

# Comments for Plan

# Appendix 5

## Representations

### Application Summary

Application Number: 2013/0190/MSC

Address: Land To North And East And West Of Dunbarry Terrace And Kerrow Drive Kingussie  
Proposal: Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network

Case Officer: Katherine Donnachie

### Customer Details

Name: Mr Alan Davidson

Address: 41 High St Kingussie

### Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I consider the proposed access suggestion to be woefully inadequate and unfit for purpose, with specific reference to the following points;

- 1) the suggestion of a raised table traffic calming measure is potentially dangerous and makes no allowance for the extreme winter road conditions experienced at this junction, nor the angle of approach down the hill of Dunbarry Road. Rather than protecting the public this could have the effect of an ice launch pad for vehicles, Dunbarry Road does not have a priority gritting regime throughout the winter and in effect is rarely touched at all. The writer has only seen raised table calming used in city environments and at relatively flat junctions.
- 2) no consideration has been given to preventing an increase to traffic on East Terrace, the road width in the main precluding calming build outs whatsoever. East Terrace is frequently used as a short cut when there is an evident traffic build-up at Dunbarry/A86 junction.
- 3) While opposed totally to the use of Dunbarry Road to service the development, in the event that the park does accept this as a very minimum the build outs suggested should be paired, on opposite sides of the road to create a tight chicane effect as at present they are all situated on one side of the road. (this requires double the number of build outs in total).

The foregoing are made as personal objections, and should not be seen as the view of the Kingussie and Vicinity Community Council, of which I hold the office of chairman, and a separate submission will be made by the said Community Council.

**From:** Catriona Campbell  
**Sent:** 20 Jun 2013 09:11:47 +0100  
**To:** Planning  
**Subject:** FW: Website (www.cairngorms.co.uk) Contact Form

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 19 June 2013 16:09  
**To:** Mail Manager  
**Subject:** Website (www.cairngorms.co.uk) Contact Form

**From:** Christine Barlow [REDACTED]

I am writing yet again to voice my objections to the proposed application by Daval to use Dunbarry Road as an access road for the up and coming building of some 300 houses beside my residence 32 Dunbarry Terrace Kingussie, PH21 1LL... My concerns haven't changed since my last complaint which was successfully fought by residents.. The idea of the volume of traffic this will bring into this area terrifies me!! I have 4 very young Grandsons the oldest who's 10 suffers with Autism and as no road sense whatsoever.. Presently he is safe as the local people are aware of his condition and therefore look out for him.. He's also sound sensitive and sudden noises have an adverse affect on his condition causing him to 'meltdown' ... This manifests itself in him literally running into roads, violent outbursts are common and he simply can't cope with high levels of any noise... Does his welfare and that of all of the young children who use this road mean nothing in the pursuit of Dalval saving money ? Because this is the issue isn't it? Cost cutting !! The very thought that a raised platform will suffice to calm traffic is laughable!!... Dunbarry Road in the winter is hazardous enough without a ramp which will be difficult to negotiate when there's ice on the ground..!!! I'm also concerned about all the other associated problems the extra traffic will cause? I suffer with C.O.P.D and pollution and dust would cause exacerbations of my condition.. Let them build their houses but not by using our, at present safe road as their way in. Regards Christine Barlow

**From:** [REDACTED]  
**To:** Planning  
**Subject:** Housing development Kingussie ref 2013/0190/MSC  
**Date:** 23 June 2013 10:16:55

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Dear Sir

I would like to register my comments on this proposal. This access was rejected at the original planning application stage and I am not aware of any good reason for this to be changed. I am in full support of the comments made by Kingussie Community Council in objecting to this change of plan especially with what I consider to be an inadequate proposal for traffic calming measures as a solution to the likely increased traffic from some 130 to 300 new homes.

I have a further concern over this application; Allan Munro was quoted in the Strathy as follows "This development is going to probably take 20 years". Does that mean we will have to live with the eye sore and disruption of the building site for that time? I would suggest that a time limit is imposed on permission for any development.

Alan Hunt  
Airleywight  
The Crescent  
KINGUSSIE  
PH21 1JZ

[REDACTED]

# Comments for Planning Application 2013/0190/MSC

## Application Summary

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mr John Patchett

Address: Mandalay, Kingussie PH21 1EZ

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting on behalf of my wife, my son and myself. As an introductory point, I find the tactics employed by the developers deplorable in that they seem to be trying to wear down the community by inflicting further paperwork on us in the hope that we will give up. Simply withdrawing the original proposal at the last moment rather than facing inevitable rejection is in my mind symptomatic of their greedy mindset.

The main substance of my objection is the request to withdraw condition 4, the need for additional access. They should build another road but they do not want the cost. No amount of snapshot one day surveys will convince me that there is sufficient capacity on Dunbarry Road to take in 55 more households. The original survey used as a base line did not include, as I understand it, the recent developments in the Croila and Kerrow areas in any case.

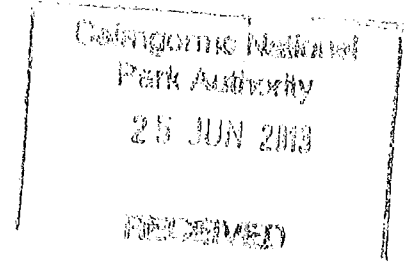
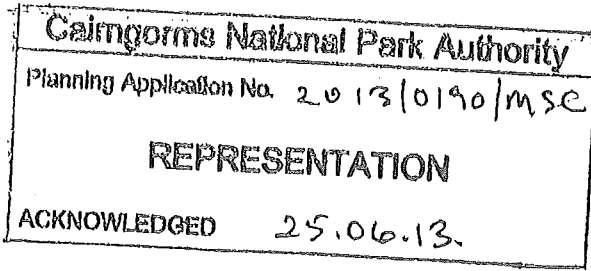
My second major point is that no provision has been made for adequate planting to shelter existing households from the mess of a building site which could run for 20 years. This particularly affects Kerrow Drive. Properties there have become unsaleable due to this threat. Cost saving by the developers again, I believe?

My next point is that, despite assurances from the planners, there is no doubt that large numbers of contractors will approach the site from Dunbarry Road and park there, on the scale of the fleet of minibuses and private cars that we see on relatively minor sites such as the High School rebuild. Dunbarry Road is already dangerous enough.

Finally I am at a loss to see why the affordable housing cannot be built at the start of the access track and the full road progressed from there, rather than the other way round, except of course

that the developers may just want the profits from selling the most desirable sites first, without the cost of the necessary access road?

John Patchett



Tirveyne House,  
West Terrace,  
Kingussie,  
Inverness-shire.  
PH21 1HA.

23 June, 2013.

Dear Sir,

Ref.2013/0191/MSC (alt.ref.13/02181/MSC)  
Development N.E of Kingussie by Davall Developers.

I object to the proposal by Davall Developers to overturn condition 4 placed upon the above application when it was granted consent in principle by the Cairngorms National Park Authority.

Although this detailed application now submitted, is in danger of obfuscating the matter with its numerous documents, the central important issue is its request to overturn condition 4 i.e. to use Dunbarry Terrace, Dunbarry Road, Kerrow Drive network for access to these first 55 houses, instead of building a single main access onto the A86. Of course, despite all the protestations, it makes more sense to start the development from the A86 causing least disruption to Kingussie, its residents and visitors; however, it is clear that the developers do not want the expense that this would entail and are attempting to shift that expense on to the community. Once the precedent is set, the original condition can easily be eroded: if it can be overturned once, it can be overturned again.

Condition 4 was put in place by the CNPA for very good reason and nothing has changed to justify its alteration. The Cairngorms National Park Authority will undermine its own authority if it does so.

Yours faithfully, .



S. Williams.

The Planning Officer,  
Cairngorms National Park Authority,  
Ground Floor,  
Albert Memorial Hall,  
Station Square,  
Ballater,  
AB35 5QB.

**From:** P MILLER [REDACTED]  
**Sent:** 24 June 2013 22:34  
**To:** Planning  
**Subject:** Kerrow Drive Kingussie Housing Development

Ref: 2013/0191/MSC

I have read that planning permission is being sought for the erection of up to 300 new houses at the North End of Kingussie at Kerrow Farm. I understand 130 houses will be built in the first instance. Although I have no objection to the building of the houses I am concerned as to the access to these houses once they are built. I understand that the building materials etc, will have access via a temporary road off the A86 but all other traffic will access the site via Dunbarry Road. This is a narrow road off Kingussie High Street and is not suitable to take all the extra traffic which will surely transpire once the houses are built.

I live near the bottom of Dunbarry Road and know how busy this road is with the existing traffic. It's dangerous enough at present getting on to the High Street from Dunbarry as there is virtually no pavement at the bottom right hand side and vehicles cut that corner coming round from the High Street and it can be quite tricky if you happen to be coming round that corner. Making Dunbarry road the main access to the High Street will make it even more dangerous.

Why cannot a new access road be made from Kerrow Farm to the new housing development, This seems to me to make more sense.

Pat Miller  
25 June 2013

My address is:

15 Garraline Terrace  
KINGUSSIE  
PH21 1JL

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mr John Niblock

Address: Slemish Dunbarry Road Kingussie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Yet another plan, yet another attempt to save money for the developers. In their attempts to save money the developers continue to overlook the facts that by their own admission traffic calming is required if Dunbarry Road is to accommodate any more traffic. Their traffic calming is more likely to cause accidents in adverse weather conditions than to prevent them. Condition 4 re building and using new road was imposed by CPNA for good reasons. The developers wishing never to construct a proper road feel that the park authority had no rights to impose the restrictions and were not afraid to say so at the latest "consultation" meeting with the public. They had no desire to listen to local residents only to say this is what you will have. We continue to be told that Kingussie needs additional housing and we accept that. What we will not accept is that Dunbarry Road becomes unsafe due to excess traffic being permitted to use it.



John  
Grosdanoff

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From: John Grosdanoff  
Sent: 28 Jun 2013 11:12:24 +0100  
To: Planning  
Subject: 2013/0190/MS

John Grosdanoff [REDACTED]  
June 28, 2013

to planning

Dear Sir/Madam

My wife, son and I are very concerned with the developers wanting to overturn the condition that Dunbarry Road not be used as a general thoroughfare. We are disappointed that so many houses are being built but to channel the vast majority of traffic that will eventually and inevitably develop is to us a very frightening prospect.

