

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: Miss Isla 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 childs 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!!

Cairngorms National Park Authority
Planning Application No. 2013/0120/DET
REPRESENTATION
ACKNOWLEDGED: 09.05.13.

Tighcarr,
4 Bogroy,
Carrbridge,
PH23 3BX.

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

Tuesday 7th May 2013

Cairngorms National
Park Authority
09 MAY 2013
RECEIVED

Dear Sir/Madam,

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

With reference to the above planning application I should like to inform you of my objections to this development as follows:-

1. **Housing:** Carrbridge has an approximate population of above 708 adults. To build 96 houses will increase the population substantially. This would have a detrimental impact on the lives of the present residents and completely change the character of the village.

Going by the drawings provided it is worth recognising that there is provision for more than 484 beds. Hence such usage would increase the village population by more than a half.

Carrbridge does not need any more housing developments - since the last proposed development in this area which was strongly rejected in 2007 there have been three new developments - one of private houses - one of affordable houses and one a mixture of affordable and private. At the South end of the village there is a hotel which is being left to ruin and decay. This would be an excellent project for development for one to two bedroom accommodation which is needed for the young people in the village.

There is a recent development at the East end of the village which has some part ownership houses which are occupied and two private plots

one of which is holiday accommodation the rest of the area has been left as a building site. There is a worry that this could happen on an even worse scale if the proposed development were to go ahead.

The other development at the East end of the village has 14 private houses. Only one of these houses hosts a family. Altogether we have had 9 new housing developments as well as numerous individual houses here and there - in other words I feel we have reached our housing quota.

2. **Traffic:** Roads through the village are very busy as they are used by at least 5 other villages to access Inverness for work, pleasure, school/college shopping and further North and West. With two industries in station road, entering onto the main road can be difficult especially for wood lorries etc.

Landmark Visitor Centre and Lochanhully Woodland Lodges also bring a vast number of vehicles and people throughout the year.

Numerous tour buses also come through Carrbridge to visit the Old Bridge as a tourist site, stay in the hotels or move on elsewhere and many tourists stop to look and photograph the bridge making the centre of the village quite congested at times.

Many heavy good vehicles pass through the village on the A938 and the B9153 taking a shortcut to join the A95.

The carpark in the centre of the village is now used as a changeover/connection point by the local service buses to Grantown, Inverness and Aviemore thereby increasing bus traffic

We also have youngsters waiting for the school bus to Grantown Grammar School at a busy time of day.

When a recent survey was completed for all the villages in B&S area the amount of traffic and speeding was the no. 1 concern of the residents of Carrbridge.

A traffic count in Carrbridge was carried out during 2012 which can be accessed from Highland Council TEC Dept. In October 2012 the average daily number of vehicles on B9153 at the south end entering the village was 951 and exiting the village was 969. Add them together

and from just one entrance/exit it can be seen that Carrbridge already has a huge amount of traffic using this small village.

To increase the traffic by the minimum of 96 vehicles, as most households would have at least one car, would make life quite miserable for all.

3. **Cycling:** At present it is still feasible to cycle through the village to school, shop or visit. The well used National Cycle Route 7 comes through Carrbridge - to add 96 plus vehicles would make it quite dangerous and unpleasant.

4. **Amenities:** The developers are proposing a play area within their development but have not offered to add anything else for the proposed residents of the development or the rest of the village which has very little to offer to an increased number of youngsters

5. **Carr Road** is totally unsuitable for extra vehicle traffic and no amount of traffic calming will make it any safer for pedestrians, cyclists or vehicles. Neither is it suitable as an access road to join the A938 east. As it is at present I would like to see a 20mph zone enforced on the village stretch.

6. **Sites:** To keep the size, the amenity and village way of life, these two sites should be kept for the village as it is at present, a green area with no development allowed.

Carrbridge is a highland village and I would like it to remain as such but with added housing and population this would change and the village would lose its friendliness and village atmosphere and become a commuter town for Inverness - is this the Cairngorm National Park's remit for our lovely village I hope not.

Yours,

A large black rectangular redaction box covering the signature area.

Lorraine Anderson (Mrs)

"Laurel Cottage,"

Cairngorms National Park Authority	Main St.,
Planning Application No	2013/01201/DET
	Caw-Bridge,
	6.05.2013

Proposed Development - Erection of 96 houses.
Ref no 13/01281/FUL

Cairngorms National Park Authority
09 MAY 2013
RECEIVED

Dear Sir,

In connection with the above proposed housing development I would like to plead with the loudest voice - please do not do this to the village of Caw-Bridge.

I have only moved here within the last year and for all the reasons I chose this village you are planning to destroy. The village has a great community spirit and has been most welcoming towards me but this I am sure is due to the present size of the village and the number of people here at present.

Carr Road at present is delightful to walk along with a real country village feel to it - should your proposed development go ahead you would steal this from the village whilst at the same time turning it into a dangerous road to walk along - please do not do this to the village of Carr-Bridge.

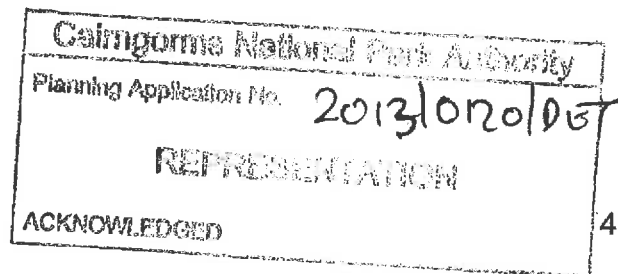
I am already surprised by the amount of traffic on the main St, I never thought it would be as busy as this and it's going to take me a long time to get used to it. Please don't make it into a dangerous constant flow of traffic because that's what your proposed development will do - the village cannot cope with your plans.

Yours sincerely,

Barbara Florence

Your full name and address

PETER JAMES GEMMELL
13 ELLANWOOD ROAD
CARR BRIDGE



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).
- 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.

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.

⑦ 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: _____



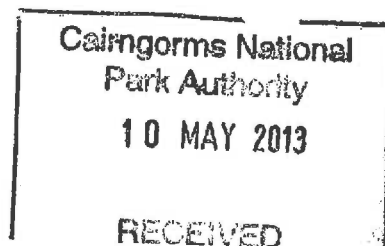
Your full name and address

Gavin Gerrard,
Balhanrophe House
Station Rd Carrbridge PH23 3JL

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:

- 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

Mrs K.J. GILVAN
CROSS SKIGERSTA CARR RD.
CARR-BRIDGE PH23 3AD

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

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- Other reason(s) not listed above:

Yours Sincerely,

Signature & Name:



M/S K.J GILVAN

Your full name and address

RUTH CRAWF

MEADOWSIDE, OLD INVERNESS RD

CARRBRIDGE PH23 3AU

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,

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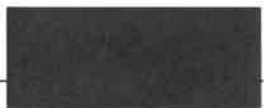
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- Other reason(s) not listed above:

Yours Sincerely,

Signature & Name: _____



07 MAY 2013

THE OLD MANSE
DUTHIL
GARRBRIDGE
THE HIGHLANDS
PH23 3ND.

