squirrels, badgers, sparrow hawks, buzzards and less frequently capercaillie within the development area and beyond in Carr Plantation. I have also been lucky enough to see Capercaillie lekking around Carrbridge and always thought there was legislation to protect areas around these special sites?

The type of housing proposed in the development are not needed

If we look at the housing needs of Carrbridge it is not 72 additional privately owned properties. A.W Laing are trying to finish a development of private homes over at Dalrachney, Carrbridge. This site is not finished because people aren't interested in buying these houses. As a result the houses are not

being built and this site will remain a building site for the foreseeable future. On the other hand every development of shared ownership / affordable homes that have been built in Carrbridge have been snapped up. I therefore have fewer objections against a smaller development of affordable homes at Crannich Park.

We live in a National Park; local communities, cultural heritage and natural environment should be cared for and protected!!!

Being lucky enough to live in a National Park is not something that can be available to all. The very fact that the area is worth protecting must mean that any development must be very sensitively thought out and considered. This is supported by the National Parks of Great Britain website when looking at What is a National Park?

"[They] ... are protected areas because of their beautiful countryside, wildlife and cultural heritage. People live and work in the National Parks and the farms, villages and towns are protected along with the landscape and wildlife."

The following passage is taken from the CNPA Proposed Local development Plan.

"What we will achieve in the next five years: In the next five years we will have created opportunities for the right type of housing, in the right place, that makes a positive contribution to local communities. Developers will have confidence to invest. In turn communities will have the support they need to become and remain thriving places where people enjoy a sense of wellbeing."

If the proposed development would align with the above passage, then there would be no objections to it. However, this is clearly not the case. The development is not focussed on the right type of housing, is not located in the right place and is certainly not making a positive contribution to the Carrbridge Community.

I ask of you to listen to our community, to show to us that you are a National Park Authority that does care for the natural environment, the cultural heritage and the local communities, as the way you describe yourself to be.

Regards

Ewan Buxton

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

Mr P. Hastings
Lynagarrie
Carr Road
Carrbridge
PH23 3AD

Cairngorms National
Park Authority
08 MAY 2013
RECEIVED

01/05/13

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 Capercaillie.

Please do not allow this development to destroy our community.

Regards,


P. Hastings

Your full name and address

MARGARET DONEY
2 LA NA COILLE
STATION ROAD CARRBRIDGE
DUN23 3AN

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)

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- 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).
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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:

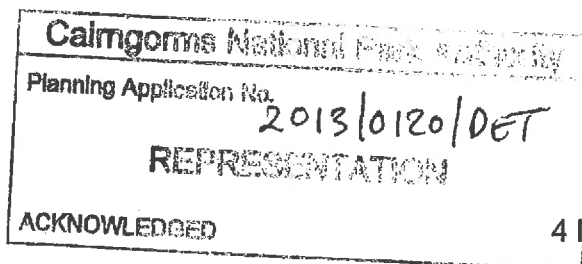
Yours Sincerely,

Signature & Name:

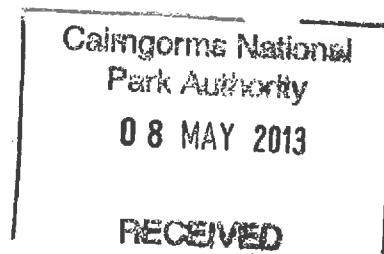

MARGARET J. MONEY

Your full name and address

FOSTER MCGOWAN
WINDTHWAIT CARR RD
CARRBRIDGE PH233AD



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



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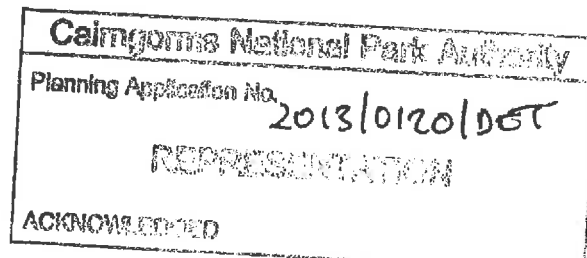
Yours Sincerely,



Signature & Name: F MCGOWAN

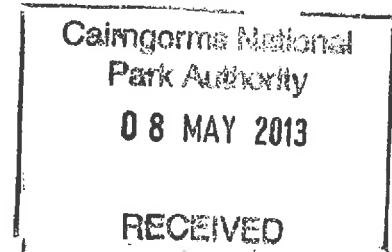
Your full name and address

MR J. ANGELLA
CLUNES
CARRBRIDGE



4 May 2013

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Yours Sincerely,

Signature & Name: _____



Your full name and address

BERYL WHALE
THATCHAM
ROWAN PARK
CARRBRIDGE
PH23 3BE

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Planning Application No.	2013/0120/DET
REPRESENTATION	
ACKNOWLEDGED	4 May 2013

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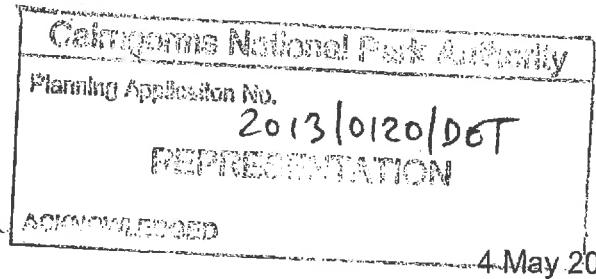
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Signature & Name: B. WILKIE 

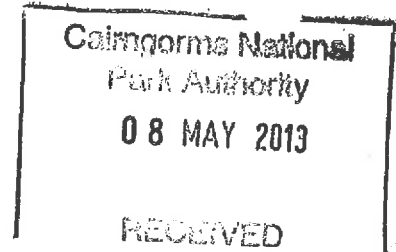
6 MAY 13.

Your full name and address

GEORGE MATHESON!
11 REED COURT
CARRBRIDGE PH23 3BA



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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:

THIS KIND OF DEVELOPMENT IS NOT SUITABLE
FOR VILLAGES, AND SHOULD NOT BE GIVEN ANY
CONSIDERATION WHATSOEVER. IT WILL RUIN
CARRBRIDGE,

Yours Sincerely,

Signature & Name: _____

GEORGE MATHESON

(11. REED COURT)

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

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

To: The Cairngorm National Park Authority
Albert Memorial Hall
Station Sq.
Ballater
Aberdeenshire, AB35 5BQ

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

6 May 2013


Sir / Madam

Please see attached letter of objection to the planned building development in the village of Carr Bridge, Strathspey.

le meas


Fionnghal NicPhàdraig

cc: Highland council



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

Erection of 96 Houses, associated roads & footpaths bounded by Crannich Pk, Rowan Pk., & Carr Rd. Carr Bridge


With reference to the above planning application, I, a Carr Bridge resident, would like to express my objections as follows:

- This proposed development is totally out of proportion to the existing village. We already have a partially built housing development idling from lack of sales. We really don't require another - especially of these proposed proportions. Based on the potential accommodation size of this development, we could see the population of Carr Bridge rise by more than 60% within a few short years. It is apparently anticipated that this 96 house development be phased over several years, however, historically, this village has never experienced that quantity of demand and with the slow uptake in the housing market is unlikely to happen any time soon. Plus, where on earth are these people to find employment to pay these mortgages and rents? This proposed development is completely over the top. Natural development, demand-led development, yes, fine! This is forced development, aimed at lining pockets, not at improving or developing community needs.
- When this project was first mooted, we were told the houses **would be clad in local larch**. I could find no mention of exterior finish in the current plans. If we're forced to put up with this development, I'd like to hope that the houses would at least look as if they belonged and not clad in a material which would resemble something airlifted in from the States such as can be seen popping up in Aviemore.
- The phased building will mean a long drawn out torture for those living within its vicinity as well as the long periods of industrial traffic endangering life and limb on a narrow country road which isn't suitable for widening.
- We do not have the infrastructure for such a rapid rise in population. The school would require extending as would the cemetery - again!. There are problems enough with children lacking after-school facilities without increasing the youth population.
- The Carr Road access to the 74 upmarket residences, is narrow and unpaved. The extra traffic resulting for the building of these homes followed by their uptake - if that happens - will leave that road totally unsafe. There is enough stress on that road accommodating the current vehicular access to existing homes & farms without it suffering a significant rise. The lack of paving means that that pedestrians are required walk on the road; this includes children attending the primary school and secondary pupils heading for the school bus drop off points not to mention the many cyclists - both local bikers and cycle tourism.
- Why the segregation? Why are the affordable houses not intermixed with the upmarket ones? Why are they dumped on the boggy Carr rather than the clearly more desirable plot? This appears like serious discrimination! We have experience, in our village, of highly successful mixed private and affordable housing, as in the Reid Court development. This has worked very well. Discriminating between affordable house tenants and those residing in the more desirable estate is turning the clock back in a rather unpleasant way! It is totally unnecessary nor is it desirable.
- The Park development plans for the area that I have show the Carr - the boggy patch bounded by Landmark and Crannich Park and an H1 brown site - as being an ENV site therefore supposed to be kept free of development. That's not what was suggested by the current development plans. Only a miserable narrow strip was indicated between the affordable development and Crannich Park, and that was marked by drainage. That patch of Carr - *which lent its name to the name of our village* - is one of the few vestiges of the Carr left unspoiled. The rest has, over hundreds of years, been drained for farming,