Traffic lights at the junction of Dunbarry and the High Street will truly cause chaos. There are a fair number of large lorries that pass through Kingussie either on their way to or from the chefs grill in Newtonmore. It is, of course, an ideal place for the drivers to take the breaks they are required to take. Add to this the heavy goods vehicles bound for Fort William. Add also the increase in white goods vans. It becomes obvious that the parking on the High Street near the junction will have to be reduced or eliminated. If this did not happen the chaos that would ensue with traffic lights, cars turning, large lorries and numerous vans all trying to navigate that section of the High Street will be unimaginable.

When we go to larger centres and are there during heavy traffic times many drivers take risks by going through red lights rather than stopping and waiting for the green light. I have no doubt that this same scenario will play itself out in Kingussie. People in a hurry will take chances to get through the lights when they should stop with danger to both other vehicles and pedestrians.

Even now, with only one traffic calming island, there is a tendency to take chances. The uphill traffic has the right of way but is generally slower so on occasion some drivers going down the hill take chances and speed up to get past the island first. With considerably more cars and three more traffic calming islands I fear more people will be taking more chances which again will endanger other drivers and pedestrians. I have also been made aware of the fact that if they are allowed to proceed with this plan for Dunbarry Road there will be no pavement for pedestrians at the junctions of the High Street and Dunbarry Road. Where do they expect pedestrians to go, and there will be more. How will students get to and from school. If the answer is buses the chaos in the mornings would be unthinkable.

Many people in this town still walk to and from the shops. It would become unsafe for people that use the Dunbarry access if many of the streets planned funnel onto Dunbarry Road.

I do not know why the developers want to channel all the traffic down Dunbarry Road I can only assume that it is more financially beneficial to them. But if they are, in fact, going to put a road in off the A86 why not make it permanent. A much more advantageous intersection could be developed at the junction of that road with the A86 and many of the problems listed above would be avoided.

If people are commuting from the new development to places outwith Kingussie it would be far easier to get onto the A9 even if a traffic light was required at that intersection. It may be, since that intersection would be 'out' of town that a light might not be required.

I could go on but fear that I have already been over wordy. I hope you understand our concern.

Yours respectfully

John Grosdanoff

27 Hillside Avenue

PH21 1PA

<b>Cairngorms National Park Authority</b>
Planning Application No. 2013/0190/MS
<b>REPRESENTATION</b>
ACKNOWLEDGED 28.03.13

<b>Cairngorms National Park Authority</b>
<b>28 JUN 2013</b>
<b>RECEIVED</b>

Tirveyne House,  
West Terrace,  
Kingussie,  
Inverness-shire.  
PH21 1HA.

27 June, 2013.

Dear Sir,

Ref:2013/0191/MS.  
Development N.E of Kingussie by Davall Developers.

I wish to register my objection to the application by Davall Developers to put aside Condition 4 of the above planning consent granted by the Cairngorms National Park Authority.

The proposal to use the present road network of Dunbarry Road, Dunbarry Terrace, Kerrow Drive to access the site, rather than constructing a new road onto the A86 as specified, will create considerable environmental consequences of congestion, drainage and danger to children. The request to overturn condition 4 is an attempt to maximise profit rather than doing the right thing.

Condition 4, put in for good reason by the CNPA, should remain.

Yours faithfully,

  
A.R.Williams.

The Planning Officer,  
Cairngorms National Park Authority.  
Ground Floor,  
Albert Memorial Hall,  
Station Square,  
Ballater,  
AB35 5QB.

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mrs Hazel Dallas

Address: 6 Garraline Terrace Kingussie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Sirs,

This is to reiterate my objections to the use of Dunbarry Road as access to the new housing development. No consideration seems to be given to the safety of children going back and forth to school, especially with the lack of pavements on both Dunbarry and East Terrace.

The Development Company should be made to adhere to condition 4 of their planning application and entry and exit to the new housing complex should be from road built off the A86. This is what they asked for and should have budgeted for, therefore this must be a cost saving exercise with no consideration given to the local residents and their wishes.

Please say NO and NO again to the to the removal of condition 4

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mr David Warwick

Address: 119 High Street Kingussie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are objecting (again) in the strongest possible terms, to any access or egress whatsoever, being allowed via Dunbarry.

Our vehicular, postal and day-to-day access is via Dunbarry Road/Brae and it simply isn't adequate for the proposed traffic volume, and no degree of schemes, revised or otherwise can alter that. That along with the fact that the development will take up to 20 years to finish, means the traffic volume will not be in the short term and will only continue to rise causing greater problems in the future.

Immediate and future access can only sensibly be by a new separate, purpose built junction, that can be designed to cope with the proposed volume and vehicle size.

The road at certain points is dangerous enough with minimal footpaths at the lower end and bad visibility in others.

Any traffic calming islands or similar will cause havoc under winter conditions and admission in the first instance that they are required shows that increased traffic is an acknowledged problem. Although the plans state that the first phase only will use Dunbarry for access and further access will be closed off, undoubtedly this will change as the plans progress and further modifications are allowed.

Whilst not against a small, appropriate development of some sorts and not wishing to stand in the way of progress, an increase in residents may bring further income into the town and possibly further children for the school, both of which are positive aspects.

Any expense required owing to a new access road and any subsequent delays, should be shouldered by the developer. We are told that the developers only have the local residents and area in mind with this development, but in an effort to wear down the residents with the withdrawing of plans before refusal and slightly different ones being submitted, it appears only the long term aim and short term gain of the developer is being considered.

**Peter & Jean K. Crumlish  
8 Ruthven Court  
Kingussie  
Inverness-shire  
PH21 1HJ**

**Date: 1 July 2013,**

**Cairngorms National Park Authority,  
Ground Floor,  
Albert Memorial Hall,  
Station Square,  
Ballater AB35 5QB**

Dear Sirs,

**Ref: 2013/0191/MSC.**

Having seen the summary of the new application with the number of houses reduced to 130, and since the developers would still like to use Dunbarry road as a general access for phase one of their development, and planning to have Construction traffic of a minimum of 120 extra vehicles per day using Dunbarry road. I fail to understand why any right-minded person would give a second thought to such a crazy scheme. Extra special arrangements will be necessary to cope with this constant stream of traffic which is going to hold-up most of the residents on Dunbarry Road from going about their normal routine. For that reason I object very strongly to this application, and I therefore, resubmit my reasons for doing so.

### **1 Road Users**

By road users we are specifically concerned about the safety of pedestrians. This road has a pedestrian pavement on both sides of the road only at the top end of Dunbarry Road. But, as most pedestrian road users know, the road only has one pedestrian pavement from just above the East Terrace junction. However, this pavement disappears before you reach the High Street. It is in a dangerous enough condition at present, we shudder to think how much more dangerous it will be if this proposal is actioned. Especially as most cars turning left from the High Street to go up Dunbarry Road, do not signal their intentions, and can cause pedestrians to have to take evasive action.

We have to think of those who are vulnerable in our local community, Children walking to and from school, and using the play

park at Campbell Crescent. Also elderly citizens who regularly use this route when doing their daily shopping, or walking their dog. In our opinion this proposed change to Dunbarry Road will make the road even more hazardous for vulnerable pedestrians.

## **2 Limitations of the Road**

We are perfectly aware that we are not professionally qualified to comment on the intrinsic limitations of Dunbarry Road, we leave that to those experts in the Kingussie Roads Department.

However, we both walk, and travel by car, on Dunbarry Road, and often use either of those methods to travel up and down Dunbarry Road, and as such, we feel qualified to comment on our observations:

- 1 When thinking of the future requirements of this road we felt that the road was probably as adequate as it is possible to get at Dunbarry Road/Terrace/Kerrow Drive, (except for cars parked at the roadside) - until you reach the 'Give Way' sign on the left, just above the East Terrace junction.
- 2 From that point onwards the road narrows considerably until Dunbarry Road meets the High Street.
- 3 Then there is an inadequate pavement on one side of a very narrow part of this road, which has never been improved in the past thirty-plus years to our knowledge.

## **3 Impact on High Street**

In our opinion this latter point is very obvious:

- 1 Back-up of the traffic not only on Dunbarry Road, due to the Traffic Calming restrictions, but the knock-on effect on the High Street, with the difficulty that local residents will have in exiting from side roads, or drive ways, to join the High Street, similar to what we ourselves experienced yesterday morning when trying to exit Ruthven Court to the High street - with much difficulty due to cars parked along the High Street from The Church of Scotland, because of an event that was taking place in the church.
- 2 The reduction in High Street parking, caused by the proposed new traffic lights, and nuisance caused due to reduction in parking spaces, with traffic parking across driveways, and other points of access to the High Street.

I trust that the points we have raised while not exhaustive, will be taken into consideration, before you decide to go ahead with the changes that are proposed in your planning application.

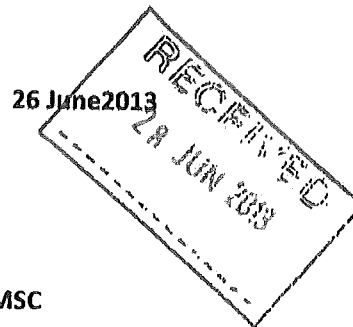


Yours Sincerely,

Peter & Jean K. Crumlish

St. Giles, Acres Road, Kingussie, PH21 1LA

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



Dear Ms Donnachie

**Housing Development at Kingussie: Reference 2013/0058/MSC**

Thank you for your letter of 11 June. I have now studied the revised application and visited the Consultation.

I confirm my objections as listed in my letter to you of 3 March (copy enclosed) with the following additions.

**Dunbarry Road/ Garraline Terrace/ East Terrace**

As I understand the revised application the proposed traffic lights at the junction of Dunbarry Road and High Street are dispensed with and replaced with a raised table arrangement with there being no pavement on Dunbarry Road at the said junction.

I believe this to be totally unsatisfactory and unsafe.

In addition, I understand that the original proposal to have a pedestrian crossing of the High Street at the foot of Dunbarry Road is dispensed with. The papers lodged state that school children will be expected to walk along the north side of the High Street and cross at the traffic lights at Ardbroilach Road. I believe that to be unrealistic and unsafe.