2nd May '13

Dear Sir,

I cannot protest too strongly about the housing development in Cambridge. Carr Road is totally unsuitable for further traffic - an accident waiting to happen. The fact that the starter homes are to be totally operable, immediately creates a "they & us" situation. Further more, how many of the new homes would become "holiday homes".

Environmentally, the lay off base of Cranick Wood, with the rare colony of narrow-

headed wood ants, and
the red squirrel drey —
beggars belief. Look what
has happened to everyone, do
you really want the damage
for the ancient environment
of Cambridge.

I believe most fervently
that nothing good would
come of this development
and ask that you look
again at the various
aspects involved.

Yours faithfully



Sir James Grant of Grant

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: nil R Menzies Robertson

Address: Thornlea Carr Road CARRBRIDGE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As owner/occupier of a dwelling house on Carr Road, I comment as follows -

1) Carr Road is one of the few remaining informal village lanes in the locality. Indeed, there is a good case to be made for it being defined as such and given conservation status in the local plan. Much of its character derives from the fact that it has not been urbanised through the delineation of a vehicle carriageway, installation of a pavement and traffic calming measures.

As currently used, hazards are minimised by the fact that pedestrians and cyclists are readily visible to drivers sharing the carriageway. The narrow sections imposing a limit factor on the speed of vehicles.

Carr Road is not suitable as an access route to a development of the size proposed. Urbanising it to accommodate same would destroy the character and ambiance of the existing thoroughfare.

2) The size and layout of the development is totally out of kilter with the informality of a Highland village.

3) The ecological study report is detailed as far as it goes. However, it seems to be restricted to a list of fungi identified during the survey and wood ant, red squirrel and badger activity in the woodland within and adjacent to the development. The area in question forms an integral part of an interesting range of habitats which have evolved (part managed) over the northern slopes of Docharn Craig. The area is frequented by a wide range of species such as buzzard, tawny owl, capercaillie, badger, fox, pine marten and others more or less common. Given the added pressure on wild life that a development of this size would bring, a full environmental impact study for the proposal is a must. The latter should address the pressure on wildlife arising through the increase in the number of uncontrolled dogs in the adjacent woodland.

I would be grateful if these points could be taken on board.

Your full name and address

MRS MARY ANDERSON - ALEX ANDERSON
CORRA LINN, MANNFIELD PLACE
CARRBRIDGE PA23 3BB

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

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

Cairngorms National Park Authority
13 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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- 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.
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- Other reason(s) not listed above:

Where are the full time jobs to facilitate paying a mortgage on these houses?

Yours Sincerely,

Signature & Name: M Anderson



Your full name and address

MARTIN VICTOR BERESFORD
9. DALMORE RD
CARR-BRIDGE. PH23 3BE

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

4 May 2013

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

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○ Other reason(s) not listed above:

(or spoil it)

If its not broken, why mend it,
There has been no mention of the impacts upon Medical Services, which are already stretched highly concerned about effects on woodland and Ecology. All of the points raised above are valid. We live here because we enjoy village life - Don't ruin it! Who on earth is going to live in these houses given that there are existing sites namely at Dalrachney, where plots still aren't sold. We don't need more white elephants

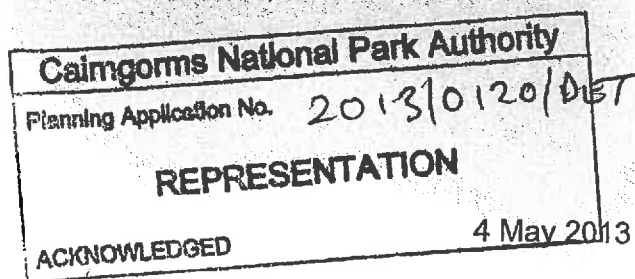
Yours Sincerely,

Signature & Name:

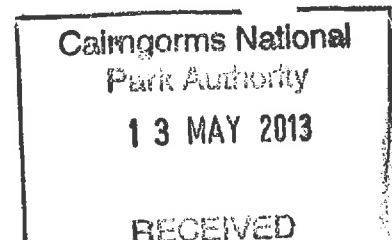
M. BERESFORD

Your full name and address

MRS L. K. GUNN
GREY GABLES, STATION ROAD,
CARRBRIDGE, 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
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Other reason(s) not listed above:

Yours Sincerely,

Signature & Name: _____



MRS LK GUNN

Your full name and address

MILLIGST M. MAJN
AR-DACHAIGH
MAJNFIELD PLACE CARR-BRIDGE

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)

Cairngorms National Park Authority
13 MAY 2013
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CARR BRIDGE IS A NICE SMALL VILLAGE
DONT MAKE IT INTO ANOTHER AVIEMORE!!

Yours Sincerely,

Signature & Name



Your full name and address

JANE N. MELLON
MELLONPATCH STATION RD
CARRBRIDGE PH23-3AN

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)

Cairngorms National
Park Authority

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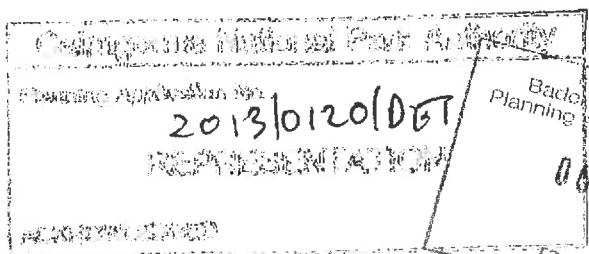
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Other reason(s) not listed above:

Yours Sincerely,

Signature & Name:


TANIE MILLER



Highland Council
Backlog and Strategy
Planning and Building Standards

06 MAY 2013

Received

Old Police House
Main Street
CARR-BRIDGE
Inverness-shire
PH23 3AS

3rd May, 2013

Cairngorms National
Park Authority

13 MAY 2013

RECEIVED

Highland Council
Planning and Building Standards
CNPA Case Officer
100 High Street
Kingussie
PH21 1HY

Dear Sirs

**Carr Road and Crannich Park Housing Development
Carr-Bridge
Planning Application 13/01281/FUL**

Please find enclosed objections to the above numbered application.

I regret not being able to do this on-line but your system is not at all user friendly and difficult to operate.

CARR-ROAD DEVELOPMENT

1. The location of this development creates a distinct separation between it and the existing houses in Carr Place.
2. In doing so, we run the risk of polarising each of the two communities. This would be to the detriment of the village as a whole.
3. The natural egress for this proposed location is into the village itself via Carr Road. Carr Road is a narrow road with no footpaths and it is already dangerous for pedestrians, cyclist and motorists. Any increase in vehicular traffic would increase these risks, significantly. Some of the houses are extremely close to the edge of the road and again an increase in vehicular traffic would increase the risk of damage to these properties.
4. There would be a heavy burden on the junction of Carr Road and Main Street. This forms part of the route to the local school and there is an existing child-minders premises on this corner.
5. As an avid birdwatcher I am concerned that the increase in activity during building and the increase in people if the development is completed, together with the loss of habitat will have a detrimental effect on the resident crossbills and buzzards. Red kites and hen harriers have also been seen in the vicinity and they too would be at risk.