planted for forestry, and built on for housing and roads. The specialist species of plants and insects which inhabit that patch will be unable to survive the drainage which will entirely change the character of that piece of land.

- What the Highlands does lack, is not large-scale upmarket developments, but single person accommodation and where better to look than the Struan hotel. Why is the development of irreplaceable land being considered when the old hotel could surely be turned into accommodation for single folk - of all ages. That would make much more sense.
- If this development goes forward, I hope the road will be named for the farmland or piece of land through which it is being driven and not after yet another councillor or developer.
- I'm not against development per se, but I do believe it should be demand driven, not profit-inspired; it should be appropriate and should meet the cultural, population & industrial requirements of the village.

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



Your full name and address

NORMAN R. P WHITE

THE SPINNEY

CARRBRIDGE PH 23 3AA

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)

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

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- 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:

Yours Sincerely,

Signature & Name:



NORMAN R. P. WHITE

Your full name and address

Mrs. Jan Sheeran
11 Fellanwood Road
Carrbridge, Inverness-shire
PH23 3AB

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)

Cairngorms National
Park Authority
06 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:

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- 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.
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- ③ Other reason(s) not listed above:

All the ticked boxes are so relevant to my objections. There is not a lot to add to a well-covered objection which shows concern about the future of a much loved village.

Why do the builders want to ruin such an attractive and trouble-free village? They don't care about village life - just a season to make money. It would be a shame to see Cambridge allowed to expand out of control and no longer be classed as a village.

Yours Sincerely,

Signature & Name: _____

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 Katrina Jennings

Address: Dunrod Carr Road Carrbridge

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections are:

- 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 well.
- o 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.
- 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 as timber lorries and other large vehicles enter and exit Station Road. This is in addition to delivery lorries parking frequently, prohibiting access.
- o 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.
- o 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.

o 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.

o 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.

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 Finlay Jennings

Address: Dunrod Carr Road Carrbridge

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections are:

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Lilac Cottage
Carrbridge
Inverness-shire
PH23 3BX

4 May 2013

BY EMAIL AND RECORDED DELIVERY

ePlanning Centre
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

email: epanning@highland.gov.uk

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 and Carr Road, Carrbridge

We wish to record our objection to the above application for the following reasons:

We objected to the previous version of this application and consider that the present application is not substantially different, in that the number and style of houses are inappropriate for Carrbridge.

The proposed number, which represents almost one third again of households in the village, is out of proportion to the size of the village and will permanently change and damage its character and atmosphere.

Carrbridge has limited facilities - a small shop, two hotels and a small primary school - which are not adequate for an influx of the number of people which this development will generate. There are no facilities for young people and those facilities which are planned are insufficient for the needs involved with a development of the size of that proposed.

The infrastructure is not adequate for a development of this size. There are already serious concerns over dangerous traffic at the accesses to Carrbridge and this development would inevitably increase the danger, and the volumes of traffic through the village would become even more unacceptable.

Carrbridge has had a number of housing developments already over the last 10 years one of which has continued for a number of years and is still slowly underway presumably due to lack of demand. The village simply cannot sustain a further development of the size proposed, nor is it required.

There is no work locally and therefore the houses (if required) would be purchased as retirement or holiday homes which will not benefit the village. Or the houses will be purchased by people who will have a long commute to work, by car, as the public transport service is extremely limited.

The siting of out of proportion developments in rural areas thus flies in the face of current requirements for reducing carbon emissions.

Finally, Carrbridge has a tourist inflow which benefits the village, such a development would discourage tourists, and the destruction of an area of ancient woodland will not only destroy habitats but also result in a substantial loss of amenity for the village.

Yours faithfully

Mr K and Mrs E Urquhart

From:Iain & Ann Mackintosh
Sent:9 May 2013 21:52:47 +0100
To:Planning
Subject:Carrbridge planning proposals

Iain Mackintosh
Woodside Cottage
Carrbridge
PH23 3AA

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

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The **size** of this development is not in proportion to the size of the village and will have a 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, play areas for children).

In addition, I do not think that having all of the affordable housing in one development and the private housing in the other is a good idea as it leads to a social divide, and 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.

Yours sincerely
Iain Mackintosh.

From: Iain & Ann Mackintosh
Sent: 9 May 2013 21:54:20 +0100
To: Planning
Subject: Carrbridge Planning proposals

Ann Mackintosh
Woodside Cottage
Carrbridge
PH23 3AA

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

Application number: 2013/0120/DET
Reference number: 13/01281/FUL
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The **size** of this development is not in proportion to the size of the village and will have a 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, play areas for children).

In addition, I do not think that having all of the affordable housing in one development and the private housing in the other is a good idea as it leads to a social divide, and 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.

Yours sincerely
Ann Mackintosh.

From: Iain & Ann Mackintosh
Sent: 9 May 2013 21:55:06 +0100
To: Planning
Subject: Carrbridge planning proposals

Alan Mackintosh
Woodside Cottage
Carrbridge
PH23 3AA

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

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Yours sincerely
Alan Mackintosh.

Gillian McCarthy

17, Ellanwood
Road

Carrbridge

PH23 3AQ

9th May 2013

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The Highland Council
Glenurquhart Road
INVERNESS, IV3 5NX
Email: eplanning@highland.gov.uk

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Application number: 2013/0120/DET
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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 which are ranked in order of my most pressing concern – i.e. 1 is of most concern, 5 is of least concern.

- 2 **Carr Road** is unsuitable for the amount of traffic that will result from this build. With the proposed build of 74 houses on Carr Road, this will 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 to play on. It lacks sidewalks 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. A condition needs to be applied that pavements will be built to accommodate the increase in pedestrian traffic.
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housing. The character of Carrbridge will be seriously altered with an increase in social housing. With the lack of mobile signal in the area Police, Social Work and health professionals are placed at risk when attending these homes.

- 2 This increase in population size would lead to insufficient services in Carrbridge (e.g., schooling, shops, play areas for children). How will services be developed to cope with this increase?
- 5 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.
- 5 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 (this could be 2 years, 5 years or even 10 years or more, all depending on the speed of the sales).
- 3 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. 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 directly compromise the integrity of the SPA (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.

Yours faithfully,

Gillian McCarthy

Gareth McCarthy

17, Ellanwood
Road

Carrbridge

PH23 3AQ

9th May 2013

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

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Yours faithfully,

Gareth McCarthy

Ms. Katherine Donnachie
Cairngorms National Park Authority
Planning Office
Albert Memorial Hall
Station Square
Ballater
AB35 5QB



Balallan House
24 Allan Park
Stirling
FK8 2QG

Telephone: 01786 447 504
E-mail: scotland@buglife.org.uk

09 May 2013

Dear Ms Donnachie

Application reference: 2013/0120/DET. Erection of 96 houses, associated roads & footways at Land Bounded by Crannich Park Rowan Park and Carr Road Carrbridge.

Buglife - the Invertebrate Conservation Trust is the national charity that conserves endangered and declining invertebrate species and populations. We have recently been made aware of the above planning application and **object to planning permission being granted** due to insufficient ecological information to accurately assess the impact of this development.