The major concerns I have previously expressed regarding safety on Garraline Terrace/ East Terrace have not been addressed and remain in full force. I note that in an email of 11 February 2013 by Fred McIntosh to Scott Steven, Mr McIntosh asked the developers

"as previously discussed, I would also ask you to consider the impact on Garraline Terrace/East Terrace"

At the Consultation I was told that there are discussions. Please let me know when the public will be advised of any proposals. From the Consultation my understanding is that the developers fully appreciate the Development will result in the increased pedestrian use of these streets .

I trust that no decision will be made on the current planning application until such time as there is a satisfactory resolution of the roads position. I firmly believe that it would be unsafe to countenance any further use of Garraline Terrace /East Terrace.

**Structured Tree and other Planting**

At various places, including to the rear of my house in Acres Road, the proposed plans show proposed structured planting including tree planting. Much is made of this eg. Phase 1 Planting Proposals HLD 928.08/SL-04 Rev B

I wish to ensure not only that this takes place but also that it remains in place.

As I understand the proposal for the ground behind my house from the plans lodged and from the Consultation, the said structured planting will be within the 2 plots to the rear of St Giles.

I wish to ensure that there are binding arrangements in place to ensure that:

- The developer will be obliged to create this structured planting prior to the sale of each plot
- and
- The owners of each of the plots will be under a legally enforceable title condition requiring the structural planting to remain in all time coming.

Until I am satisfied on these points as well I wish to object on these grounds as well.

Please acknowledge receipt of this letter

Yours sincerely



Ian W Moffett

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

3<sup>rd</sup> March 2013

Dear Ms Donnachie

**Housing Development in Kingussie  
2013/0058/MS**

Thank you for your detailed letter of 1st March. I note that the application has now been "called in" by the Park.

I am interested in the numbers point. The original "planning in principle" was, as you say, for up to 300. At the public consultation I, and others, were advised that the developers only planned on 200 yet I now see from the press that the number is now 240.

Could you clarify please when and how the number will be finally bottomed out?

My major concern is, however, on the resulting increase in the use of East Terrace and Ardbroilach Road. (In this I am referring to the roadway leading from Dunbarry Road, as East Terrace, although the eastmost section is, at least in part, called Garraline Terrace).

You state that there does not appear that access via Ardbroilach Road is proposed. My genuine concern is that with

- (a) the introduction of traffic lights and an unusually complicated junction at Dunbarry Road/High Street; and
- (b) the increased traffic resulting from the development

Many more vehicles (both cars and commercial vehicles) will use East Terrace/Ardbroilach Road as an alternative means of access to the centre of the town, the schools and the A9.

East Terrace clearly cannot cope with more traffic; the junction at the Clock Tower already having traffic restrictions and the slope down to the traffic lights at Ardbroilach Road/High Street also giving major concerns. There are no pavements or room for pavements on East Terrace and Ardbroilach road, with the exception of the short section of Ardbroilach Road at the High Street traffic lights.

East Terrace and Ardbroilach Road are used by pedestrians including young children, mothers with buggies, school children and others.

Please let me know how these concerns regarding public safety will be addressed in the planning process.

Further I am unclear who is responsible between the National Park and Highland Council, in such circumstances where the concern relates to existing roads. Could you explain please?

I am sure you have already had site meetings in connection with this development but obviously I would be delighted to have a site meeting with you to explain my concerns on the ground.

Please treat this and my previous letter as an objection to the said planning application.

Thank you again for your help.

Yours sincerely

Ian Moffett

23/06/2013

TO: DON MCKEE (HEAD PLANNER)

I'm Mrs. Rosallia Cameron full name  
Mrs. Rosallia R. Cameron. I'm the owner  
of my house address 7 Kennow Drive  
Kingussie, PH21 1QS, full address 7 Kennow  
Drive Kingussie, Inverness - Shire, PH21 1QS.  
I received your letter dated 21 June 2013  
about the application no: 2013/0190/MSC.  
Sorry to tell you I reject this application  
this time, because once this application  
going through the valuation of all houses  
are going to be affected specially in  
Kennow Drive, my house is for sale at  
the moment and beside so many residents  
in Kingussie are not agree about this  
application. I'm hoping to be withdrawn  
again this application. Thank You.

Calngorms National Park Authority

Planning Application No. 2013/0190/MSC

REPRESENTATION

26.06.13

ACKNOWLEDGED

Calngorms National  
Park Authority

26 JUN 2013

RECEIVED

Yours

/R. Cameron


6 Hillside Ave

Calviniforms National Park Authority / Kingussie	
Planning Application No. 2013/0190/MSC	PH21.1PA
REPRESENTATION	Calviniforms National Park Authority
26.06.13 Dear Sir/Madam ACKNOWLEDGED	26 JUN 2013

Ref. 2013/0190/MSC.  
Revering to plan development  
and traffic on Dunbarry  
Road.

Why is it that we have  
a play park unfenced  
leading on to it, a accident  
waiting to happen with  
the volume of traffic  
that will come up and  
down Dunbarry, heavy  
goods traffic.

We are encouraged for  
our children to ride or  
walk to school how  
dangerous will this be.  
No go built somewhere else.



# Comments for Planning Application 2013/0190/MSC

## Application Summary

Application Number: 2013/0190/MSC

Address: Land To North And East And West Of Dunbarry Terrace And Kerrow Drive Kingussie  
Proposal: Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network

Case Officer: Katherine Donnachie

## Customer Details

Name: MRS SARAH FRASER

Address: CREAG BHALLACH 8 CROILA VIEW KINGUSSIE

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: What a cynical ploy by Davall to withdraw their application and then reapply. Do they really take Kingussie residents as fools?

Again, I wish to object in the strongest possible terms to the use of Dunbarry Road as an access road for any part of this development (construction or permanent access for homes)

Dunbarry Road is at 'saturation point' already without the additional traffic expected from these homes.

As the parent of a young child, I have very grave concerns for his safety if Dunbarry Road was to be used as an access road.

CNPA please listen to the residents of Kingussie and refuse access to this development from Dunbarry Road.



# Comments for Planning Application 2013/0190/MSC

## Application Summary

Application Number: 2013/0190/MSC

Address: Land To North And East And West Of Dunbarry Terrace And Kerrow Drive Kingussie  
Proposal: Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network

Case Officer: Katherine Donnachie

## Customer Details

Name: MR WILLIAM FRASER

Address: CREAG BHALLACH 8 CROILA VIEW KINGUSSIE

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: NO to access from Dunbarry Road. Access should be from Kerrow Farm road-end. Dunbarry Road cannot accommodate this level of traffic. This road is dangerous enough, especially in winter in snow and ice. The 'knock-on' effect for surrounding roads is also a recipe for an accident.

**From:**Gwen and Doug Mackie  
**Sent:**28 Jun 2013 19:25:45 +0100  
**To:**Planning  
**Subject:**Objection to Planning Application Ref. 2013/0190/MS  
**Importance:**Normal

**Ref. 2013/0190/MS**

Reference the above planning application, I am writing to object, in the strongest possible terms to the proposal to allow access by Dunbarry road for the new building development into Kingussie.


Regards

Doug Mackie

110 High Street

Kingussie

Pineacre  
West Terrace  
Kingussie  
Inverness-shire  
PH21 1HA

  
30/06/2013

Cairngorms National Park  
Planning Office  
Station Square  
Ballater  
AB35 5QB

Dear Sir

**REF. 2013/0190/MSC - LAND NORTH OF DUNBARRY TERRACE  
KINGUSSIE**

We are writing to object to the application to allow Variation of Condition 4 to permit access from Dunbarry Terrace/Road to the proposed Development Site.

This is already a busy access road which services the existing housing in the area. To allow this route to be used by construction traffic would increase the traffic hazards particularly for children and other less mobile residents. This would be particularly true in periods of icy weather.

Yours faithfully

D.W. & I.M. Duncan

**From:**Johanna

**Sent:**30 Jun 2013 18:58:52 +0100

**To:**Planning

**Subject:**Up to 300 Houses, Dunbarry, Kingussie Ref. 2013/0190/MS

**Importance:**Normal

I write as a local resident to object to that part of this application which would permit Construction traffic to access the development site via Dunbarry Brae.

This road is quite unsuitable for further heavy traffic. It is narrow, twisty and already dangerous for pedestrians, especially children of whom there are many living nearby.

I would ask CNP Planning Committee to carry out a site inspection and then refuse permission for Construction traffic to take access via Dunbarry. This aspect of the Application is not based on the wellbeing of this Community, but on greed.

Johanna Fraser.

Smiddy Cottage, Mill Road, Kingussie.

50 Croila Road

Kingussie

PH21 1PB

June 25<sup>th</sup> 2013

Calingorms National  
Park Authority

01 JUL 2013

RECEIVED

Dear Sir/Madam,

2013/0190/MSC

It is surprising and disappointing to learn that these plans have been resubmitted still showing Dunbarry Road as an access Road.

I wrote in March to object to the original proposal as I believe very strongly that Dunbarry Road is not the best route for this sort of development. Anyone familiar with the area will know how steep and narrow this road is. In winter it is a struggle to get up the hill at the best of times let alone adding to the problem with additional traffic.

Although I do not live directly on Dunbarry Road, I like many others, use this road daily and see how busy it is with traffic as well as pedestrians, children walking/biking to school etc.

I do appreciate that more affordable houses need to be made available but at what expense. Whether this site is suitable is debateable as the losers are the current residents. We lose part of our woodland and the wildlife that goes with it as well experiencing additional hassle on our access road.

If the powers that be are happy that Kingussie can support additional people in our schools, doctors, dentists etc. and it is paramount that houses are to be built in this area please look for alternative access to the site as I am afraid chaos will occur on Dunbarry Road if not.

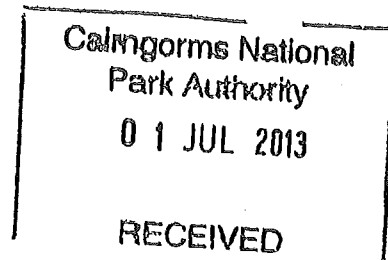
Yours Faithfully



Anne Hardman (Mrs)

110 High Street  
Kingussie  
PH21 1Jb  
28 ~~July~~ 2013  
JUNE

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



Dear Sir,

Ref. 2013/0190/MSC

I am writing to object, in the strongest possible terms to the proposal to allow access by Dunbarry road for the new building development into Kingussie.