CRANNICH PARK DEVELOPMENT

1. As with the Carr Road development there is a distinct separation between this proposal and the existing houses in Crannich Park. Again we run the risk of polarising each of the two communities to the detriment of the village as a whole.
2. The proposed egress for this location is into the main road on a bad bend.
3. The location of the proposed pedestrian exit from the development (via Crannich Park) is, in my view likely to be less popular than a direct route out of the proposed development on to the main road.
4. Together and separately these elements are not conducive to a safe traffic system.
5. This proposal is in an area frequented by red deer and red squirrel. This proposal reduces their natural habitat and jeopardises their continued existence and once we loose these creatures we will not get them back.

BOTH DEVELOPMENTS

By creating two separate development, one of "affordable" housing and one of "private" housing, there is a real social risk of creating social ghettos in both locations, particularly since the proposals create a physical separation of both sites from their nearest existing community. There has been no attempt to integrate these proposals to each other or to the existing physical or social structure of the village.

Yours faithfully,



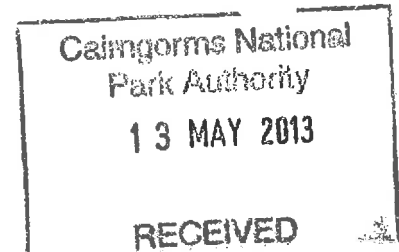
C K Miller

Your name and address

ADRIANA SINCLAIR
2 CARR PLACE CARR BRIDGE
INVERNESS-SHIRE PH23 3AF

Cairngorms National Park Authority
Planning Application No. 2013/0120/DET
REPRESENTATION
7-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 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.
- With 96 houses, the size of the proposed development is completely **out of proportion** to the size of the village. The current population size of the village falls somewhere between 700 and 1000 people and with an average household of 2.5-3.0 people, the proposed development would increase the population anywhere from 25% - 42%. This inevitably would have a major effect on the village culture, village atmosphere and community spirit, which are the best things of living in Carrbridge. This increase in population size would lead to insufficient services in Carrbridge. Perhaps that this development would bring businesses and other developments to Carrbridge, but the point is that that is not what the community is looking for. We live here *because* this is a small village, *because* it has quiet roads children can play on, *because* it has only one lovely village shop and a local pub. The proposed development would undoubtedly contribute to spoiling this special village atmosphere that is so scarce nowadays and in time Carrbridge would end up like Aviemore (our worst nightmare).
- If there is a need for housing in Carrbridge, the need is for **affordable housing** for young *local* individual people and families, who are first-time-buyers, who do not have access to extraordinary deposits. AW Laing Ltd is currently developing a site East of Dalrachney Lodge called Dalmore development and their luxury houses have not sold yet (whereas I believe there was a waiting list for the affordable houses in this development). This begs the question whether Carrbridge needs 72 luxury houses, or any at all for that matter. It is

likely that most of the luxury houses would be bought as second homes, pre-retirement homes or holiday houses. This would not only turn Carrbridge into a dormant village such as Nethybridge, but also people buying these houses as holiday homes would pay little or no council tax and would not contribute to the community. These luxury houses might also attract people currently living in Inverness, which would lead to increased commuter traffic and emissions, contributing to global warming. Residents of Carrbridge and local people in the valley **do not need the luxury houses and certainly not on this scale.**

- Since **phased building** has been proposed, large, heavy building traffic such as cement lorries would be driving up and down Carr Road, possibly for the next 10 years. Another consequence of phased building is that as direct neighbours and potential new residents, would be looking out onto a building site for an unknown period of time that might well extend to 10 years, with all disturbances that come with a building site. This would not only very much reduce their pleasure of living in Carrbridge, but is likely to reduce the value of their house.
- 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 grey 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:

In conclusion, it is my opinion ...

Yours Sincerely,

Signature & Name: _____

Your name and address

Mr James Dundas
No 2 Carr Place Carr Bridge
Inverness Shire

CAIRNGORMS NATIONAL PARK AUTHORITY

2013/0120/DET

PLANNING APPLICATION

CAIRNGORMS NATIONAL PARK AUTHORITY

7 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

13 MAY 2013

RECEIVED

Dear Sir or Madam,

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Reference number: 13/01281/FUL
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Other reason(s) not listed above:

In conclusion, it is my opinion ...

Yours Sincerely,

Signature & Name: _____

RK Bootle
Glencharnoch
Main Street
CARRBRIDGE
PH23 3AS

10 May 2013

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

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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 in the recent Carrbridge "Our Community... a way Forward" - Community Needs Assessment. "OC...AWF" and the resulting Community Development Projects and Initiatives were identified as Sector Leading from a National Perspective in the Feb 2012 HMI Inspection of the area. 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.

3 This increase in population size would lead to insufficient services in Carrbridge (e.g., community facilities, 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. 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).

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Yours Sincerely,

RK Bootle

R E M Bootle
Glencharnoch
Main Street
CARRBRIDGE
PH23 3AS

10 May 2013

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

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Yours Sincerely,

R E M Bootle

Cairdeas
Main Street
Carrbridge
Inverness shire
PH23 3AA

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

9 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. I have a number of reasons for my objection which are listed below:

The access to the proposed location for the larger part of the development (72 houses), along Carr Road, is not suitable. Carr Road is a narrow residential road without any pavements along the whole length.

Local residents, including elderly people, school children and nursery children, regularly walk and cycle to the village and to school.

The road is also used by children for playing games and for riding scooters, skateboards and push bikes. There are several sections of the road which are obscured due to sharp bends, which, with the likely increase in traffic along the road would be dangerous to all users and totally unacceptable.

A previous planning application in the same location 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, it is difficult to understand how Carr Road can now be considered suitable.

It will be very difficult for construction traffic to access the site along Carr Road. There are no restrictions along Carr Road with residents and visitors regularly parking at the road side, this will mean difficulties for construction traffic to gain access.

Carrbridge is a small friendly village which 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, this increase is very likely to have an adverse effect upon this important aspect of life in the village.

The largest part of the development will take place in Carr Woods and the 'bull field' on Carr Road. The woods are very important in environmental terms, frequently seen within the woods are red squirrels, woodpeckers and crested tits.

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 therefore any development may move their populations.

Within Carrbridge 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. The existing properties should be considered for renovation, to restore and improve the appearance and character of the village.

I am aware that the objectives of the National Park are to conserve and enhance the natural and cultural heritage of the area, promote sustainable use of the natural resources of the area, promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public and promote sustainable economic and social development of the area's communities.

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

Finally, on a personal level, I would like to add my concerns regarding my property which sits on the corner of Carr Road and the Main Street. Our property is within a few yards of the road way. I have a side entrance to my property which gives access directly onto Carr Road. My two school age children use this entrance regularly as do their friends, I fear for their safety if heavy goods and construction vehicles are allowed to use our roads for this building site.

The increase in traffic will have an adverse effect on our wellbeing within our property. Currently the amount of traffic and noise is at an acceptable level however this will inevitably increase if your proposals are allowed to go ahead. My wife and I work shift work which means our sleep patterns are not as regular as other residents. The amount of traffic and noise, if increased, will have an adverse effect on our health if we are unable to rest sufficiently.