Scottish Planning Policy (SPP) states '*All public bodies, including planning authorities, have a duty to further the conservation of biodiversity under the Nature Conservation (Scotland) Act 2004, and this should be reflected in development plans and development management decisions. Biodiversity is important because it provides natural services and products that we rely on, is an important element of sustainable development and makes an essential contribution to Scotland's economy and cultural heritage*' (para 129).

To ensure that this requirement is met it is essential that a wider ranging ecological statement accompanies this application. This development is a schedule 2 development, guidance from the Scottish Governments indicates that schedule 2 developments within sensitive areas (e.g. a National Park) and that could have long term, irreversible and significant impacts on the environment should be put through the EIA process. It would be helpful if we could have more information on why these plans were screened out of the EIA process. Please could the EIA screening decision for this application be forwarded to Buglife?

A thorough ecological assessment should be carried out **in advance** of any planning decision being made, inline with the guidance of paragraph 131 of the SPP, to find out if it is even possible to mitigate the impacts of the development.

At the very minimum, a recognised standard for developing a sound, evidence led base for assessing environmental impact is the Chartered Institute of Environmental and Ecological Management's Guidelines for Preliminary Ecological Appraisal which is available online at <http://www.cieem.net/technical-guidance-series-tgs->.

President – Germaine Greer Vice-Presidents – Nick Baker, Edward O Wilson, Steve Backshall and Charles Godfray Chairman – Mark Felton CEO – Matt Shardlow
Buglife – The Invertebrate Conservation Trust is a limited company by guarantee
Company No: 4132695 Registered Charity No: 1092293 Scottish Charity No: SC040004
Registered in England at Bug House, Ham Lane, Orton Waterville, Peterborough, PE2 5UU

www.buglife.org.uk



The first step of this is a desk based study to assess the potential species that are in the immediately locality of the development to guide further survey work. A search at the local records centre indicated a number of priority species for conservation within and around the development site including Kentish glory, Small pearl-bordered fritillary, Small heath, Northern brown Argus and *Diploena torva* (only known at a few sites in Scotland). This indicates further invertebrate surveys should be carried out to establish what species of conservation concern are using the site and this will help to inform any mitigation needed.

We are pleased a survey for wood ants has been carried out but puzzled by the survey only finding Scottish wood ant nests. The Narrow headed ant, which has been found adjacent to the site, is only found on seven sites in the UK, with the majority of nests located in the Cairngorms National Park. It is surprising that only a few nests were found as the immediate area is known to have the third largest population of the Narrow-headed ant (*Formica exsecta*) in the UK. This would suggest that the survey methodology was incorrect.

Yours sincerely

Alice Farr
Planning Manager

Protecting Scotland's wildlife for the future

Katherine Donnachie
Senior Planning Officer
Cairngorms National Park Authority
14 The Square
Grantown-on-Spey
Moray PH26 3HG



Dear Katherine,

Re: 2013/0120/DET | Erection of 96 houses, associated roads & footways | Land Bounded By Crannich Park Rowan Park And Carr Road Carrbridge

The Scottish Wildlife Trust¹ has the following comments regarding the above planning application.

Main points:

The Cairngorms National Park (CNP) was designated primarily because of its outstanding natural and cultural heritage. The National Parks (Scotland) Act 2000 requires that the CNP is managed in such a way so as to fulfil the four aims of the Act which are:

- to conserve and enhance the natural and cultural heritage;
- to promote the sustainable use of the natural resources of the area;
- to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
- to promote sustainable social and economic development of the communities of the area

Where there is a conflict between the conservation aim (first aim) and any of the others aims, **the first aim takes precedence.**

The Scottish Wildlife Trust believes that the aims of the Act, with the conservation aim (i.e. the first aim), having priority above all others, should set the context for any development that occurs within the park.

Specific points:

The Scottish Wildlife Trust is concerned about the lack of environmental impact assessment (EIA) for this development. The Trust considers that planning permission should not be granted until a full EIA has been conducted.

The CNP Local plan which "sets out detailed policies against which all planning applications submitted in the Cairngorms National Park will be judged" states that:

"Where there is evidence to indicate that a habitat or species may be present on, or adjacent to, a site, or could be adversely affected by the development, the developer will be required to undertake a comprehensive survey of the area's natural environment to assess the effect of the development on it."
(Policy 5, biodiversity)

¹ The Scottish Wildlife Trust was founded in 1964 to take all appropriate measures to conserve the fauna, flora and all objects of natural history in trust throughout Scotland. With over 35,000 members, several hundred of whom are actively involved in conservation activities locally, we are proud to say we are now the largest voluntary body working for all the wildlife of Scotland. The Trust owns or manages 120 wildlife reserves and campaigns at local and national levels to ensure wildlife is protected and enhanced for future generations to enjoy.

Protecting Scotland's wildlife for the future

It is the Trusts opinion that ecological survey carried out does not meet this requirement satisfactorily. Specifically there should also be a thorough hydrological survey to determine affects on habitat and proper surveys carried out for badger, Scottish wildcat and red squirrel.

The Scottish Wildlife Trust would like to be kept informed of the progress of the application.

Yours sincerely,

Bruce Wilson
Living Landscapes Policy Officer

From:tim ransom
Sent:12 May 2013 00:14:34 +0100
To:Planning
Subject:Carrbridge - Ref No. 13/01281/FUL
Importance:Normal

Sir,

I am writing to object to the proposed development of 96 houses on land bounded by Crannich Park, Rowan Park and Carr Road in Carrbridge.

Firstly I would like to take objection to the severe paucity of the Ecological Survey, which for a National Park is embarrassing in the extreme.

It states that 'no notable fungi were recorded i.e. tooth fungi and rarer toadstools ...' which is somewhat surprising when the UK Priority species and Scottish Biodiversity List species of tooth fungi *Hydnellum peckii* as well as various species of Wax Cap fungi (*Hygrocybe* sp) have been recorded on numerous occasions within the development footprint.

It also makes no mention under the Flora section of various protected species found within the development footprint such as Field Gentian (*Gentianella campestris*), a UK Priority species and UK Red Listed Vulnerable species, and also Harebell (*Campanula rotundifolia*) a Scottish Biodiversity List species, both of which are to be found in good quantity in the field bordering Carr Road.

Also there appears that absolutely no bird survey has been undertaken even though this woodland is known to hold nesting sites of the Crested Tit.

The Carrbridge area is a known stronghold of the Scottish Wildcat and even though this is common knowledge there is no mention of this rare species being even considered in the Ecological Survey. As a personal comment I saw one at 3am in 2004 heading towards this woodland while I was staying in Carrbridge. To only consider Red Squirrel and Badger is astounding when clearly so many other mammal species also need to be considered in respect of this proposed development.

The invertebrate survey is severely lacking in detail and only looked at wood ants and even then didn't find any Narrow-headed Wood Ants even though this area is known to be one of the strongholds for this very rare and protected species. Incredibly there has not been any surveying of any other invertebrate species at all and given that this proposal for a large development is taking place within a National Park that is well known for its importance to invertebrates is a disgrace.

Numerous protected invertebrate species are known to live within the proposed development footprint, for I have seen them myself and as an entomologist I am aware of what I am looking at, and the fact that these have not even been surveyed as to acquire their status and to acknowledge they are present and will be severely affected by this

proposal is surprising and disappointing.

Among the species known to be present are the Small Pearl-bordered Fritillary (*Boloria selene*) where the grassland site next to Crannich Park is one of the best sites in Strathspey to see this UK Priority species in good numbers; the UK Priority species Grey Mountain Carpet moth; the 5-spot Ladybird, a UK Red Data List Rare species, which has been found on the grassland next to Crannich Park; the Blaeberry Bee which is a Scottish Biodiversity List species; 3 Notable B species of beetle; and the Notable B species of bug *Eremocoris plebejus* ... to name just a few ... and as well as these there have been 38 species of hoverfly recorded which represents a significantly important area for these important pollinator flies.

I am astonished at the severe dearth of surveying in this Ecological Report. It completely fails to address the natural heritage of the site and falls short of what should be expected on any site let alone one in a National Park.