This is a complaint I feel I should not even be having to make as it is in the initial submission that vehicular access via Dunbarry has always been off limits and not up for further negotiation is this just another example of big business and developers pushing against decisions that they find unfavourable to them, but in the process they will be destroying the very community and quality of life within the village for their own short term financial gains.

The local council and indeed the park authority should also now stand up to the bullying tactics of the developers and realise that they should now be supporting whole heartily the local community.

The reasons for the original restrictions on the use of Dunbarry Road as a main through way from the new estate still apply and should not need restating but clearly they do due to the aggressive actions of the developers, but they are as follows:

1. Loss of parking spaces
2. Access to the garden/house on the corner
3. Increase in traffic fumes due to engines idling at traffic lights
4. Increase in tail backs at certain times of the day in residential streets

5. Increase in traffic along residential streets, with the concurrent increase in the accident risk, especially to children.
6. Inappropriate at Manse road due to the the need for good access for emergency vehicles due to elderly care residences
7. Access to Hotel and major sewage works
8. Creation of Rat Runs to avoid traffic congestion.
9. Increase in traffic through the High Street with cars and heavy goods lorries engines ticking over at the lights.

A simple look at the road network at Dunbarry road should show just how ludicrous an increase on traffic on this scale, and these proposals are. Once these precedents are set then there is no going back and there will be no control able to be put on the car numbers which would potentially use the route.

But lastly and by no means least the builders were always aware that access was not part of the plan and as they are already going to have to cut another road into the estate there is no need for access and this has not and should not change this road will have to be built anyway, this is just yet another example of greed and short term gain on the part of the developers to the long term and permanent detriment to the community as a whole including those who will eventually live on the estate.

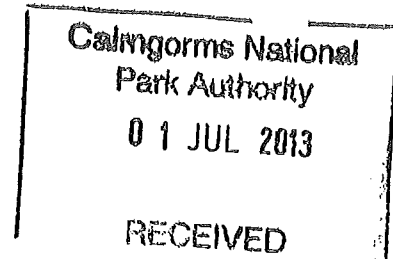
I would also just like to add that I am not against the development itself, although I feel that it is on too large a scale and is inappropriate to "tack " it onto the existing village. But I do object to underhand, bullying tactics being employed by the developer.

Gwen Mackie



110 High Street  
Kingussie  
PH21 1Jb  
27 June 2013

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



Dear Sir,

Ref. 2013/0190/MSC

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The reasons for the original restrictions on the use of Dunbarry Road as a main through way from the new estate still apply and should not need restating but clearly they do due to the aggressive actions of the developers, but they are as follows:

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I would also just like to add that I am not against the development itself, although I feel that it is on too large a scale and is inappropriate to "tack " it onto the existing village. But I do object to underhand, bullying tactics being employed by the developer.

A solid black rectangular redaction box covering the signature area.

Doug Mackie

Cairngorm National Park Authority

Albert Memorial Hall

Station Square

Ballater

Aberdeenshire

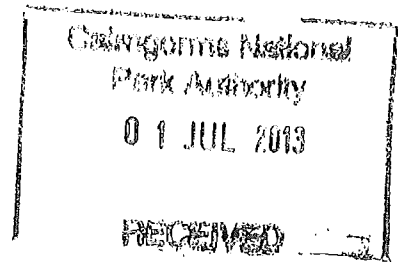
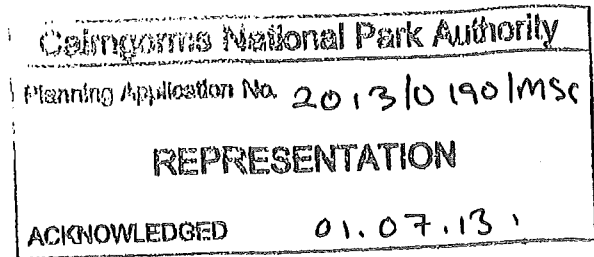
AB35 5QB

26<sup>th</sup> June 2013

48 Croila Road

Kingussie

Inverness-shire



SUBMISSION OF PLANNING APPLICATION REF:2013/0190/MSC

There are a few issues re the proposed housing development in Kingussie, namely:

- The 'raised table' traffic calming scheme seems highly inappropriate on such a steep gradient as, in winter, vehicles will be forced to slow down to such an extent they will lose momentum. The scheme will also cause undue wear and tear to many smaller cars which use the road frequently.
- There is no assurance that a new road will ever be built once Dunbarry Rd has been accepted as a fait accompli. The alterations to existing road (presumably at public expense and to the inconvenience of existing residents) may well be presented as proving quite adequate and a new road unnecessary. When it will be laid is rather vague.
- Since the developers agree that Dunbarry Rd is unsuitable for construction traffic and are willing to create a haul road should it not be incumbent upon them to go to comply with original plans and go to the added expense of a properly constructed road.
- Will phase 1 and phase 2 traffic have access from both existing and new road, should the latter be built. It would seem unlikely that a driver coming from Newtonmore direction would pass the first available access road.

It seems to me that the new proposals re Dunbarry Rd are impractical, expensive and are made on the basis of an outline plan which might never come to pass.

Yours sincerely

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

IRENE LINSTRUM

Ref 2013/0190/MSC

99 High St,  
KINGUSSIE  
PH 211HX

Cairngorms National Park Authority	
Planning Application No.	2013/0190/MSC 1.7.13.
C. N. REPRESENTATION	
ACKNOWLEDGED 03.07.13	Cairngorms National Park Authority 03 JUL 2013
RECEIVED	

Dear Sir,

I have grave concerns about this new planning application. Dunbarry Rd is already a very busy road used by residents, delivery vehicles, pedestrians, school children, carpenters, plumbers and utility supplies. Has anyone done a census of traffic movement daily down Dunbarry Rd? Any increase in vehicles numbers up & down Dunbarry Rd would affect everyone bordering this road and cause great congestion at the junction with High Street.

Some traffic will inevitably nip along East Terrace which is extremely narrow & has a very difficult junction with Arbrogilach Rd. Loss of pavement will endanger everybody walking down to the High St & this is totally unacceptable.

There is perfectly good access available off the A86 which would not affect anyone. Why not construct a decent road there?

In conclusion, I object strongly to this planning application and hope you will take my comments into consideration.

Yours sincerely



(COLDRON)

Cairngorm National Park Authority

Albert Memorial Hall

Station Square

Ballater

Aberdeenshire

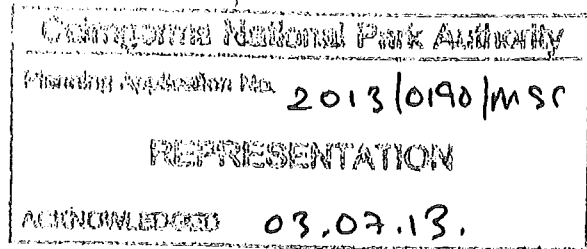
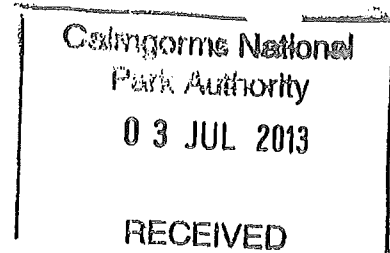
AB35 5QB

26<sup>th</sup> June 2013

48 Croila Road

Kingussie

Inverness-shire



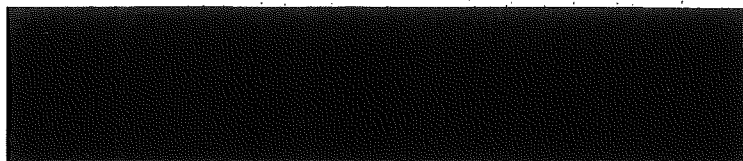
**SUBMISSION OF PLANNING APPLICATION REF:2013/0190/MSR**

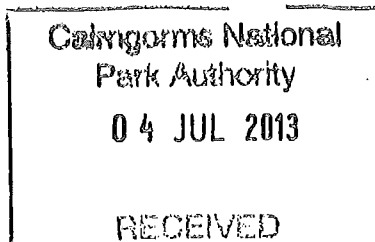
There are a few issues re the proposed housing development in Kingussie, namely:

- The 'raised table' traffic calming scheme seems highly inappropriate on such a steep gradient as, in winter, vehicles will be forced to slow down to such an extent they will lose momentum. The scheme will also cause undue wear and tear to many smaller cars which use the road frequently.
- There is no assurance that a new road will ever be built once Dunbarry Rd has been accepted as a fait accompli. The alterations to existing road (presumably at public expense and to the inconvenience of existing residents) may well be presented as proving quite adequate and a new road unnecessary. When it will be laid is rather vague.
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- Will phase 1 and phase 2 traffic have access from both existing and new road, should the latter be built. It would seem unlikely that a driver coming from Newtonmore direction would pass the first available access road.

It seems to me that the new proposals re Dunbarry Rd are impractical, expensive and are made on the basis of an outline plan which might never come to pass.

Yours sincerely





33 Croila Rd.

Kingussie

PH21 1PB

2/7/2013

Ref 2013/0190/MSC.

Dear Sir,

**As a resident of Croila road ,I am concerned about the proposed use of Dunbarry Road as the access road to the construction and development of the proposed new houses. This road is too narrow to allow the use of construction vehicles without restricting the use of it for existing homeowners and tradesmen already using it . The resulting debris may cause accidents to cyclists or other users on this steep slope. The road is barely wide enough for two cars to pass particularly at the junction with the main road.**

Also I do not think that the existing services such as sewage can cope with the extra number of houses proposed.