Yours faithfully

Neil Doherty

Cairdeas
Main Street
Carrbridge
Inverness shire
PH23 3AA

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

9 May 2013

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Yours faithfully

Deborah Doherty

From: Marie Duncan on behalf of Planning
To: [REDACTED]
Subject: RE: Opposition of house development in Carrbridge
Date: 15 May 2013 13:37:00

Hi,
Thank you for your email.
You will be contacted nearer the time of committee, we do not have a date as yet.

Please note that standing orders state that where there is a group of individuals with similar views and wishing to raise similar issues, they will be asked to elect a spokesperson, or a maximum of two spokespersons, to speak for the group in order to avoid repetition. This will ensure that such representations can be dealt with efficiently within the formal Committee meeting.

Please see the web for further details
<http://cairngorms.co.uk/park-authority/planning/how-it-works#>

Kind Regards
Marie

(Please note my part time working days are Tuesday and Wednesday)

Marie Duncan
Planning Systems Officer
Cairngorms National Park Authority
Albert Memorial Hall
Station Square
Ballater
Aberdeenshire
AB35 5QB

(t) 013397 53601
(f) 013397 55334

www.cairngorms.co.uk

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From: rachel williams [REDACTED]
Sent: 13 May 2013 21:06
To: Planning
Subject: Re: Opposition of house development in Carrbridge

Dear Don McKee,

In regard to the letter I recieved from you last week I would like to request the chance for myself and Neil Anderson (both of 2 Carr Cottages, PH23 3AE) to address the committee for all reasons

stated in my letter and email dated Tuesday 7th May.

Yours sincerely

Rachel Williams

From: [REDACTED]
To: Planning
Subject: Objection to Development in Carrbridge.
Date: 13 May 2013 17:47:12

Dear Sir or Madam

Application no: 2013/0120/DET

Reference no: 13/0128/FUL

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

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

With reference to the above planning application I should like to inform you of my objections to this development as follows:-

1. Housing – Carrbridge has an approximate population of above 708 adults. To build 96 houses which can accommodate over 484 persons will increase the population by more than half. This would have a detrimental impact on the lives of the present residents and completely change the character of the village.

Carrbridge does not need any more housing developments - since the last proposed development in this area which was strongly rejected in 2007 there have been three new developments - one of private houses - one of affordable houses and one a mixture of affordable and private.

At the South end of the village there is a hotel which is being left to ruin and decay. This would be an excellent project for development for one to two bedroom accommodation which is needed for the young people in the village.

There is a recent development at the East end of the village which has some part ownership houses which are occupied and two private plots one of which is holiday accommodation the rest of the area has been left as a building site. There is a worry that this could happen on an even worse scale if the proposed development were to go ahead.

Altogether we have had 9 new housing developments as well as numerous individual houses here and there - in other words I feel we have reached our housing quota.

2. Traffic on roads through the village are very busy as they are used by at least 5 other villages to access Inverness for work, pleasure, school/college shopping and further North and West. With two industries in station road, entering onto the main road can be difficult especially for wood lorries etc.

Landmark Visitor Centre and Lochanhully Woodland Lodges also bring a vast number of vehicles and people throughout the year.

Numerous tour buses also come through Carrbridge to visit the Old Bridge as a tourist site, stay in the hotels or move on elsewhere and many tourists stop to look and photograph the bridge making the centre of the village quite congested at times.

Many heavy good vehicles pass through the village on the A938 and the B9153 taking a shortcut to join the A95.

The car park in the centre of the village is now used as a changeover/connection point by the local service buses to Grantown, Inverness and Aviemore thereby increasing bus traffic

We also have youngsters waiting for the school bus to Grantown Grammar School at a busy time of day.

When a recent survey was completed for all the villages in B&S area the amount of traffic and speeding was the no. 1 concern of the residents of Carrbridge.

A traffic count in Carrbridge was carried out during 2012 which can be accessed from Highland

Council TEC Dept.

In October 2012 the average daily number of vehicles on B9153 at the south end entering the village was 951 and exiting the village was 969.

Add them together and from just one entrance/exit it can be seen that Carrbridge already has a huge amount of traffic using this small village.

To increase the traffic by the minimum of 96 vehicles, as most households would have at least one car, would make life quite miserable for all.

3. Cycling -. At present it is still feasible to cycle through the village to school, shop or visit. The well used National Cycle Route 7 comes through Carrbridge - to add 96 plus vehicles would make it quite dangerous and unpleasant.

4. Amenities -The developers are proposing a play area within their development but have not offered to add anything else for the proposed residents of the development or the rest of the village which has very little to offer to an increased number of youngsters

5. Carr Road is totally unsuitable for extra vehicle traffic and no amount of traffic calming will make it any safer for pedestrians, cyclists or vehicles. Neither is it suitable as an access road to join the A938 east. As it is at present I would like to see a 20mph zone enforced on the village stretch.

6. Sites – to keep the size, the amenity and village way of life, these two sites should be kept for the village as it is at present, a green area with no development allowed.

Carrbridge is a highland village and I would like it to remain as such but with added housing and population this would change and the village would lose its friendliness and village atmosphere.

I will speak to the planning committee at any meeting if the opportunity arises

Kind Regards

Kate Clark

**The Old School
Duthil
Carrbridge
PH23 3NA**



Your full name and address

Mr W.G. SWANNEY
KEEPER'S HOUSE
CARRBRIDGE, PH23 3AT

RECEIVED 09 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:

Yours Sincerely,

Signature & Name:



W. G. SWADLEY

Your full name and address

THOMAS PAUL JONES
DALBACHNEY HOUSE
CARRBRIDGE

RECEIVED 09 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.
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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.

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- Other reason(s) not listed above:

I agree with all the listed reasons for the refusal of the 96 house development in Carrbridge

Yours Sincerely,
Signature & Name



T P JONES

Your full name and address

PAMELA BOXX
ALDERDALE, INVERNESS RD,
CARR BRIDGE PH23 3AU

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,

RECEIVED 08 MAY 2013

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:

Agree all the above but mainly the strain on public services (already stretched) plus the fact that the Carnick Park area is bogland and severely application to build there was rejected several years ago for that very reason?

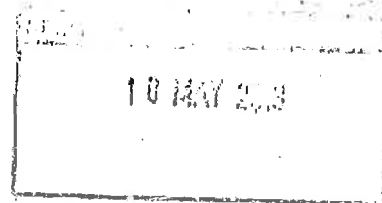
Yours Sincerely,

Signature & Name: _____

DR PJ BOXX

7/5/13

Mrs Katrina Jennings
Dunrod
Carr Road
Carrbridge
PH23 3AD



May 8, 2013

ePlanning Centre
The Highland Council
Glenurqhart Road
Inverness, IV3 5NX

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, Carr Road, Carrbridge

Whilst I do not object to the requirement of more housing within Carrbridge, I do however object to the above proposed development.