And while the Ecological Survey is completely inadequate and fails to address the true wildlife value of the site even if it was that another was requested to be undertaken this would, and surely should if done correctly and to a properly high standard, only show that these areas proposed for development are of very high wildlife value and therefore the only sensible and right course of action is to reject this proposal and then carefully re-evaluate how one approaches the issue of the need for housing in Carrbridge against the need to conserve the natural heritage.

In this instance there is a clear conflict between the First Aim of the National Park, being that of conservation and enhancement of the natural heritage, and the Fourth Aim of promoting social and cultural development and when this occurs then greater weight must be given to the First Aim and so therefore this proposal must be rejected and failure to do so would fall foul of the Parks' own requirements under the National Parks Law.

Yours
Mr Tim Ransom

Flat 8,
1 St Saviour's Crescent,
St Saviour's Road,
St Saviour,
Jersey JE2 7XN

Note: Please acknowledge receipt of this email ... thank you.

Your full name and address

John Armstrong
15 Rowan PK
Carrbridge PH23 3BE

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

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

Cairngorms National Park Authority
10 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.

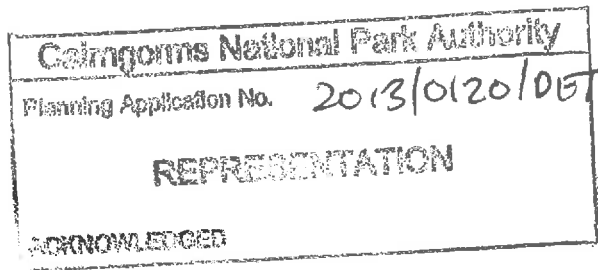
- The **flawed ecological survey** does not take into account the effects of the proposed development on the surrounding woodlands. The proposed development would lead to a significant **recreational disturbance** with people walking (with and without dogs) and cycling in the surrounding woods. Such 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:

Yours Sincerely,



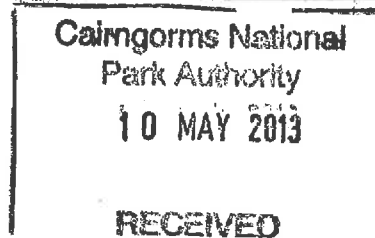
Signature & Name: P. John Armstrong



Birchbank
Carr Road
Carrbridge
Inverness shire
PH23 3AD

Tel: [REDACTED]

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



7 May 2013

Dear Sir/Madam

Planning application: Ref: 13/01281/FUL – Area of land bounded by Carr Road Carrbridge

I am writing to you to express my objection to the above planning application for the following reasons:

1) The access to the proposed location for the larger part of the development (72 houses), along Carr Road, is totally unsuitable. This is a narrow residential road without any pavements along which people, including elderly people, school children and nursery children, who are resident on Carr Road, in Carr Place and in Rowan Park, regularly walk and cycle to the village and to school. The road is also used by children for playing tennis and football and for riding scooters, skateboards and push bikes. There are several sections of the road which are obscured due to sharp bends and the likely increase in traffic along the road would be totally unacceptable. Not only this, but residents in the new houses will be driving the full length of Carr Road so they will have a much greater impact upon traffic levels on Carr Road than current residents the majority of whom drive along shorter sections of the road from closer to the village. I understand that for a previous planning application in the same location it was decided that Carr Road was unsuitable for access. At this time it was proposed that access to the site be through the woods from Crannich Park which is now no longer appropriate on environmental grounds. Given that Carr Road was considered unsuitable for access previously, I fail to understand how it can now be considered suitable.

2) It will often be impossible for construction traffic to access the site along Carr Road. Car parking is not restricted on Carr Road and there are several places where car parking at the road side will mean that construction traffic cannot get past.

3) Carrbridge is a small friendly village and local residents have described the best aspects of living in Carrbridge as being its culture, atmosphere and community spirit. The proposed developments would increase the size of the village by approximately one quarter and such an increase is very likely to have an adverse effect upon this important aspect of life in the village.

4) There are insufficient jobs for people who will inhabit the new properties within Carrbridge or even the National Park. This means that the residents of the new

properties will almost certainly commute for work most probably to Inverness. It is also very likely that many of the new properties will be purchased as second or holiday homes. The properties on either side of mine on Carr Road are both holiday homes already. This increase in commuting residents and/or holiday home ownership will in no way improve the character of the charming village in which I live.

5) The largest part of the development (72 houses) will take place in Carr Woods and the 'bull field' on Carr Road. The woods are very important in environmental terms,, I frequently see red squirrels, woodpeckers and crested tits in the woods. I am aware that there is a capercaillie lek in the woods adjoining the proposed development site between Carrbridge and Boat of Garten. Capercaillie are one of the most endangered species in the UK, they are known to be very prone to disturbance so any development that has potential to affect areas into which capercaillie may move or their populations might spread in the future should be seriously questioned.

6) Carr Woods are an important location in which many Carrbridge residents and visitors walk, cycle and cross country ski. When complete, the proposed development will reduce the opportunities for remote woodland recreation and considerably compromise the enjoyment derived for those taking part in activities of this type. During construction, which will take place over a long period of time, the proposed development would clearly have an even more enormous impact on scope for these types of activity.

7) It is totally inappropriate for the low cost houses which form part of the development to be located separately to the main part of the development on Carr Road. For residents of low cost houses to be fully integrated into village life and to avoid problems that can be associated with 'ghettos' for low cost residents these properties must be properly integrated into the village.

8) Finally, there are properties, such as the Struan House Hotel, and others on the main road in Carrbridge that have been standing empty for several years and which have fallen into a serious state of disrepair. Permission for new development in the village should not be considered before properties, such as this, have been renovated to restore and improve the appearance and character of the village.

The objectives of the National Park are to:

1. Conserve and enhance the natural and cultural heritage of the area
2. Promote sustainable use of the natural resources of the area
3. Promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public
4. Promote sustainable economic and social development of the area's communities

The proposed development will work against the achievement of each of these objectives. Any development that simply generates money for the property developer whilst compromising the social cohesion and environmental qualities of an area is not in any way sustainable.

The role of the planning authority is to ensure that the right development takes place in the right location and that development does not take place at any cost. The Cairngorms has been designated as a National Park because it is a special place to live, work and visit. It is totally inappropriate for development to be allowed to go ahead that will adversely impact upon these features.

Finally I would like to express my extreme frustration at the process for commenting on this planning application. As a resident of Carr Road, I received a 'neighbour notification' about this development and was told to submit comments to Highland Council via their eplanning site. When I tried to do this there was a notice that Highland Council was not currently accepting comments from the public on this application. I understand that this was because the application had been called in by the National Park Authority, however it was not clear from the Highland Council eplanning site that this was the case. All neighbours who had been notified by Highland Council of this application should have been informed of this change to the process for submitting comments and it should have been made absolutely obvious on the Highland Council eplanning site. I have no doubt that several concerned residents will have been put off submitting comments on this development by the complex, obscure process for doing so.

Yours faithfully

A large black rectangular redaction box covering the signature area.

Rebecca Badger

Your full name and address

NICOLA BEATTIE,
13 ELLANWOOD ROAD,
CARRBRIDGE.

Cairngorms National Park Authority
Planning Application No. 2013/0120/DET
RECEIVED
ADVICE/PLANNING

4 May 2013

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

Cairngorms National Park Authority
10 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:

- ③ 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).
- 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 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.
- ① This increase in population size would lead to insufficient services and amenities in Carrbridge (e.g., schooling, shops, play areas for children).
- ② 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.

④ 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.

⑤ 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.