Yours sincerely

Alastair Swanson.



rudi  
prochazka

---

From:rudi prochazka  
Sent:4 Jul 2013 19:11:37 +0100  
To:planning.badenoch@highland.gov.uk;Planning  
Cc:alexanderdg@parliament.uk;david.stewart.msp@scottish.parliament.uk;mary.scanlon.msp@scottish.parliament.uk  
Subject:house building in the CNP

**Copies to; - The local MPs for this area and**

**The Cairngorm National Park Office. The local planning department**

Dear Sirs

As I missed your recent meeting in Kingussie, I would like to voice my objection to the planned housing scheme for Kingussie and also for the whole of the Spey Valley

I am amazed that the C.N.P. is not concerned with the beauty and wellbeing of the Park and rather more with making money. If that were not the case it would only need to make building plots available where and if required, and not increase the sheltered housing side. My other total objection for the Kingussie building project is, the use of any existing local, unsuitable, roads to be used for site, and future, traffic to the main road.

Rudi Prochazka  
7 Caledonian Buildings  
Spey Street  
Kingussie

**Subject:**

**From:** CHARLES YOUNG [REDACTED]  
**Sent:** 04 July 2013 21:02  
**To:** Planning  
**Subject:** Re: 2013/0190/MSc housing/kingussie

My full name and address is , Charles Ross Young, 5 Dunbarry terrace, Kingussie, Inverness,shire,  
Ph211ll. Thanks.

**From:** CHARLES YOUNG [REDACTED]  
**Sent:** 02 July 2013 17:59  
**To:** Planning  
**Subject:** 2013/0190/MSc housing/kingussie

Dear Sir/Madam. I am Emailing you, regarding the above mentioned planning proposal,s, and wish  
to express my concerns at the access proposals for the development .

Back at the very 1st meeting a few years ago now, i remember well the concerns from those attending,  
regarding dunbarry being

used as access. We were assured that wouldn.t happen. The thought of more traffic calming measures  
is alarming, as we already have one halfway up Dunbarry and is an accident waiting to happen.

Clearly there are many reasons why Dunbarry is not suitable, thus the reason the planners refuted that  
it would be used right back at the start, these years ago.

yours sincerely Charlie Young.

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



Balalan House  
24 Allan Park  
Stirling  
FK8 2QG

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

04 July 2013

Dear Ms Donnachie,

**Application ref: 2013/0190/MSC**

Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network Land To North And East And West Of Dunbarry Terrace And Kerrow Drive Kingussie

Thank you for the opportunity to comment on the above application. Buglife – The Invertebrate Conservation Trust **objects to planning permission being granted** for this application due to the lack of ecological information accompanying the application. Kingussie is well known for its value ecologically, including rare invertebrate fauna, and this is demonstrated by a number of land designations that are of international importance.

Whilst we recognise that permission in principle was granted in 2009 and that the applicant is now discharging conditions, we request that the plans are screened for an Environmental Impact Assessment (EIA). Under EU law an EIA could be required at reserved matters stage, particularly when an application is of significant adverse impact to a sensitive area, when EIA had not been fully applied at outline stage or if new issues arise at the consideration of reserved matters.

Buglife considers this development will have an adverse impact on a sensitive area as it:

- Is within the Cairngorms National Park and the Cairngorm Straths Environmentally Sensitive Area
- Is within 500metres of the River Spey SAC, Insh Marshes SPA and SAC
- Is adjacent to ancient woodland

Additionally this development:

- Will contribute to urbanisation and change the setting of Kingussie
- Has a new Master Plan that will not have been fully assessed at outline stage

The development area is able to support a wide range of invertebrate species as the flower rich grassland provides a good variety of nectar sources for insects. As the loss and fragmentation of semi natural habitats is a major factor in the decline of pollinating insects it is vital that species



exposed to significant effects from this development are identified and then appropriate mitigation plans put in place.

Only a small amount of species data are available for this site, but the rarity of the species found is indicative of what may be found for other groups of invertebrates within the development area.

The following species of invertebrates are likely to be found on site:

- *Andrena tarsata* – UK Biodiversity Action Plan (UKBAP) priority species
- *Andrena marginata* – this is a notable species thought extinct until recently, it is thought to occur on only a few sites in Scotland
- *Andrena ruficrus* – Scottish Biodiversity List species
- *Hemaris tityrus* (Narrow-banded bee hawk moth) - UK BAP priority species

Under the Nature Conservation (Scotland) Act 2004 all public sector bodies in Scotland have a legal duty to conserve biodiversity with UKBAP species and Scottish Biodiversity List species being of principle importance. It is difficult to see how this duty is being met in this situation, without appropriate surveys for UKBAP species, particularly when species are known to be using the development site and therefore at risk from the development.

This need to protect UKBAP species is reflected in policy 5 of the Cairngorms National Park Local Plan and this states '*Where there is evidence to indicate that a habitat or species may be present on, or adjacent to, a site, or could be adversely affected by the development, the developer will be required to undertake a comprehensive survey of the area's natural environment to assess the effect of the development on it.*'

Buglife would be able to offer advice on the extent and type of surveys required to ensure that these requirements are met.

Yours sincerely

Alice Farr  
Planning Manager



CHAIRMAN, NATIONAL PARK PLANNING,  
ALBERT MEMORIAL HALL,  
STATION SQUARE,  
BALLATER,  
ABERDEEN-SHIRE,  
AB 25 5QB.

30 DUNBARRY TERRACE,  
KINGUSSIE,  
INVERNESS-SHIRE,  
PH 21 1LL

4<sup>th</sup> JULY 2013.

DEAR SIR OR MADAM,

ONCE AGAIN I AM  
WRITING TO YOU TO EXPRESS MY CONCERN  
ABOUT THE PROPOSED HOUSING DEVELOPMENT  
AT KERROW DRIVE. KINGUSSIE CERTAINLY NEEDS  
NEW HOUSING TO ALLOW YOUNG LOCAL PEOPLE TO  
GET A FOOT ON THE <sup>PROPERTY</sup> ~~LAND~~, ALSO THERE IS A  
NEED FOR MORE COUNCIL HOUSES. I AM IN  
AGREEMENT WITH A SMALL NUMBER OF HOUSES,  
BUT I STRONGLY OBJECT TO THE USE OF  
DUNBARRY ROAD AS THE ACCESS ROAD.

YOURS SINCERELY



GORDON DUNCAN

2013/0/190/M&L

KINGUSSIE -

NEW HOMES


43 CRAIG A

KINGUSSIE

PH 21 115

2.7.13

I strongly object, yet again, to the proposal to use Dumbarray Road as an access to part of the new development. The 'amended' plan does nothing but increase the dangers to the many pedestrians who use this road, especially the large numbers of young children and elderly, and young cyclists. Why should our safety be ignored to accommodate development for financial gain. All previous objections should not be ignored as this amendment has not changed the core problem - Dumbarray Road is at capacity.



# Comments for Planning Application 2013/0190/MSC

## Application Summary

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Address: Land To North And East And West Of Dunbarry Terrace And Kerrow Drive Kingussie  
Proposal: Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network

Case Officer: Katherine Donnachie

## Customer Details

Name: Mr John Niblock

Address: Slemish, Dunbarry Road, Kingussie PH21 1JN

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is with disappointment that I found the planning committee make a visit to Dunbarry Road on Tuesday 2nd

July at the request of the developers. Residents of Kingussie who will be most affected if access to Dunbarry is granted where not permitted to have any say to the committee having apparently been portrayed as some sort of trouble making rabble. Davall must not be granted access to Dunbarry Road instead of constructing a proper road to service the site. Their objection to condition 4 is purely based on putting more profits into their pockets with no consideration for local residents. At this time there is a partial closure at the bottom of Dunbarry Road due to impending roadworks. This is causing bedlam with traffic trying to turn into Dunbarry from the High Street with several near accidents. It highlights the serious problems that will be caused if the developers get their way. Will they be prepared to accept responsibility if someone is injured by their money saving antics.

# Comments for Planning Application 2013/0190/MSC

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mrs Sue Rowley

Address: 75 High Street Kingussie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Sir

I yet again am writing to object to the tactics of the Developers and the proposed new build. No matter how many times they drop this clause or alter the wording on that clause the facts remain unaltered.

1) Dunbarry Road is completely inadequate to carry the extra traffic from 120/130 new homes; in this area most families have 2 vehicles to gain access to work/schools: thus the extra traffic could be as high as 240/260 vehicles a day. A series of surveys should have been carried out at differing times of day and in different months. Today at 12.20pm as I type this the traffic going through the High Street is non-stop, as it is most days during holiday season. Even though school is closed I have seen numerous children walking along East Terrace to gain access to the town, it will never be safe for those walking to school with so much extra traffic using East Terrace as a rat run as many do. 1 of the major problems exiting Dunbarry Road on to the High Street is the limited visibility to the left with vehicles parked outside houses. Accidents will happen which will lead to more traffic using East Terrace.

2) The infrastructure particularly water and sewage will need major overhaul, at the bottom of Dunbarry Road a manhole is at this very moment marked in Blue paint with signs stopping people driving over it, as it has sunk approx. 2 inches.

3) The access road from the A86 must be up and running for all site traffic before any work takes place.

# Comments for Planning Application 2013/0190/MSC

## Application Summary

Application Number: 2013/0190/MSC

Address: Land To North And East And West Of Dunbarry Terrace And Kerrow Drive Kingussie  
Proposal: Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network

Case Officer: Katherine Donnachie

## Customer Details

Name: Mr Peter Schofield

Address: 7 Croila View Kingussie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I am objecting to the attempt by Davall Development to change the Local Plan, concerning their proposed development at Kingussie. I attended a C.N.P.A. Local Plan consultation several years ago specifically relating to Kingussie, where I was shown plans of the zoned area for building. The member of staff at this road show told me that access to the site would be by a new road from the A86, just north of the settlement. The Local Plan is in the public domain so anybody looking to develop the site in question would be fully aware of its constraints.

Davall Developments are an experienced development company and would have looked at the costings of any infrastructure required for the site, prior to the commencement of construction. This would certainly include a new road and they would have been well aware of the constraints regarding the Local Plan, prior to purchasing the site. I understand the access road had been part of the Local Plan for many years because Dunbarry Road was unsuitable to take any further traffic. This is apparent by the existing traffic calming measures on Dunbarry Road which were originally built to satisfy one of the planning conditions, allowing ten homes to be built at Croila View.

The haul road which will connect the site to the A86 to give access to the construction traffic should be upgraded to allow all vehicle access to the first phase of the Development. The cost of this can be mitigated by not altering the road layout of Dunbarry Road. Should condition 4 of the current planning permission be removed, the amenity of my home will be seriously affected as Dunbarry Road is the only vehicular access to High Street and elsewhere.