My objections are:

- The quantity of houses proposed exceeds the village requirement.
- The increase in population size would overwhelm the current services and amenities within the village
- The proposed phased building would mean that neighbours and new residents could be living on a building site for up to 10 years
- Carr Road was deemed unsuitable for vehicular access when planning was originally submitted 10 years ago. Why is it now deemed suitable for the increase in residential and construction traffic?
- Carr Road has no pavement and is part of the "safer routes to school" route for a number of children within the village. There are a number of visibility issues regarding certain parts of the road as well. As a childminder who has lived in Carr Place and subsequently Carr Road for 12 years, at times I have to travel to the school and back four separate times during the day, not just once or twice. When living in Carr Place I would often use the car, despite the short distance, as it was safer than walking the children up and down Carr Road.
- The junction of Carr Road with the Main Street is awkward and unsuitable for a number of large vehicles currently, this number will obviously increase.
- The junction of Station Road and Main Street, outside the Spar shop will also see an increase in traffic. This junction is already very busy and grid locked daily as timber lorries and other large

vehicles enter and exit Station Road. This is in addition to delivery lorries parking frequently, prohibiting access.

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

Yours sincerely

A solid black rectangular box used to redact the signature of Mrs Katrina Jennings.

Mrs Katrina Jennings

Your full name and address

ROBERT A McINNES
ELLANGROVE STATION RD
CARRBRIDGE PH23 3AN



2 May 2013

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

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

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.
- ✓ 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. 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.

- ✓ ⑥ This increase in population size would lead to insufficient services in Carrbridge (e.g., schooling, shops, play areas for children).
- ✓ 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.
- ✓ ③ 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).
- ✓ ④ 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,



ROBERT A McINNES

From: Marie Duncan on behalf of Planning
To: [REDACTED]
Subject: RE: carrbridge proposal
Date: 15 May 2013 13:36:00

Hi,

Thank you for your email.

You will be contacted nearer the time of committee, we do not have a date as yet.

Please note that standing orders state that where there is a group of individuals with similar views and wishing to raise similar issues, they will be asked to elect a spokesperson, or a maximum of two spokespersons, to speak for the group in order to avoid repetition. This will ensure that such representations can be dealt with efficiently within the formal Committee meeting.

Please see the web for further details

<http://cairngorms.co.uk/park-authority/planning/how-it-works#>

Kind Regards
Marie

(Please note my part time working days are Tuesday and Wednesday)

Marie Duncan
Planning Systems Officer
Cairngorms National Park Authority
Albert Memorial Hall
Station Square
Ballater
Aberdeenshire
AB35 5QB

(t) 013397 53601
(f) 013397 55334

www.cairngorms.co.uk

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From: [REDACTED]
Sent: 13 May 2013 20:17
To: Planning
Subject: carrbridge proposal

Willow Cottage
Inverness Road
Carrbridge ph233au

Re:

2013/0120/DET
96 houses
Carrbridge

As a representee I should like to be given the opportunity to address the planning committee regarding the above application.

Thank you
Catherine MacBeath

Gus
Jones

From: Gus Jones
Sent: 13 May 2013 23:55:44 +0100
To: Katherine Donnachie; Planning
Subject: Carrbridge Objection

Badenoch & Strathspey Conservation Group

Fiodhag, Nethybridge, Inverness-shire PH25 3DJ



Scottish Charity No. SC003846

Email info@bscg.org.uk

Dear Katherine Donnachie

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

I am writing to object to the application for 96 houses etc at Carrbridge. BSCG wishes to address the CNPA committee at the meeting when this application is discussed.

BSCG's reasons for objecting include the following:

The application does not comply with the current Local Plan (CNPLP).

The horses' field opposite Landmark Centre is only partly allocated for housing whereas the application extends over ENV land on this field; and the ground in the proposal that connects the horses field proposal site to the end of Crannich Park is allocated as ENV in the CNPLP.

The application extends onto ground that is allocated as Environmental ENV in the CNPLP, details as above.

The CNPLP makes it clear that Environment land is protected from development. Paragraph 6.11 (p81) of the CNPLP explains the following under the heading Environment:

□ Land is identified where it is important to the amenity, setting and the overall fabric of settlements. These areas also provide locally important habitat or landscape features, or are important recreational resources within settlements. They are protected from future developments □

The text accompanying the Carrbridge settlement map states the following in relation to the Environment land (p112):

□ C/Env: A number of open spaces and land, which contribute to the setting of Carrbridge, are identified and will be protected from development □.

The CNPA has demonstrated its intention to safeguard ENV land from development.

The application extends beyond the settlement boundary in the CNPLP.

In the south west area of the horses field the site boundary extends south beyond the settlement boundary.

Plan-Led Development

It is BSCG's understanding that the SG wishes development to be Plan-led. The present proposals do not comply with the CNPLP and do not therefore demonstrate that they are compliant with a Plan-led approach.

Loss of Park's special qualities

The proposal site is composed of native Scots pine woodland and little-improved, long-established, flower-rich meadows. Such habitats are special qualities of the CNP. The

first paragraph of the Foreword to the CNPLP states that the CNPLP will protect the Park s special qualities .

Setting of Carrbridge

The proposal site contributes very positively to the setting of Carrbridge. For example, the site provides natural Scots pine woodland, exceptionally biodiverse-rich fields and interesting wet areas beside residential areas, as well as walking, cycling, horse riding etc routes.

The application does not conform to overarching principles in the CNP Partnership Plan (CNPPP)

There are many contradictions between what would be the inevitable impacts of this proposal and the stated intentions of the CNPA through the various plans, policies, etc.

Scottish National Park Principles state The conservation and enhancement of the environment is central to National Parks achieving their purpose. It underpins delivery of all four aims (see page 7) and is integral to the sustainable development needed to support communities and businesses to protect and enhance these areas for future generations . The application undermines this principle rather than supports it.

Under the heading What success looks like (p13) the CNPPP states that our three long-term outcomes address the interaction of three characteristics of the National Park:

- The Cairngorms National Park is an internationally important area for nature conservation;
- The Cairngorms National Park is a fragile rural economy;

- The Cairngorms National Park is an internationally known tourism destination.

The present proposals would undermine these characteristics that the CNPA has identified as important. The loss of important and threatened biodiversity at sites within the Park undermines the first characteristic as well as the attractiveness of the NP as a tourist destination; the loss of long-established agricultural land undermines the rural economy; and the large scale of the proposals and their impact on the setting and character of Carrbridge undermines the attractiveness of the NP as a tourist destination.

Flower-rich meadows

In the 1st CNP Park Plan such meadows were specifically targeted for conservation.

Such sites cannot be readily recreated and take many decades to develop a rich component of grassland fungi.

Proposals out of proportion with scale of Carrbridge

The proposals would increase the size of Carrbridge by roughly a third. This is out of scale with the present size of the village and would impact negatively on the infrastructure, built environment and setting and character of the settlement. Such a large development would undermine rather than support the CNPAs intention expressed in the CNPPP (p14) that: There will be thriving and sustainable communities throughout the Park that are confident to share their ideas, experience and culture in actively shaping their own future and enjoying a sense of ownership of the National Park.