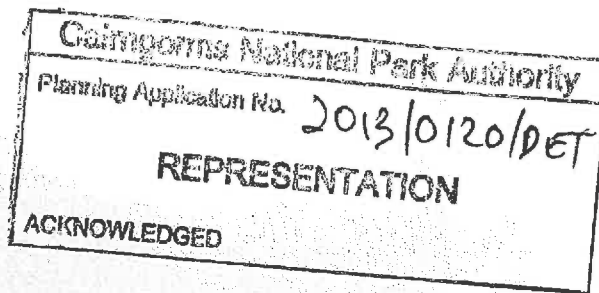
Other reason(s) not listed above:

Yours Sincerely,

Signature & Name: 

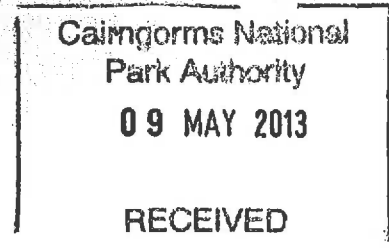
Your full name and address

Mrs GEORGINA BRUCE
4 CRANNICH PARK
CARR BRIDGE PH23 3RD



4 May 2013

Planning
Cairngorms National Park Authority
Albert Memorial Hall
Station Square - Ballater
Aberdeenshire, AB35 5QB (Email: 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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- 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.
GOING TO SPOIL THE LOVELY VILLAGE WE HAVE
- 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:

Yours Sincerely,

Signature & Name



G. BRUCE

Dear inhabitant of Carrbridge,

As you will be aware there has been a major housing development proposed for Carrbridge. The planning application has now been submitted to build 72 houses along Carr Road (in the bull field and the adjacent forest) and 24 affordable houses opposite Landmark Visitors Centre. This is a total of 96 houses, which is likely to increase the population of Carrbridge by at least one fourth...

DO NOT NEED.

The community has until **Friday 10 May 2013** to respond to this planning application and to submit comments on this development either via the internet or per post (see below for the internet and postal address).

If we want any chance to reduce the scale of the proposed development, let alone stop the development all together, you need to take action now!!!

You have been provided with an "example letter of appeal". You are encouraged to use this as a guideline, but to individualise this letter and submit a letter of your own. Also, if there are multiple people living at your address,

Please submit one letter per household member, instead of one per household

If you would like a digital version of this letter, you should be able to find this on the Carrbridge website (www.carrbridge.com) or alternatively email Louise de Raad (antie66@hotmail.com) to request a copy (also more hard-copies are available).

Nevertheless, if you don't have any time to individualise this letter, you can tick the boxes that you feel are concerns of yours and leave the ones that are of no concern to you empty, or you can even rank them in order of importance (1=high concern, 5=of no concern to you). You can add other concerns you may have at the bottom also. You are also very welcome to make positive notes if you have any.

So, ideally every household member would send in a letter that has been individualised and the letter you have been provided with is used as guidance only.

BUT it is better to send something than nothing, so if needs be, just use the letter you have been given, fill in your address and sign your name and put it in the post.

This development application has been "called in" by them and no longer falls under the Highland Council but under the Cairngorms National Park Authority (Planning).

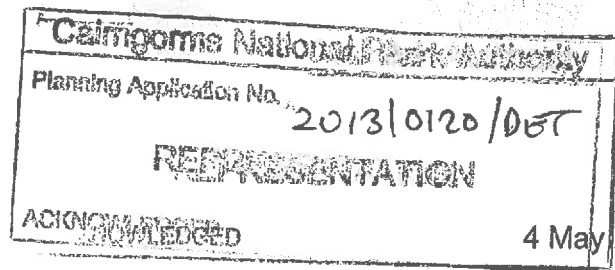
Letters can be emailed to planning@cairngorms.co.uk or posted to):
Planning, Cairngorms National Park Authority
Albert Memorial Hall
Station Square - Ballater
Aberdeenshire, AB35 5QB

You can also submit comments online on the following website:

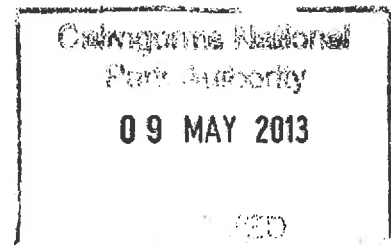
<http://www.eplanningcnpa.co.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=MLGDKRS10BJ00>

Your full name and address

DAVID - ANGELA - CLIFF
5, DALMORE ROAD,
CARR-BRIDGE PH23 3B9



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



Dear Sir or Madam,

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Other reason(s) not listed above:

Yours Sincerely,

Signature & Name: _____





Ms Donnachie
Planning Office
Albert Memorial Hall
Station Square
Ballater AB35 5QB

10th May 2013

Dear Ms Donnachie

**Proposal: Erection of 96 houses, associated roads & footways | Land Bounded By
Crannich Park Rowan Park And Carr Road Carrbridge**

Planning application: **2013/0120/DET**

The Woodland Trust is the UK's leading woodland conservation charity. We have four main aims: no further loss of ancient woodland, restoring and improving woodland biodiversity, increasing new native woodland and increasing people's understanding and enjoyment of woodland. We own over 1,000 sites across the UK covering around 20,000 hectares. In Scotland we own and manage over 80 sites across 8,750ha which include the 5,000 ha Glen Finglas estate and significant urban holdings in Glenrothes and Livingston. We combine the promotion of public access with forestry, farming and conservation of the natural and cultural heritage. The Woodland Trust has 500,000 members and supporters.

The Woodland Trust considers that any woodland included in Scottish Natural Heritage's Ancient Woodland Inventory (or AWI), which is present on historical maps or which exhibits a significant numbers of ancient woodland indicators can be considered as ancient and is therefore worthy of further study and is likely to pose a constraint on development. We believe that ancient woodland is amongst the most precious and biodiverse habitats in the UK and is a finite resource which should be protected.

The woodland adjacent to the southern section of the site is present on the Ancient Woodland Inventory as 2a Ancient (of semi-natural origin) (grid reference NH901165).

Plant and animal populations are exposed to environmental impacts from outside the woodland, particularly when an adjoining land use is very intensive as in this situation. In particular, the habitats will become more vulnerable to outside influences or edge effects that result from the adjacent land's change of use. Detrimental edge effects penetrate

The Woodland Trust
Scotland
South Inch Business Centre
Shore Road
Perth
PH2 8BW
Telephone
01738 635544
Facsimile
01738 629391
Website
woodlandtrust.org.uk

woodland and it is known that changes to the environmental conditions within the woodland can extend up to three times the canopy height in from the forest edges.

The proximity of the development to the woodland will have a detrimental impact. Light pollution in residential areas is generated from buildings, vehicle lights and security lights and includes chronic or periodically increased illumination, unexpected changes in illumination, and direct glare. Light pollution near to ancient woodland is, therefore, likely to substantially affect the behaviour of species active during dawn and dusk twilight or nocturnal species, such as moths, bats, and certain species of birds, resulting in the decline of some species.

Generally large areas of habitat contribute more to biodiversity than smaller fragments, as species are less susceptible to impacts from outside the site, such as the pollution and disturbance. This is particularly apparent when woods are surrounded by intensive land use. Small and/or linear woods do not have such an extensive 'core area', species then have to exist in a smaller area of ideal habitat, are more likely to have to rely on more hostile areas of habitat and eventually succumb to the adverse conditions. By buffering and expanding the current areas of ancient woodland increases core areas, improving woodland resilience and sustainability.

We would therefore recommend that the woodland is protected by a **buffer zone of 50m** of natural vegetation is placed between the development and the woodland and that all outside lighting is pointed away from the woodland to reduce the impacts of artificial illumination on the woodland.

I hope this information is useful to you and thank you for allowing us the opportunity to comment on this application.

Please contact us if you require any queries on any of the points that we have raised.

Yours sincerely

Katharine Rist

Campaigner- Ancient Woodland



Park Cottage
Carrbridge
PH23 3AT

ePlanning Centre
The Highland Council
INVERNESS

Dear Sirs

Planning Application 13/01281/FUL

Why was I unable to register my thoughts on this planning application on-line? Is this another example of the people of Carrbridge being disenfranchised by the faceless planners of local government and of quangos?

I wish to register my objections to the above planning application, which I understand has been called in by the CNPA. I have to say at the outset that this process does not fill me with much optimism. It is a well-known fact that the most frequently misnamed explanation of CNPA is Cairngorm National PLANNING Authority – could that be because of the apparent facility that the Park authorities have in endorsing the plethora of planning applications submitted by greedy developers with no thought for rural communities.