# Comments for Planning Application 2013/0190/MSC

## Application Summary

Application Number: 2013/0190/MSC

Address: Land To North And East And West Of Dunbarry Terrace And Kerrow Drive Kingussie

Proposal: Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network

Case Officer: Katherine Donnachie

## Customer Details

Name: Mrs Ailsa Schofield

Address: 7 Croila View Kingussie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While not objecting to the building of new homes in Kingussie, I strongly object to the developers wish to have condition four removed from their Planning Permission in Principle. To say that Dunbarry Road is suitable to use as a main access for the first 55 houses is madness, given the significant extra traffic which this development will generate. It is for this reason that condition four was attached in the first place. None of the writers of the specially commissioned reports attempting to justify the use of Dunbarry Road as a main access live or work in Kingussie, so they have no idea of what it is like to use Dunbarry Road in all weathers on a daily basis. 147 parking spaces have been allocated for the proposed first phase of the development, meaning a potential 147+ extra vehicles using Dunbarry Road on a daily basis, and this figure does not include deliveries/maintenance vehicles etc. I understand that traffic calming measures on Dunbarry Road/Terrace and at the Junction of Dunbarry Road with High Street are being proposed, but I still fail to see how this will alleviate the situation during peak times when people are trying to get to work. It may have the desired result of slowing traffic down, but will not deter people from using East Terrace as a rat run, rather than be faced with the inevitable back-up of traffic which will occur on Dunbarry Road. Both motorists and pedestrians which include children, the elderly, and other vulnerable groups, will be put at risk as a result. The more traffic there is, the greater the likelihood of accidents. The developers apparent refusal to construct a proper access road off the A86 is obviously a financial decision, and my fear (and I know I am not alone in this) is that although they will provide a temporary haul road to accommodate construction traffic, a proper dedicated access road will never be built. Meanwhile, existing residents will be left to live with the

result.

I have absolutely no faith whatsoever in the developers assurances that should permission be given for Dunbarry Road to be used as a main access, it will not be linked up with a new access road at some future date. From what I know of the planning system, it seems to me that developers can continually chip away at planning consents by applying for variations until they achieve exactly what they want, without any regard for the people who ultimately have to live with the results.

I also object to the fact that the application makes no mention of any buffer zone planting, to commence before any work has taken place. Ideally this should have been done years ago to allow the trees to reach a reasonable size. While understanding that this has not been done due to financial constraints, this indicates to me that no account has been taken of the suffering that residents adjacent to the site will face, from what could potentially be years of dirt, dust and noise right outside their windows.

Although glad to note that only 130 houses are now currently proposed for the whole site, this number is meaningless, coming as it does with the caveat that the number will increase if the market picks up. I would ask how Kingussies already over-stretched infrastructure (Medical Practice/ High School/Police service/Antiquated town pipe-work etc) is likely to cope with 130 houses, never mind an even larger number? And where are the jobs coming from for all of the people who will be moving into these houses?

I would urge both the Planners and the Park Board to insist that all of the conditions originally attached to this application be retained. After all, there is no doubt that they were attached for very good reasons in the first place.



# Comments for Planning Application 2013/0190/MSC

## Application Summary

Application Number: 2013/0190/MSC

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Proposal: Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network

Case Officer: Katherine Donnachie

## Customer Details

Name: Mrs Lorraine Niblock

Address: Slemish Dunbarry Road, Kingussie, Highland PH21 1JN

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object in the strongest possible terms to the use of Dunbarry Road as an access road for any part of this development.

As a resident of Dunbarry Road I have seen the road get busier over the 10 years I have lived here. Using East Terrace as a pedestrian and pushing a pram has become dangerous. Any further traffic would only increase the danger to cyclists and pedestrians on Dunbarry and East Terrace. Since living on Dunbarry Road we have built an award winning business. Our guests tell us that they stay with us to enjoy the peaceful setting of a Highland town. We encourage our guests to walk to local places, contribute to the local economy and enjoy the scenery during their walk. CNPA please consider both visitors and residents of Dunbarry Road and refuse access to this development.

# Comments for Planning Application 2013/0190/MSC

## Application Summary

Application Number: 2013/0190/MSC

Address: Land To North And East And West Of Dunbarry Terrace And Kerrow Drive Kingussie

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mrs Angela Williamson

Address: 'Ashwood' KINGUSSIE

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir,

I was very concerned about the developers continuing application to have condition 4 removed from the planning permission to enable them to use Dunbarry road as an access for vehicles during phase one of the development of house building off Kerrow Drive. it is difficult to understand the logic about the developers wanting access to Dunbarry road to save themselves money. The very fact that condition 4 is present protects the residents from large numbers of articulated vehicles having access to the building site via Dunbarry Road. Obviously a new housing estate needs new roads and that is the responsibility of the developers to supply before they start to build houses. The danger to children walking and on their bicycles is very clear as also elderly residents. Our need as residents are more central than those of the developers. We do not want all this traffic on our doorstep. The removal of the only pavement on Dunbarry Road to instal traffic calming bollards will increase the danger for everyone and I strongly object to this proposal.

Angela Williamson

# Comments for Planning Application 2013/0190/MSC

## Application Summary

Application Number: 2013/0190/MSC

Address: Land To North And East And West Of Dunbarry Terrace And Kerrow Drive Kingussie  
Proposal: Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network  
Case Officer: Katherine Donnachie

## Customer Details

Name: Mrs Sharon Shaw

Address: 9 Croila View Kingussie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to strongly object to this application based on the proposed route of works vehicles. To allow this clause will put the lives of our children at risk and will have an adverse impact on myself, family and residents of the area. Remember planners you don't live here but I do!

**From:**HELEN ARMOUR

**Sent:**6 Jul 2013 17:36:25 +0100

**To:**Planning

**Subject:**Planning application for housing, Kingussie, ref: 2013/0190/MS

Dear Sir / Madam,

With reference to the new planning application for the proposed housing development in Kingussie by Davall Developments, I wish to state my deep concerns again at the use of Dunbarry Road as the main access road for this plan. I understand that there will be a long haul road used during the building phase but am concerned that, as this building may last many years, the haul road will not be used for construction traffic for the individual private plots that are going to be for sale. In the previous application, it was my understanding that planning permission was only given after Dunbarry Road access was removed from the equation, necessitating the haul road. No other factors have changed in this proposal other than the number of houses being reduced but as this is only phase 1 and does not cover the whole site, it is likely that this will not be the last planning application for the land.

As argued before, Dunbarry Road is a residential, narrow road on a steep brae with a very narrow junction where it meets the High Street through the village. The plans now show that the developers wish to install a raised table where the road meets the High Street and traffic calming measures (islands) down Dunbarry Road. I live in a cul-de-sac off Dunbarry Road and my neighbours use Dunbarry Road to park their cars. I do not think that narrowing this road and increasing the traffic will improve our environment, in fact I believe it will make the road more dangerous for the people who live here and their children who use it to walk to school and use the nearby playpark and shinty pitch. I also do not see how construction traffic can be policed and think it is likely that over the course of the development, Dunbarry Road will be used for this. The bottom of the road is of particular concern as it is very narrow with no pavement and a lower driveway at one side. The plans showed that a railing would be installed here to stop vehicles (or pedestrians) falling into this driveway but there is no provision for a safe pavement for pedestrians at this point.

I realise that appropriate housing is required for people living in this area but this large development is going to remove an easily accessible green space which is heavily used by inhabitants and visitors alike. I am also not sure that the housing will be catering for current inhabitants as it is a mix of affordable (Highland Council) homes and large plots. It is often the case that council housing is allotted to those most in need who are very often not local and the large plots will be beyond the pockets of most people in the area where the average wage is well below that of the UK.

We live within the Cairngorms National Park and the preservation of these small Highland communities should surely be a priority over financial gain by a few individuals and the loss of more of our fields and forests.

I hope that you will take these concerns into account when you review this application.

**Yours faithfully,**

**Helen Armour (Ms)  
8 Dunbarry Terrace  
Kingussie  
PH21 1LL**

Drumlins  
Newtonmore Road  
Kingussie PH21 1HD

Tel. [REDACTED]

Email: [REDACTED]

Mr D McKee  
Planning department  
Cairngorms National Park Authority  
Albert Memorial Hall  
Station Square  
Ballater AB35 5QB

7 July 2013

Dear Mr McKee,

**Ref.: 2013/0190/MSC - Application for Planning Permission by Davall Developments to build 55 houses in Kingussie**

As a concerned resident in Kingussie, I wish to register an objection to the application by Davall Developments to build 55 houses in Kingussie on the following grounds:

**Variation of Conditions of the Planning Permission in Principle (09/048/CP0 – variation of condition 4.**

I fully support the Cairngorms National Park Authority's original decision to attach this condition to the original planning permission in principle. In my view nothing has changed that would benefit Kingussie residents to merit the overturning of this condition.

If the condition is relaxed then the traffic generated by the additional 55 houses using Dunbarry Road will have a serious adverse impact on the residents of that road and all the adjoining roads that have to use the Dunbarry Road exit for access onto the High Street (A86.)

Indeed, the developers' inclusion of "traffic calming measures" in three places along Dunbarry Road and another at its junction with the A86 show that they clearly recognise the unsuitability of the use of this road for traffic generated by the additional housing. The inclusion of parking spaces for 147 vehicles also indicates that the developers recognise there would be a significant increase in the use by vehicles over and above that which might be expected on the basis of one vehicle per house.

The planning application fails to recognise that Dunbarry Road is a steep hill and it can be treacherous in winter. As a residential road and not a bus route it rightly does not have high priority in the Highland Council's gritting and snow clearing schedules. The installation of three traffic calming measures along Dunbarry Road, adjacent to side roads and on bends, could indeed increase the hazards and result in more accidents, and adversely affect the ease with which large delivery vehicles and especially drivers of large maintenance vehicles such as refuse lorries and gritting lorries would be able to turn in and out of the side roads because of the narrowing of the roadway at such points.