Cumulative Impacts

There are several development sites at various stages in the planning process (allocated, permissioned with conditions, etc) that would impact on native woodland and flower-rich long-established meadows. These include the proposals at School Wood, Nethybridge; the birch woods and meadow at Dalfaber; the horses field to the south of Milton Wood at Aviemore; An Camas Mor; Boat of Garten woods.

The CNPA cannot achieve the over-arching 4 aims of the Park in the context of this scale of habitat loss and it is disingenuous should the CNPA to seek to mislead the public into believing that there will be no loss of important habitats and species from these sites.

Impacts on important biodiversity

The following species have been variously recorded from the boys brigade (Bulls) field, the horses field and the woodland:

Juniper: The proposal site supports Juniper which is a UK BAP species and Scottish Biodiversity List species for the purposes of the Nature Conservation (Scotland) Act 2004. Accordingly Policy 5 Biodiversity of the CNPLP applies.

Creeping Ladies Tresses *Goodyera repens* an orchid characteristic of pine woodlands

A suite of grassland and woodland fungi are recorded from within or near the footprints of the proposals. These species include Violet Coral Clavaria zollingeri which is rare in the UK and on the UK red list, tooth fungi on the Scottish Biodiversity List such as Hydnellum and Sarcodon and the Cairngorms milkcap Lactarius musteus an example of a species known in Britain only from the Cairngorms.

Field Gentian which is on the GB Red List as Vulnerable, Heath cudweed which is Endangered and Scottish Biodiversity List, and Heath dog violet which is Near Threatened are all present on the footprint of the proposals.

Amongst spiders of note that have been recorded by BSCG on the proposal site and that are typically associated with Caledonian pinewood habitat in Scotland, are *Diplocephalus* the Gallows spider and the Small mesh weaver *Dictyna pusilla*.

Rare beetles recorded from the site include the 5 spot ladybird and a notable myrmecophile; and rare bugs include *Eremocoris plebejus*.

Nests of narrow headed ants have been recorded in both fields.

Herptiles recorded in or near the proposal site include newts, common lizard, adder and frogs and toads.

The proposal site is in an Important Area for Invertebrates

BSCG strongly objects to the absence of a Scottish Wildcat survey. This endangered predator is known from the Carrbridge area and the proposal site provides potential habitat as well as abundant prey including rabbits.

BSCG has concerns about the burrows survey, which we consider is lacking in sufficient detail to be meaningfully informative.

There has been no survey for brown hare, a UK Priority species, which is present on the grasslands and the woodland in the proposal footprint. This is a particularly important area for this species in Strathspey.

The woodland is important for red squirrels. Red squirrel are vulnerable to such impacts as habitat loss and fragmentation, road traffic accidents and domestic cats. All these threats would be predictably increased by the proposals.

Crested tits breed in the area and are amongst the birds that would lose habitat. Crossbill are recorded from the site and would lose feeding and potential breeding habitat. Other birds that would lose habitat include swallow, starling, song thrush and house sparrow.

The woodlands in the vicinity of the proposal support capercaillie. BSCG understands that currently these woodlands support some 15 lekking males. The proposals would increase recreational disturbance in the surrounding woodland and would predictably push more recreational impacts elsewhere into sensitive woodland. Such increased disturbance would impact negatively on capercaillie.

BSCG is concerned that no survey has been undertaken of the shining gnat, a UK Priority and SBL species associated with wood ant nests which is at the northern edge of its range at Carrbridge.

Lack of justification for open market housing

A principle justification for housing in Carrbridge is the provision of social affordable housing for people with a reason to live in the CNP who are not in a position to access housing on the open market. The loss of important habitats and species and the multiple benefits they bring to people, to provide open market houses, is unjustifiable.

At the time of writing, there are over 70 properties for sale in Carrbridge, Boat of Garten and Grantown on Spey alone . The asking price of these properties starts at under £90,000 and it is clear from the date on which the properties first became available, that many are not selling fast. There is no shortage of open market housing for sale at a wide range of prices.

Yours

Gus Jones

Convener

Your full name and address

MRS HELEN SWANNY
KEEPERS HOUSE
CARR-BRIDGE PH23 3AT

4 May 2013

Planning

Cairngorms National Park Authority

Albert Memorial Hall

Station Square - Ballater

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

RECEIVED
RECEIVED
28 MAY 2013

Dear Sir or Madam,

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

I write to you regarding the above mentioned planning application. I hereby appeal against this 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).
- 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).
- 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.

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.

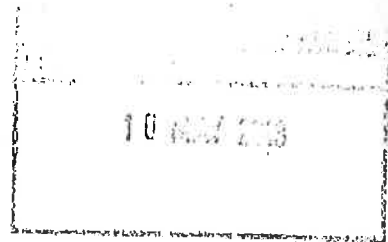
Other reason(s) not listed above:

Yours Sincerely,



HELEN SWANNEY

Master Finlay Jennings
Dunrod
Carr Road
Carrbridge
PH23 3AD



May 8, 2013

ePlanning Centre
The Highland Council
Glenurqhart Road
Inverness, IV3 5NX

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, Carr Road, Carrbridge

Whilst I do not object to the requirement of more housing within Carrbridge, I do however object to the above proposed development.

My objections are:

- The quantity of houses proposed exceeds the village requirement.
- The increase in population size would overwhelm the current services and amenities within the village
- The proposed phased building would mean that neighbours and new residents could be living on a building site for up to 10 years
- Carr Road was deemed unsuitable for vehicular access when planning was originally submitted 10 years ago. Why is it now deemed suitable for the increase in residential and construction traffic?
- Carr Road has no pavement and is part of the "safer routes to school" route for a number of children within the village. There are a number of visibility issues regarding certain parts of the road as well.
- The junction of Carr Road with the Main Street is awkward and unsuitable for a number of large vehicles currently, this number will obviously increase.
- The junction of Station Road and Main Street, outside the Spar shop will also see an increase in traffic. This junction is already very busy and grid locked daily as timber lorries and other large vehicles enter and exit Station Road. This is in addition to delivery lorries parking frequently, prohibiting access.

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

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

Master Finlay Jennings

Mr Ian Stirling
Dunrod
Carr Road
Carrbridge
PH23 3AD

May 8, 2013

ePlanning Centre
The Highland Council
Glenurqhart Road
Inverness, IV3 5NX

Dear Sir/Madam

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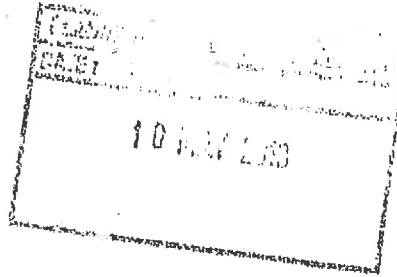
Yours sincerely

A solid black rectangular box redacting the signature of Mr Ian Stirling.