This application is in effect two applications and is a very obvious and blatant attempt at segregation, not integration – something in total opposition to the aims and ethos of the National Park. With the likelihood of the majority of the private housing being bought up by “outsiders” looking for a second/holiday home, there is a strong possibility of the majority of the houses being empty for long periods, leading to the opportunity for criminal activity. If every 3 or 4 houses was occupied under the social housing charter (ie) houses needed for local workers and one must admit, the inevitable influx of deserving souls from all over Scotland, then there would continue to be a permanent presence in an

integrated community. The blatant setting up of a ghetto in the south end of the village is totally unacceptable.

I note from the plans submitted that there is no provision for a pavement from the social housing development to connect with the existing pavement at Crannich Park. Human nature being what it is, few people will take the path to connect to Crannich Park and this will lead to more car journeys and people walking on the road. Is there a set criteria on how many incidents are required before a pavement is constructed? What is it? Is it three incidents or two accidents or one death? On the grounds of safety alone, this should be a condition of planning approval.

Now we come to the number of houses proposed. Even over 5 years, I do not believe that Carrbridge can sustain an increase in properties of over 30%. Yes, we need housing for young local workers who currently live at home or use the private rental market, but we certainly don't have a requirement for 72 private dwellings. This just opens the floodgates for Central Belt johnnies and their ilk to purchase comparatively cheap second homes which will remain empty for the majority of the time. Carrbridge is a vibrant working village with no desire to share the fate of Nethy Bridge and Boat of Garten. Where is the justification for the number of new houses planned within Badenoch and Strathspey, other than in the minds of greedy developers and compliant planning authorities?

I will never cease to be amazed at the U-turns and contortions of Scottish Government planners. At the beginning of this planning application process, some 5 or so years ago, the Reporter refused access from Carr Road for much of the proposed development due to the nature of the road (ie) narrow, without pavements and a major route to school. Surprise, surprise, Carr Road is now an excellent example of Scottish Government Designing Roads criteria for a rural road!!! I wonder how much input into this change came from representatives of the building sector, who foresaw problems with many of their plans for developments in rural Scotland? The issue of site works traffic and normal road/pedestrian traffic should be treated separately. If the developers wish to impinge on the community with the volume required, then all construction traffic should be forced to use the eastern end of Carr Road (ie) from Achnahannet road end, as their sole entry/exit route. This should be an enforceable condition of planning approval. As regards the integration of

traffic/pedestrians/children playing in Carr Road, I wonder how the provision of chicanes/signage/road bumps/speed restrictions etc will impact on the fear of all road users, the dreaded "White Van Man"!! I, like many others, have little faith in the new concept of Designing Roads in a rural environment and would urge that no construction traffic be permitted access to the Carr Road site from the Main Street end.

I finish by agreeing that housing is needed in both the social and private sectors, but Carrbridge does not need it in the proportion and numbers applied for in this case. I would hope that the planning committee consider the views of local people prior to their making a decision on this application.

Yours sincerely



George Dyer

5 May 2013

Your full name and address

Sine Gallraith

1 Carr Cott

Carr Rd

Cairngorms National Park Authority

Planning Application No. 2013/0120/DET

REPRESENTATION

ACKNOWLEDGED 10.05.13

4 May 2013

Planning

Cairngorms National Park Authority

Albert Memorial Hall

Station Square - Ballater

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

Cairngorms National
Park Authority

09 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

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- 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:

Yours Sincerely,

Signature & Name: _____



Your full name and address

Alistair Kelly
5 Carr Pl, Carrbridge
Ph23-3AF

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)

Cairngorms National
Park Authority

10 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:

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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.

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Other reason(s) not listed above:

Yours Sincerely,

Signature & Name:



AUSTIN KELLY

Cairngorms National Park Authority
Planning Application No. 2013/01281/DET
REPRESENTATION
ACKNOWLEDGED

2 Rowan Park
Carrbridge
Inverness-shire
PH23 3BE

~~6th May 2013~~

Cairngorms National Park Authority
09 MAY 2013
RECEIVED

Dear Sirs,

Planning Ref. 13/01281/FUL
erection of 96 houses in Carrbridge

While, in principle, I would agree that some housing is required in Carrbridge especially for low to middle income couples/families and single story dwellings for those of advanced years, I feel I have to object to this planning application on the following grounds.

1. The scale of the developments - 96 houses would have an adverse effect on the "balance" of the village.
2. Carr Road is totally inadequate to cope with the inevitable increase in traffic. Awkward at the best of times, progress along the road in winter can be almost impossible for drivers AND pedestrians. - my mother (in her 80's) cannot walk along in winter as with banked up snow, she cannot get out of the way of traffic. She doesn't go out in these conditions but school children have no choice.

When driving, you just hope you don't

meet anything — with housing ²¹ on the proposed scale, the probability of that would be greatly reduced and there really is nowhere to go.

3. With other housing "schemes" planned for the Badminton & Strathspay area — who will buy all these houses, if anyone? We have an area in the village already designated for housing with empty plots & no sales.

In other housing developments in other villages some householders are living alone in "ghost" streets as they are surrounded by holiday homes. So again, is there really the demand?

4. Environmental impact — while I feel this is also a very important issue, I leave this argument to those with more expertise on the subject.

Yours faithfully,



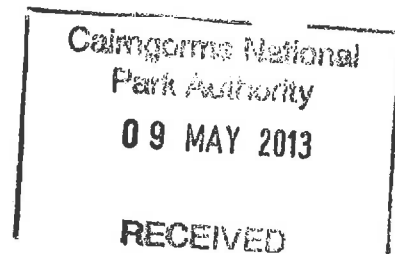
Susan Kirk.

Your full name and address

MRS. A.J. LEITCH
THE SHEILING
CARR BRIDGE PH23 3AS

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)



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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AND
BOYS BRIGADE

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.

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Other reason(s) not listed above:

I do not agree with the area designated for affordable housing being so far apart from the other area. I think it should be integrated with the larger one. I also think there are too many houses in total being built.

Yours Sincerely,

Signature & Name:



A.J. LEITCH

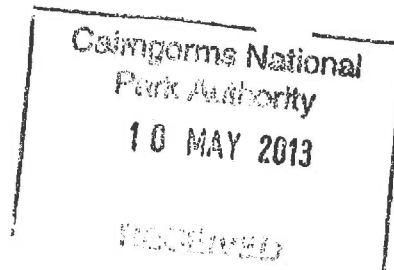
Your full name and address

Mrs MAIRI CATHERINE MACLEAY
8 CRANNICH PARK
CARRBRIDGE PH23 3BD

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)



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.

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Other reason(s) not listed above:

Yours Sincerely,

Signature & Name: 

Your full name and address

RENDEEM MALKHAN

BACHHELOSA

CARRBRIDGE

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)

**Cairngorms National
Park Authority**

10 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

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- Other reason(s) not listed above:

The need in Carrbridge and other villages in this area is for affordable housing for locals. The only way to achieve this is by social housing development for rental, in a tourist-dependent area with lower than average earnings, any other approach is not going to solve the housing problem in the long term.

Yours Sincerely,

Signature & Name

[Redacted Signature]

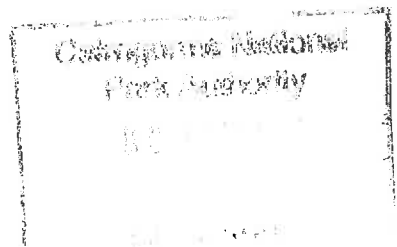
K. MARCUM

Your full name and address

BRYCE MCMILLAN
HIRTA, ROWAN PARK
CARRBRIDGE

Cairngorms National Park Authority
2013/0120/DET
PRESENTATION
4 May 2013

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



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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:

Yours Sincerely,

Signature & Name:



BRYCE MCMILLAN

Your full name and address

Ms. Gillian McMillan
16 Rowan Park
Carrbridge PH23 3BE

2013/0120/DET

ACKNOWLEDGED

4 May 2013

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

Cairngorms National
Park Authority

09 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.

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Other reason(s) not listed above:

Yours Sincerely,

Signature & Name: _____



Your full name and address

WILLIE McMILLAN

HIRTA, ROWAN, PARK

CARR BRIDGE

Cairngorms National Park Authority
Application No. 2013/0120/DET
REPRESENTATION
AS FULFILLED

4 May 2013

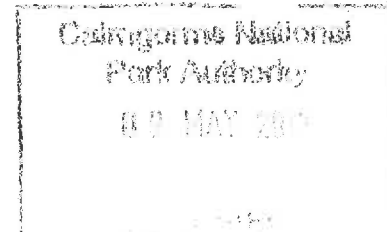
Planning

Cairngorms National Park Authority

Albert Memorial Hall

Station Square - Ballater

Aberdeenshire, AB35 5QB (Email: 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.