I am concerned that if the easing of Condition 4 is allowed, then the use of Dunbarry Road by the additional traffic will result in considerable congestion on the High Street at this point as vehicles attempt to turn in and out of both Dunbarry Road and the narrow Manse Road opposite. This will have the effect of impeding further, the traffic flow along the whole of the A86 through Kingussie and discourage tourists from visiting the town and nearby Newtonmore, adversely affecting the economies of both communities if fewer tourists stop by and visit the local amenities.

If condition 4 is relaxed and congestion results, I foresee that Transport Scotland will ultimately impose parking restrictions on the High Street between Dunbarry Road and Duke Street, to the considerable disadvantage and inconvenience to residents of the properties along this section of the High Street, since there is no immediate or adequate alternative parking possible in the vicinity. Relaxation of condition 4 will benefit no-one apart from easing the developers' immediate financial position.

I see no reason why the development should not proceed as originally planned – to begin at the easterly end of the site near to the Kerrow Farm road /General Wade road junction with the A86.

The new road opening up from this A86 junction will be much safer in all weather conditions since the gradient will be considerably less than Dunbarry Road. In addition, by splitting the traffic accessing the A86 from two junctions will reduce any likelihood of traffic congestion and gridlock on the High Street than if Dunbarry is the sole exit for all the current houses and the 55 new ones.

I have serious concerns about the developers' current proposal to construct the new road only as a haul road and not to complete the proper layout and landscaping of the new junction with the A86 until much later in the whole development, or even until it is complete. If this is allowed then Kingussie faces the prospect of this junction being an untidy mess for up to 20 years at what should and could be a safe, tidy and attractive feature at the gateway to the town.

The junction of the Kerrow Farm/General Wade Road junction with the A86 is already prone to flooding and has been the site of recent accidents under such conditions. The problem could be exacerbated considerably unless the road junction is completed properly, including drainage, from the start. If the provision of a haul road for use by construction vehicles, with a rough temporary surface and no proper drainage is allowed, then the run-off onto the A86 could increase the road safety hazards immensely. Whatever is finally agreed, during construction of any part of the site, there will be a need for measures to prevent the deposition of mud on the main carriageway from the vehicles using the access road.

#### **Condition 1 Proposal for local needs housing**

I welcome the inclusion of 18 affordable homes in the application and the modifications and improvements to their designs.

I do not agree, however, with the developers' the assertion that they must be positioned off Kerrow Drive with their access coming from Dunbarry Road. They can be just as easily and more appropriately sited off a new access road leading from the A86. To state that if such the new housing was sited here the residents would be isolated from the rest of the town is quite incorrect; they would be close to existing housing at the Glebe and along the High Street. The residents would

more easily be able to walk to the shops on a flat safe route with pavements all the way, instead of facing a longer walk up and down a steep hill.

I still have concerns about the part of the overall site allocated to the building of the affordable homes by the developers in their current application. It is on the steepest part of the overall development site and is known to be swampy. In my view it is not wholly suitable for such dwellings, since the families occupying such homes are less likely to have cars and hence have to walk to town, have younger children and the need for use of "buggies", or else might be older residents who might have disabilities. There is no easily accessible public transport nearby. In my view a site at the eastern end of the development with close proximity to the A86 is more appropriate and enable residents to access the amenities and public transport more easily and also become well integrated into the existing community.

Yours sincerely,

Valerie E Emmett

Sent by email.



**Reference 2013/0190/MS**

While I agree that the area needs affordable homes, I do not agree that Dunbarry Rd is suitable for such an influx of 120 vehicles per day plus service traffic. The local authority originally demanded that an access road be built to take the extra traffic. I think that the local authority should continue to force this on the developers as a first step in the development. The increased traffic in Dunbarry Road would be dangerous to the local children and may even result in severe injury being caused to them.

If the local authority were to accept this new planning application the developer will attempt to get his original proposals through by stealth since an access road from Dunbarry Road/Kerrow Drive would now be available which is clearly against the original wishes of the authority and the community.

Dr Cameron D Procter  
32 Hillside Avenue,  
Kingussie

Ernest E. Emmett FLS, Drumlins, Newtonmore Road, Kingussie, Inverness-shire. PH21 1HD -  
Tel: [REDACTED] mob [REDACTED] email: [REDACTED]

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CNPA Planning Office  
Albert Memorial Hall  
Station Square  
Ballater  
AB35 5QB

8 July 2013

Dear Sir/Madam

REF: 2013/0190/MSC

As a concerned citizen of Kingussie I am appalled that the fresh attempt to provide an acceptable plan for the development North East of the town, fails to realise the main reason for their failure the first time.

Accessing the site via current roads in the town is a non-starter. Condition 4 of the previous plan was upheld in that case and nothing has changed to alter the absurd nature of the request to try again.

Normal developments begin with the installation of at least the principal services, especially for foul and surface drainage and obtaining an agreed connection to the existing system. Then the main road access is constructed to the satisfaction of the necessary authorities. In most cases the development proceeds from the access part and progresses from there. Additional roads may be constructed as appropriate depending on the pattern of development.

This development must be like this using the access from the A86 at the Eastern end of the town; there are no alternatives. It means providing a permanent well planned access entrance, including pavements for pedestrians. In this case, since removal of a considerable number of trees would be required, this should be compensated with appropriate new planting.

I trust that the plan will be rejected, or at least the same constraint regarding access vigorously upheld.

Yours Sincerely

Ernest E Emmett

**Subject:**FW: ref 2013/0190/MSC

**From:** iain wright [mailto: ]

**Sent:** 07 July 2013 21:34

**To:** Planning

**Subject:** ref 2013/0190/MSC

AS A DUNBARRY TERRACE RESIDENT SINCE THE FIRST PART WAS BUILT IN 1983 I HAVE SEEN MANY CHANGES

IE .. INCREASED ROAD TRAFFIC , A TOTALLY INEFFICIENT TRAFFIC CALMING MEASURE AND PROPOSED PLANS FOR MORE ROAD SAFETY MEASURES, IN AN AREA WHERE THEY ARE ASKING PEOPLE TO WALK WITH THEIR CHILDREN TO SCHOOL BECAUSE OF THE HEAVY TRAFFIC THEY ARE PUTTING MORE UNACCEPTABLE HAZARDS ON THE JOURNEY FROM DUNBARRY TO THE HIGH STREET.

OVER 100 MORE CARS ON A DAILY BASIS PLUS ALL THE SERVICE AND DELIVERY VEHICLES WILL PUT FAR TOO MUCH STRAIN ON A ROAD THAT IS ALREADY OVERLY CONGESTED , THE MOST APPARENT SOLUTION WOULD BE A TOTALLY SEPERATE ROAD FOR THE PROPOSED DEVELOPMENT MAKE PROPER USE OF THE TEMPOARY SERVICE ROAD THEY ARE BUILDING  
YOURS IAIN WRIGHT

IAIN WRIGHT

7 DUNBARRY TERRACE

KINGUSSIE

PH21 1LL

The information contained within this e-mail and in any attachments is confidential and may be privileged. If you are not the intended recipient, please destroy this message, delete any copies held on your systems and notify the sender immediately. If you have received this email in error, you should not retain, copy or use it for any purpose, nor disclose all or any part of its content to any other person. All messages passing through this gateway are checked for viruses but we strongly recommend that you check for viruses using your own virus scanner as Cairngorms National Park Authority will not take responsibility for any damage caused as a result of virus infection.

Taigh nan Rothach

West Terrace

Kingussie PH21 1HA

1<sup>st</sup> July 2013

Cairngorms National Park Authority

Ground Floor, Albert Memorial Hall

Station Square

Ballater AB35 5QB

Dear Sirs,

Ref: 20013/0190/MSC

So, the developers have reduced the number of houses they want built to 130. This is still far too big an increase on a small village of 1,200 inhabitants.

I see they still want to use Dunbarry Road as the main access for their buiding work. This is grossly unfair to the people who already live up this road. Not to mention a danger to the many children as they go back and fore to school.

**Not least though, is the impact on the High Street.** As it is, when I approach from the North, I often use Duke Street and Spey Street as a rat run to avoid the snarl-up at the existing traffic lights at the top of King Street.

Kingussie is a busy shopping centre, **bringing cars into it from the whole surrounding area.** Add to that, traffic making its way to the Fort William road, which includes big lorries, **PLUS lorries which use the busy transport café in Newtonmore.** **THEY** have no choice but to leave or access the A9 via Kingussie High Street, and **we already get the biggest lorries allowed** in our narrow high street.

If traffic lights are also put at the bottom of Dunbarry Road AND there is to be a huge increase in lorries for the construction materials, and then the population of all these new houses, the result is going to be **CHAOS.** There is no rat run possible to avoid that junction.

This development will be a disaster here, and all new developments **in this important tourist area** should be **confined to the already urbanised Aviemore.**

It's obvious that the developers chose to withdraw their appliøcation, then make a new one at the peak holiday season for people in this area, when people have the least amount of time to make objections. I trust and hope this will be held in mind when their application is being considered

Yours faithfully

  
Mrs K Summers

From: [REDACTED]  
Sent: 5 Jul 2013 12:03:50 +0100  
To: Planning  
Subject: New application for Housing "Up to 300 Houses" Development

Dear Sir

Suitable areas of land for housing in Kingussie were agreed upon in earlier years Forward Planning. The actual presentation now is in no way what would have been considered as suitable then. Once a National Park for the area had been decided upon the expectation was that the community would be cared for along with Wild Life and the beauty of the countryside. This apparently was a false perception.

While I am relieved to hear that fewer houses are planned for the new development I am still concerned for the safety of vehicles and pedestrians in the existing Kingussie Roads. Kingussie is a highland village and the High Street is already busy enough with through traffic without new a road layout being introduced at the junction of Dunbarry road, whether it be traffic calming on Dunbarry Road itself, traffic lights or removal of parking for the use of house holders. Pavements there must be preserved for the safety of pedestrians, especially children who must proceed from existing homes to school.

The completion of the proposed "so called" temporary haul road to be built off the A86 would obviously have to be the first necessity as the inadequacy of Dunbarry Road as access from the A86 and through road to the new houses would rule it out as a safe and uncluttered route. The "haul road" would therefore be the obvious road for all future access.

Therefore, in any forthcoming planning meetings about the proposed housing development in Kingussie I would like it to be known that I expect that all original conditions which were laid down with regard to these new builds would be adhered to and that any access to these should be a new approach road constructed before building begins and should be maintained thereafter for all time.