Mr Ian Stirling

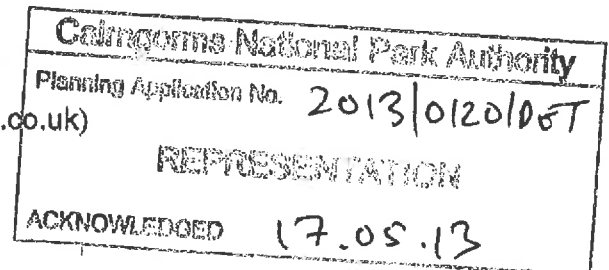
Your full name and address

SCOTT GEORGE MACDONALD, 41 ELLANWOOD
ROAD, CARRBRIDGE, INVERNESS-SHIRE
SCOTLAND



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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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.

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Yours Sincerely,

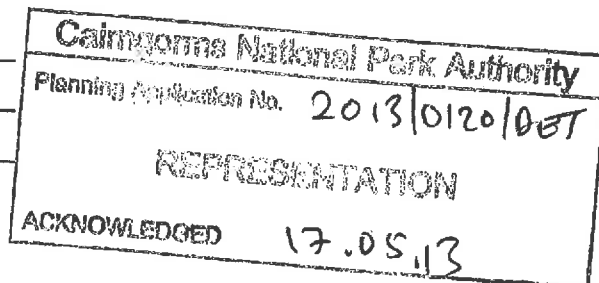
Signature & Name:



(S MacDONALD)

Your full name and address

Marilyn MacDonnell
41 Ellanwood Rd.
Carrbridge, PH23 3AQ



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,

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Other reason(s) not listed above:

Yours Sincerely,

Signature & Name:



MANDY MARCHAND

Carol Turnbull,
An Bothan,
Carr Road,
Carrbridge,
Inverness-shire,
PH23 3AD.

RECEIVED 09 MAY 2013

Date; 06.05.13

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

Ref; 13/01281/FUL

Dear Sir/ Madam,

I would like to object to the proposed housing developments in Carrbridge.

Access; Carr Road cannot handle the additional traffic;

Road width; Government guidelines state unclassified road width should be 5.5m min, plus 1.5-2m for pedestrians / 2m verge.

At PineView, Carr Road is only 5.3m wide, with approx. 100 mm to a fence on one side, and approx. 200mm to prickly bushes on the other; no verge, no pavement. There are regularly cars and minibuses parked outside the Carrmoor guest House and Lynroy, where the road surface has a wall on one side, with grass verge on part of the other. Any areas of verge are disconnected requiring pedestrians to cross the road many times. Clearly Carr Road does not meet the governments own criteria, therefor additional traffic cannot be accommodated.

'Designing Streets'; diagrams on page 40 show road width for shared space being approx. 25% wider than a 2 lane road with pavement to each side; in Carr Road we have approx. half the overall width implied in this document (5.5m average overall width to accommodate pedestrians, cyclists, cars, large farm vehicles), therefor half the width required for shared space in government guidelines.

Carrbridge has on average, very high snowfall for a residential area, which piles up at either side of the road reducing it to single lane for both vehicles and pedestrians to use. (average 30-60 days of lying snow; Met Office website).

As this is the route to Primary school, playpark, playing field, shop, bus stop for Secondary school, there is currently heavy pedestrian traffic, and whilst children / pedestrians / pushchairs, children on cycles, are passing parked vehicles, it is not possible for moving vehicles to pass. Development on the scale proposed will increase both the number of pedestrians (if half the homes have 2 children; that's an additional 70 pedestrian children) plus the number of cars leaving in the morning would probably be an additional 70. This clearly contravenes your own documents; 'Designing Streets' states that; a street should be a social space. Highland Council 'Roads and transport guidelines for new developments (draft Nov 2010); 5.15.2.5; Footpath width should be wide enough to stop and

talk without causing an obstruction. 5.27.1.1; Play areas; most children can safely walk or cycle to and from them without the need of an adult escort.

The Access lane to An Bothan and 3 houses behind is blind to the right, so a car needs pull out approx 2 metres out into the road before it can see approaching vehicles, the same applies to many driveways along Carr Road.

Carr Road is a Sustrans National Cycle Route from Inverness to Perth. The additional vehicular and pedestrian traffic using the same narrow space will compromise safety for all.

Due to the limited public transport in this area, there will be greater than average car use.

Tourism should be promoted; Carrbridge is a tourist village; where most businesses exist on tourism, it is not a suburb. Carr Road is a busy route for walkers, particularly in summer, many walk up from the Carrbridge Hotel (200beds) and numerous other smaller hotels. This level of increased traffic would contravene Highland Councils document; Roads and transport guidelines for new developments, draft, Nov 2012; 1.5.2; must reflect the rural character of the area.

Carr Road provides access to farms / agricultural land beyond the village, so large farm vehicles regularly use Carr Road; including large lorries carrying livestock/ feed/ produce/ haybales etc, large tractors with trailers, combine harvesters, Maintou fort lift type vehicles, Unimogs, etc etc. As Carrbridge is a rural village, and farming is a vital industry, these vehicles cannot be hindered, and increased numbers of children using the same narrow space is not desirable.

The application states that traffic calming features, and road improvements will be implemented along Carr Road; there are no details with the application; Traffic calming measures would be a problem whilst there is snow on the ground (not visible / create obstruction), and for farm vehicles.

Junction onto the main road (B9153) has an inadequate radius requiring turning vehicles to cross the wrong side of the road / mount the pavement.

A 20mph limit will not make much difference; there does not appear to be a speed problem just now.

Nature of the developments;

Affordable housing; whilst the area needs lowcost housing for local people, we cannot accept people rejected from other areas. It would be detrimental to the local tourism industry.

The affordable housing layout does not promote integration with the rest of the village.

The larger development is too large for the existing village, and will change the nature of the village from small rural tourist village to suburb. There are insufficient jobs in this area to support 96 new families.

Wildlife;

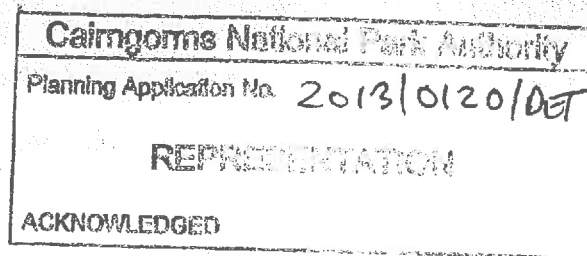
A large area of woodland habitat will be lost; detrimental to many wild animals.

Based on the facts above, this development does not meet government guidelines, so cannot be permitted.

Your website states that 'Sorry we are not currently accepting comments from the public on this application'!