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✓ Other reason(s) not listed above:

Yours Sincerely,

Signature & Name: _____



William McMillan

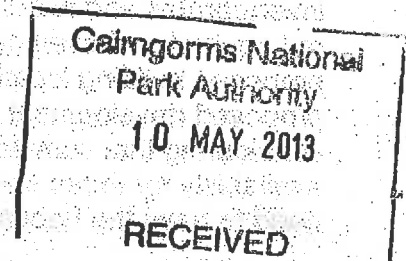
Your full name and address

Tracy House
5 Carr Place
Carrbridge

Cairngorms National Park Authority	
Planning Application No.	2013/0120/05
REPRESENTATION	
ACKNOWLEDGED	

4 May 2013

Planning
Cairngorms National Park Authority
Albert Memorial Hall
Station Square - Ballater
Aberdeenshire, AB35 5QB (Email: 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 Grannich 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 road's small village character that is one of the main reasons for 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 a 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.

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.

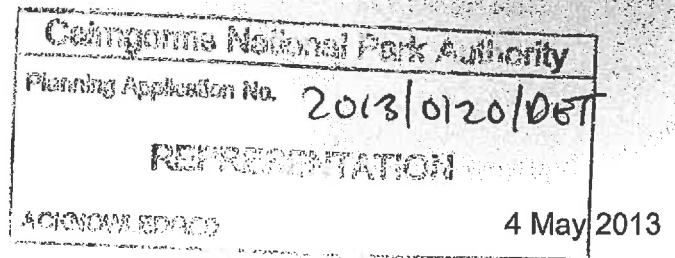
Other reason(s) not listed above:

Yours Sincerely,

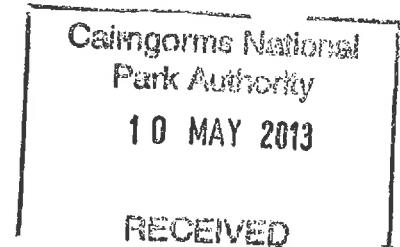
Signature & Name: _____

Your full name and address

Cathiona Reid
Station Rd
Carr - Bridge PH23 3AN



Planning
Cairngorms National Park Authority
Albert Memorial Hall
Station Square - Ballater
Aberdeenshire, AB35 5QB (Email: 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).
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- Other reason(s) not listed above:

The junction of Carr Rd onto Main St is tight enough for cars turning in and will cause chaos with heavy construction vehicles using this for access to site. Very dangerous for a lot of school children who use these routes, approx 70% of school roll.

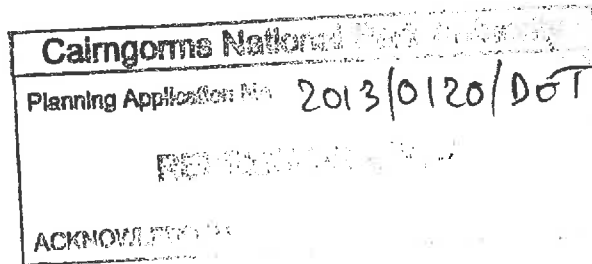
Yours Sincerely,

Signature & Name:

CATRINA REID

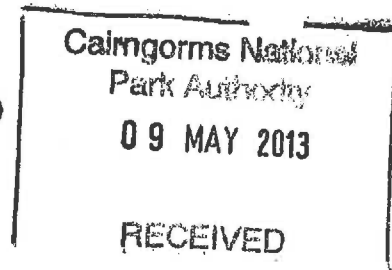
Your full name and address

Joyce Sanderson
25 Ellanwood Rd
Carrbridge



4 May 2013

Planning
Cairngorms National Park Authority
Albert Memorial Hall
Station Square - Ballater
Aberdeenshire, AB35 5QB (Email: 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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- Other reason(s) not listed above:

Yours Sincerely,

Signature & Name:



J. SANDISON

PLANNING & DEVELOPMENT SERVICE
DATE RECEIVED:
02 MAY 2013

Walter Galovic
Dulnain Bridge
Grantown on Spey
PH26 3L2

1 May 2013

Dear Sir,

Planning Application Ref: 13/01281/FUL

I wish to offer reservations on the above application for 96 houses by Craanach Park, Rowan Park and Carr Road, Cambridge.

1. Significantly more traffic would be carried by Carr Rd into the village. This section of road has no pavement and is used by school children walking and cycling to the primary school, and to the bus pick up for the secondary school. If a pavement was added it would then become a single track road. Thus the development would put too much extra traffic onto this section of road.
2. In addition significantly more traffic can be expected to use the back road to Dulnain Bridge and Grantown. This is a single track road with soft verges, ditches and very few passing places. It is not fit to carry extra traffic.
3. The addition of 96 houses would change the nature of Cambridge. It would be better to offer a number and size of houses to match local employment and earnings opportunities rather than create a dormitory enclave.

4. As walkers in this part of the Cambridge woods, my wife and I have seen or heard red squirrels, black grouse and capercaillie. The development would have an adverse impact on the wildlife in this part of the Cairngorm National Park.

I note with concern that you are not currently accepting comments from the public on this application. I assume this restriction will be lifted: if not I would appreciate an explanation.

Yours faithfully,



R W SHORTER

Your full name and address

MRS GILLIAN STANLEY
DUNELM
CARRBRIDGE PH23 3AP

PLANNING & DEVELOPMENT SERVICE
DATE RECEIVED:
08 MAY 2013

4 May 2013

Planning
Cairngorms National Park Authority
Albert Memorial Hall
Station Square - Ballater
Aberdeenshire, AB35 5QB (Email: 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 number of houses proposed are not needed in this area. There is not enough work in the area, that will mean more commuters on the narrow roads leading to the A9, (more accidents) People will also use Lees Rd as an alternative route Grantown that lane is totally unsuitable. Lees Bridge only has one small shop, more traffic on the dangerous road to Aviemore.

Yours Sincerely,

Signature & Name: _____



Your full name and address

Calum Stirling
Carr Farm, Carr Road,
Carr Bridge Inverness/Shing.

PLANNING & DEVELOPMENT SERVICE
DATE RECEIVED:
08 MAY 2013

2 May 2013

ePlanning Centre
The Highland Council
Glenurquhart Road
INVERNESS, IV3 5NX
Email: 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 write to you regarding the above mentioned planning application. I would hereby like to appeal against this development based on the following reasons (tick or rank by number in order of your most pressing concern – i.e. 1 is of most concern, 5 is of least concern, if left empty it is of no concern to you):

- ① Carr Road is unsuitable for the amount of traffic that will result from this build. With the proposed build of 74 houses on Carr Road, this will 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 to play on. It lacks sidewalks 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.
- ⑥ The size of this development is not in proportion to the size of the village and will have a 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, 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.
- 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 (this could be 2 years, 5 years or even 10 years or more, all depending on the speed of the sales).
- 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. 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 directly compromise the integrity of the SPA (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.

Other reason(s) not listed above:

Yours Sincerely,

Signature & Name:



CALUM STIRLING

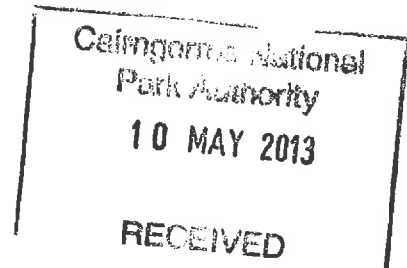
Your full name and address

CHRISTINE STITT
CARRMOOR CARR ROAD
CARRBRIDGE PH23 3AD

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)



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:

- 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).
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- ① This increase in population size would lead to insufficient services and amenities in Carrbridge (e.g., schooling, shops, play areas for children).
- ① 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.
- ① 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:

Yours Sincerely,

Signature & Name: 

CHRISTINE STITT

Your full name and address

MICHAEL STITT
CARRMEOR CARR ROAD
CARRBRIDGE PH23 3AD

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)

Cairngorms National
Park Authority
10 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:

Yours Sincerely,

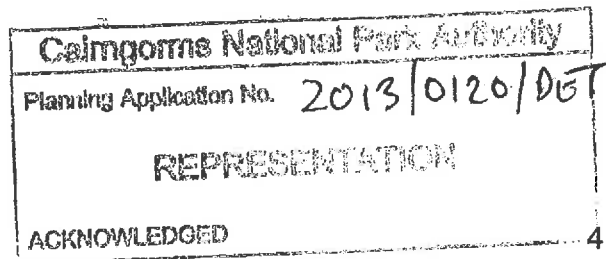
Signature & Name:



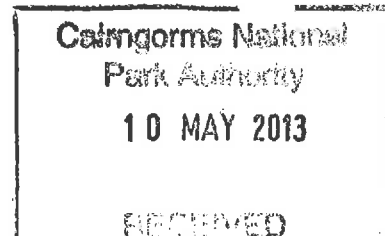
MICHAEL S FITT

Your full name and address

FRASER THOM
LYNARDIE, STATION ROAD
CARRBRIDGE, PH23 3AL



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

Yours Sincerely,

Signature & Name: _____



Your full name and address

LINDSAY VALLANCE & ALISON MORRAY
FAIRWINDS HOTEL
CARR BRIDGE PH23 3AA

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)

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

Cairngorms National
Park Authority

09 MAY 2013

RECEIVED

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.

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- Other reason(s) not listed above:

Unfortunately, pressures of work have prevented us from making an individual response. What other material points would sanction such a large development against the wishes of most of the residents and against reason. The narrowness of Cow Road is in itself a reason not to go ahead.

Yours Sincerely,

Signature & Name: 

LINDSAY VALLANCE

Your full name and address

JOHN WALKER
WOODSIDE LODGE
CARRBRIDGE PH23 3AA

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

4 May 2013

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

Cairngorms National Park Authority
09 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

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- Other reason(s) not listed above:

Yours Sincerely
Signature & Name



JOHN WALKER

Your full name and address

RUTH ISABEL WALKER
WOODSIDE LODGE
CARRBRIDGE PH23 3AN

Cairngorms National
Park Authority

09 MAY 2013

RECEIVED

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)

Dear Sir or Madam,

Application number: 2013/0120/DET
Reference number: 13/01281/FUL
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Yours Sincerely,

Signature & Name



RUTH WALKER

Your full name and address

MRS JANE WESTON
13 CRANNICH PARK
CARRBRIDGE PH23 3BD

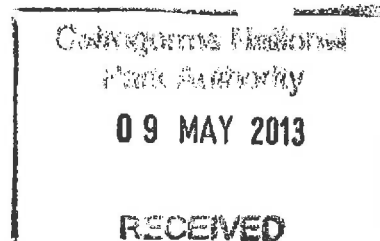
Planning
Cairngorms National Park Authority
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Location: Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

Cairngorms National Park Authority
Planning Application No. 2013/0120/DET
RECEIVED
ACKNOWLEDGEMENT

4 May 2013



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WHY ARE THE AFFORDABLE HOUSES ALL IN ONE PLACE
& WHY IS A DIRECT FOOTPATH TO THE MAIN ST.
FOOTPATH CONSIDERED INSTEAD OF COMING ACROSS
& DOWN CARPENTER LANE - BANG WOULD GO THE NEXT
SQUADRELLS - WHY ARE THERE WOULD THE PEOPLE COME
FROM FOR THESE AFFORDABLE HOMES

Yours Sincerely,

Signature & Name: 

Your full name and address

Janet Campbell Ritchie Richmond
Carrmoor Carr Road
Carrbridge N^o Inverness

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

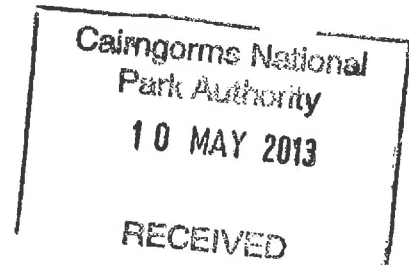
4 May 2013

Planning

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

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*With all this proposed development Carr Road
having no pavements would not be suitable
for wheel chairs.*

Yours Sincerely,

Signature & Name: _____



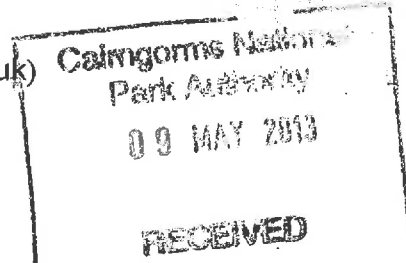
JANET RICHMOND

Your full name and address

CAPTAIN GORDON CATTANACH
25 ELLANWOOD ROAD, CARRBRIDGE
PH23 3AQ

Cairngorms National Park Authority
Planning Application: 2013/0120/DET
REPRESENTATION
4 May 2013
ACKNOWLEDGEMENT

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



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WHERE ARE PEOPLE GOING TO WORK - ALL/MOST EMPLOYMENT IN CARRBRIDGE IS PART TIME. AFFORDABLE HOUSES WHO DETERMINES WHAT IS AFFORDABLE? WHERE ARE IN EXCESS OF 100 EXTRA CHILDREN TO BE EDUCATED BEARING IN MIND CARR ROAD'S DIMENSIONS ARE TO BE PUT UP WITH FLEETS OF BUSES ON DAILY BASIS. ALSO BEARING IN MIND RECENT PROBLEMS WITH WATER & SEWAGE CAN THEY COPE WITH ADDITIONAL DEMANDS ON SERVICES.

Yours Sincerely

Signature & Name:

G. CATTANACH.

From:Gordon, Peter
Sent:10 May 2013 16:50:26 +0100
To:Planning
Subject:2013/0120/DET

Application Reference: 2013/0120/DET
Address: Land Bounded By Crannich Park Rowan Park And Carr Road Carrbridge
Proposal: Erection of 96 houses, associated roads & footways

I write to **object** on behalf of RSPB Scotland to this application. I do so here only briefly, in order that it may be received timeously as we have not yet been consulted by CNPA. A more detailed response will follow next week.

There is no documentation attached to the application indicating that any bird surveys have been carried out. The absence of environmental information, especially for such a large site and on habitats which may be important for their bird populations, is unsatisfactory and may prevent CNPA from being able to make a sound decision.

More worryingly, no reference is made in the information supplied with this application to the presence, within 2.8kms of the development, of Kinveachy SPA and (slightly further) of Abernethy Forest SPA. Both of these SPAs have breeding capercaillie as qualifying interests and there are records of this species even closer to the development site. This species, which is in severe national decline, is now largely confined to Strathspey and is afforded the highest level of protection under UK and European law. The implications of the development proposals for increased recreational disturbance affecting capercaillie on these SPAs and moving between them need assessment by the competent authority, CNPA. Such assessment must cover in-combination effects, which include consideration of other substantial housing proposals in this area eg Boat of Garten, School Wood (Nethy Bridge) and An Camas Mor.

RSPB Scotland requests the opportunity to address the CNPA Planning Committee on this application at the relevant meeting.

Peter Gordon

Conservation Planning Officer

RSPB Scotland

North Scotland Regional Office

Etive House

Beechwood Park

Inverness

IV2 3BW

Tel: 01463 228824



RSPB Scotland is part of the RSPB who speaks out for birds and wildlife, tackling the problems that threaten our environment. Nature is amazing - help us keep it that way. Click here to join today www.rspb.org.uk/join

The Royal Society for the Protection of Birds (RSPB) is a registered charity: England and Wales no. 207076, Scotland no. SC037654



Save a tree... please don't print this e-mail *unless you really need to*

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 Marina 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 I am also concerned about the schooling and child's wellbeing as it stands my 8 year old (with ADHD) has a tremendous amount of support in the small school due to the ability of one on one attention if the school were to expand my child and other children would suffer.

- 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!!

Comments for Planning Application 2013/0120/DET

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- 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 I am also concerned about the schooling and child's wellbeing as it stands my 8 year old (with ADHD) has a tremendous amount of support in the small school due to the ability of one on one attention if the school were to expand my child and other children would suffer.

- 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!!