Yours sincerely, Carol Turnb





Jeremy Roberts
Birchbank
Carr Road
Carrbridge
Inverness-shire
PH23 3AD

8 May 2013

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



Dear Sir or Madam,

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

I am writing to you regarding the above mentioned planning application, and hereby appeal against this development based on the following reasons:

Carr Road

- Carr Road is unsuitable for the amount of traffic that will result from this build.
- The proposed build of 74 houses on Carr Road, will significantly increase traffic along this road. The developers' assessment of likely increase in traffic was flawed, as it counted cars using Carr Rd at the point where it exited to the Main Street, thus ensuring they counted cars travelling even the shortest possible distance along Carr Rd. In doing so they could ensure that any estimated increase looked modest. The fact that additional vehicle use will be along the full length of Carr Road, means the actual increase will be many times more than the current level of use.
- Carr Road is heavily used by pedestrians, particularly children walking to and from school, and elderly people walking to the church or village shop. An increase in car numbers will increase the hazard to these members of the community, particularly for children at the start of the school and the working day.
- Carr Road is a popular place for children to play. It is one of the few streets in Carrbridge where children can still play safely.
- The proposed development will make Carr Road unsafe and change its character.
- Proposals to add safety measures (e.g. by putting in speed bumps, traffic calming features, traffic lights, etc.) will change the character of Carr Road and of Carrbridge. A key element of the Park Authority's remit should be to conserve the distinctive character of villages in the Cairngorms National Park.
- Critically, the previous application to build houses in the Carrbridge woods recognised that increased traffic along Carr Rd was unacceptable, and sought a route via Crannich Park. Now that route is not available to the developers, because of environmental

reasons, it is hard to understand why Carr Rd has become suddenly become suitable in their eyes.

- Finally, visibility for cars turning out on the main road is also poor. More cars using the road will increase the likelihood of an accident.

The size of the development

- The size of this development is not in proportion to the size of the village and will have serious effect on the village culture & atmosphere and community spirit (which were voted as the best things of living in Carrbridge [Carrbridge Survey]).
- Previous developments in Carrbridge have been around 20 houses at a time, whereas this development proposes to build 96 houses in total. With a current population size of around 1000, this development would likely increase the Carrbridge population by 25% (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 dormant village and again have negative effects on the village atmosphere.

Questionable need

- When the developers gave a presentation to the community they said that they had demonstrated a "need" for the development. They gave no evidence for this "need". The most likely rationale is for additional houses for people commuting to Inverness. This "need" is not one that should be met by building houses in a National Park.
- If there is such a demand for house provision, it is interesting that the Struan Hotel has stood derelict with no attempt to remove and build on this site. Instead developers are looking to build on "green-field" sites and extend the footprint of the village. Again, this is not sensitive to the character of Carrbridge.

Phased building

- Phased building has been proposed (build as houses are sold). The result will be almost continuous use of Carr Road by building traffic, further increasing risks to children and other users.
- Phased building also means that direct neighbours as well as new residents, will be living near (and looking at) 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).
- This uncertainty on the part of the developers also casts doubt on whether the "need" for this development has been correctly assessed. The proposal seems to be speculative, and in the hope of demand, rather than based on proven demand.

Biodiversity impacts

- The proposed area for the development includes an area of Scots pine plantation with a field layer (dominated by heather & blaeberry) that suggests it has been pinewood for a very long time, if not continuously. Its loss would lead to direct habitat destruction for iconic species such as:

Red squirrels

A popular visitor to Carrbridge residents' gardens and seen by tourists staying at B&Bs that are close to the wood. The proposed development is very likely to affect this species.

Pine martens

Pine martens occur in the wood close to Carr Road. SNH has recently celebrated an increase in the pine marten range and population.

- Crested tit** Carrbridge is a popular destination for wildlife tourists and crested tits are one of the species they hope to see. This development will affect the very habitat favoured by these iconic birds.
- Crossbill species** Scottish crossbill is the UK's only endemic species and SPAs are designated for crossbill within a few km of Carrbridge. It is almost certain that these woods will be used by crossbill species, and in 2012 the Scots pine cone crop was considered moderate to large so pine plantations were likely to have been important for crossbills in that year. It could be argued by some that impacts on such plantations affects the integrity of crossbill SPAs.
- Bats** Bats are seen in the wood. They are a European Protected Species.
- Ants** Any ant survey should not just look for normal wood ants, but also for narrow-headed ant, for which Carrbridge is a stronghold and shining guest ant, which is also of very limited distribution Nationally.

Capercaillie

- The National capercaillie population has fallen from ca 20,000 in 1975 to around 1,200. The population is still falling and the range has contracted massively. Some believe that this rare and spectacular bird is at risk of extinction in the UK for a second time.
- The Cairngorms National Park now has ca. 75% of the National population of capercaillie, and almost all of it is in Strathspey. It follows therefore that the CNPA has a significant responsibility in ensuring all possible endeavours are made to safeguard the birds' remaining stronghold.
- The woods that encircle Carrbridge are amongst the most important in Strathspey.
- A number of studies have demonstrated that capercaillie are particularly prone to disturbance, particularly by dog walkers. This may be disturbance of birds when lekking; when nesting on the ground; when a hen is caring for a brood, and when adults are endeavouring to conserve energy during harsh winters subsisting on a diet of pine needles.
- The study of recreational use of the wood at Boat of Garten, undertaken by SNH & the CNPA demonstrated the recreational pressure such woods are under. Building 96 houses, on the edge of Carrbridge is certain to increase the recreational disturbance risk to capercaillie and other wildlife.
- As I understand it, the last National survey of capercaillie did find capercaillie 'sign' within 1km of the proposed development site, and there are a number of known leks within 2-3 km of the proposed developments.
- The core path consultation for Carrbridge (see map on p. 14 of the Core Path Community Consultation, for Carrbridge ¹) demonstrated the current recreational demand for the village at its current size, and this recreational expectation already poses a risk to capercaillie. Many of the sought after routes pass close to existing areas of importance to capercaillie.
- In my personal view, the proposed development is likely to increase the recreational demand and disturbance risk to capercaillie in the woods around Carrbridge.
- Capercaillie function as a meta-population. That is, they move between woodland areas, rather than necessarily being fixed on one woodland block. Therefore, the range of capercaillie in Strathspey extends beyond the sites designated as Special Protection Areas under the EU Birds Directive

¹

- It follows therefore, that - in my personal view - recreational disturbance of capercaillie in the Carrbridge area is likely to compromise the integrity of the nearby designated Special Protection Areas for capercaillie.

Low cost "ghetto"

- The developers have proposed complete segregation of low cost housing (beside the noisy and busy main road) and commercial housing (in the more secluded & (currently) quieter Carr Road). This is certain to give the developers the highest return on their investment, however the ghetto-ism that will result will not help the social structure of Carrbridge. In making such a judgement the developers have either demonstrated supreme ignorance in considerations of social integration or have decided that their profits are more important than the social structure of the village they are using for commercial gain. Either possibility does not instill much confidence in their capabilities in any aspect of the proposal – apart, of course, from the objective of making money!

Finally, I wish to register my dissatisfaction at the way this consultation has been managed by the planning authorities. Having been sent a notification by Highland Council outlining the proposals, and the need to respond by 10 May, I logged onto the Highland Council website to leave my comments only to find a notice advising me it was not possible to submit my comments. I have only learnt through others in Carrbridge that this was because the CNPA has called the proposal in, and that I therefore needed to direct my concerns to the CNPA planners. I have had no such direct notification by mail; from either the Highland Council or CNPA, neither has the Highland Council had the decency to reply to my e-mail querying the notice on their website. Given the short period permitted for responses to these proposals, I consider this to have been wholly unacceptable and unprofessional.

Yours Sincerely,

A solid black rectangular box used to redact the signature of the sender.

Jeremy Roberts,