It is to be hoped that even at this late date common sense will prevail and all efforts will be made to keep the village nearer to what lovers of the beauty of Badenoch expect of the Planners of our National Park.

Yours faithfully

Mary Abercromby  
Arduthie  
The Crescent  
KINGUSSIE

PH21 1JZ

Caingorma National Park Authority

Planning Application No. 2013/0190/MS

REPRESENTATION

ACKNOWLEDGED 8 7 13

Dear Sir/Madam,

With regard to the Kingussie Development, planning ref: 2013/0190/MS I am writing to say that I would like to most strongly object to this development for the following reasons:

- The developer wishes to open up Dunbarry Road/Terrace as a main access to the proposed development. During the original consultation for residents feedback this was something that we were ASSURED would not happen, indeed, assurance was given that ALL access to the new development would be through the NEW access road to be created, with the exception to this being pedestrian, cycle, horse and emergency service access only. As a resident of [REDACTED] and a daily vehicular/pedestrian user of this road for access to and from my property, I am well aware of the current road usage already being at the maximum that this road is intended to support. As it stands, I consider this road to be safe for my child to travel to and from school, and in going about her daily activities playing around this currently safe area. With the proposed increase in traffic my peace of mind allowing my child to roam freely around Dunbarry, between parks and open ground play areas would be impacted. I would also have increased concern allowing my child to walk to school using the route along East Terrace that is currently utilised as a safe route, due to the increase in traffic along this route that would surely occur if the proposed traffic calming measures on Dunbarry were to be built, as a large proportion of traffic would use this pavement-less road as an alternative route to circumnavigate these calming measures. I do not believe that adding traffic calming to East Terrace to make it "less attractive" to rat-runners would prevent it being used as a shortcut, as the cars would have to negotiate similar measures when navigating Dunbarry, but with potentially less oncoming traffic on East Terrace this would be a more attractive prospect. I have similar reservations with regard to the proposed pedestrian "herding" barriers designed to encourage the children to use the Jonathans Brae/High Street route – the children have a well established route that cuts short their journey by utilising East Terrace, Ardbroilach, Mill Lane, onto the High Street by Caberfeidh and straight to the crossing lady on the bridge. A simple barrier will not dissuade them from this familiar short cut, and they will use East Terrace regardless.
- This concern regarding the intended changes to the road also extends to my own experience of Dunbarry Road as a vehicular user, and its suitability for these increased traffic calming measures. On more than one occasion, when using this road during wintry weather, my ability to stop effectively at the existing "island" has been hampered by snow and ice, and the same is true of the final downward slope leading to the junction of Dunbarry and the High Street. To add a raised shared table to this slope, which will have the effect of: hampering effective snow clearing; adding a collection point for the inevitable slush left after ineffective snow clearing; which will in turn provide a handy ramp for cars (finding difficulty purchasing grip/achieving braking on the icy down slope) to gain elevation from before landing on the High Street. I have also witnessed (and experienced firsthand) the difficulty vehicles have had trying to climb the slope up Dunbarry after turning from the High Street during wintry conditions, and believe this would not be alleviated by the introduction of a raised shared table, indeed, users would be disadvantaged by this change, to the possible detriment of person, possession, and worst-case scenario, loss of life.
- Further to this concern is my understanding that the Traffic Assessment commissioned by the developers states that "Dunbarry Road would currently be classed as a General Access Road which under council guidelines can serve up to 200 houses. Currently from its junction with East Terrace Dunbarry Road / Terrace it serves around 100 houses. By this criteria, the Road could serve a further 100 houses provided some upgrades are made to the Road / footpaths." The fact is that NOT COUNTING residences accessed from this named junction, Dunbarry serves 120 houses. As local residents are fully aware, the majority of access to Cluny & Dallas Terrace, Campbell Crescent and Garraline Terrace is through this junction (adding a further 80 houses approximately) and this also fails to take into account all houses in Lower Garroline, James Court & Dunbarry Brae). This suggests that

the facts have been "cherry-picked" to suit the assessments currently being used to support the REVISED plan that is now lodged with the CNPA planners. This observation, coupled with my observation further down this letter with regards to the Drainage Assessment, causes me concern as to the reliability of the commissioned assessments that the developers have presented in support of their application. Whilst I do not doubt that the facts used to support these assessments are indeed TRUE facts, whether they are fully representative of the WHOLE facts of the situation I believe is called into doubt.

- As stated above, the community feedback for this development was gained by the developers when using the premise that Dunbarry Road would NOT be used in any way to access this new development. As this has now been recanted, I believe that my original feedback as a resident was obtained under false pretences, as I cannot believe that such an experienced development company would not be aware of the cost that would be incurred by building a new access road from the start of the project. This leads me to believe that either the developer had no intention of building the road and merely promised the community this in order to obtain feedback (which contributed to outline planning permission) under false pretences, or that the fortunes of the company have taken a turn for the worse – leading to the real possibility that we will never get the road – and all the traffic for this development will eventually use Dunbarry as a main access. The possibility that the developers will build the bare minimum needed to satisfy the planners, sell the entire remainder of the development for profit and never complete the access road is one that has to be considered, and measures put in place to prevent this from happening. I am worried that, if the former reason for the developer's change of intention is true, then they cannot be trusted to adhere to their stated intention to eventually build the road, and if the latter reason is true, they may not be fiscally able or willing to build it. Either way this will have the result of a serious impact on the amenity of life the current occupants of Dunbarry and surrounding areas enjoy and this is unacceptable. CNPA MUST find a way to ensure their duty to the current occupants of the CNP is upheld, the cost MUST be to the developer (those who stand to ultimately profit from this development) not the residents of Kingussie, OR fresh feedback from the community has to be collected and considered based on the changed plans, which means the development has to be put back to planning AFTER this has been carried out.
- As an amenity user of the green land that the proposals to build on encompass, I also have concern as to the relevance of the developers commissioned assessment into the drainage ability of the land. I note with concern that the date the assessment took place was on one of the (statistics based on Met Office records from 1971-2000) driest and hottest summers Kingussie had the privilege of enjoying in some time. Considering that in recent years it has been nigh on impossible to traverse this land without waterproof footwear protecting the walker from permanent bog areas and mud, I doubt that this assessment is a true measure of the situation of the water levels experienced on this land. The recreational "pitch" area heavily used by Kingussie residents below this land frequently experiences a run-off from this saturated ground that creates a shallow "river effect" flow across the pitch travelling towards the lower valley, and all dog walkers and regular users can attest to the regularity of this occurrence. I believe that with the trend for wetter and colder summers that we have experienced recently that this assessment needs to be carried out again, and should be carried out during a season that is more representative of the typical weather patterns that we experience in order to gain a more realistic representation of the conditions we experience. I do not believe sufficient drainage methods will be installed otherwise, and this will have a detrimental effect on all those living below this development (myself included) and all residents who use the "old shinty pitch" ground below the existing saturated areas of green land. Taking away the sodden, perma-bog "soak away" that currently sits on the other side of the wall, which still manages to impact on the community area during wetter weather, will simply move this "soak away" to the pitch below, making this area unsuitable for purpose.
- As an amenity user of the surrounding woodland (adjacent to the proposed development) and a keen nature lover, I also have concerns as to the reliability of the submitted mammal assessment. According to the assessment "no presence of any badger activity was identified as part of the site survey". I recently walked on two separate occasions through various routes that have been included in the area surveyed and photographed extensive signs of badgers feeding, including snuffle holes, uprooted and scattered dead wood, claw marks on fallen wood and two potential "D-shaped" entry holes from the adjacent fields known to contain setts further on from the woods. One of these holes had small grey tufts of hair on the extremities of the holes, caught in the wire and suggesting the animal that made it had 'filled' the hole, the other hole had clear track marks leading to it suggesting frequent use. I have stored these images in an online photo sharing site, accessible through this link for your reference <https://www.dropbox.com/sh/1215kx0g87fe29n/ftGakt93rL>. I have spoken to another dog-walker who witnessed pine marten in the area covered by the mammal survey, and I myself have witnessed red



squirrel activity ON the land that is to be built on. None of this is evident in the survey, which brings me to question whether the survey carried out did justice to the truly diverse nature of this unique and beautiful location.

As merely a resident of Kingussie, with no particular expertise in either planning OR developing, I will let my objection rest with the above comments. I am sure that given the time to look further into the application it would be entirely possible to find more points upon which to object, but as a lay person who must find time alongside my day to day duties of life to look into this situation I do not have the luxury of that time to spare. As a Planning Authority, and as this is your livelihood, I would expect that you do indeed have that time to spare. If it is possible for a person of my limited experience to find these flaws in logic upon casual inspection, I look forward to seeing what further flaws in the application persons of your experience and ability can unearth. Indeed, I place my faith in your experience and ability to uphold your duty to this National Park, our protected area, because of our beautiful countryside, wildlife and cultural heritage. Remembering that we, the people who live and work in the National Parks and the farms, villages and towns are protected along with the landscape and wildlife. And ultimately please remember, that whilst large amounts of land within the National Parks are owned by private landowners along with the thousands of people who live in the villages and towns, National Park Authorities work with all landowners in all National Parks to protect the landscape. (Yes, I lifted ALL the emboldened text directly from the government website - "What is a National Park". I thought it appropriate.)

Yours most sincerely,

Pippa Hadley.

Dear Sir/Madam,

I would like the original petition regarding the removal of condition 4 attached to the Kingussie (up to 300) development, (both paper and online versions of) to be carried forward to the revised application, ref 2013/0190/MS, as the content of the petition still applies to the revised application, and the signatory's objections stand. Please submit the paper and online versions of the petition to the current application referenced above, and please add the following names and comments to the original document resubmitted with this objection as these names have been added since the previous application.

129	Mrs Sharon Shaw	Kingussie	N/G	N/G	View I strongly object to the proposed use of Dunbarry Road as an access for the proposed development	Jul 07, 2013
128	Mrs Alisa Schofield	Kingussie	N/G	UK	View Doesn't matter how it's dressed up, Dunbarry Road is not suitable to carry large amounts of extra traffic. More traffic = more accidents. Construct a new access road off the A86 and leave this old crofters road as it is - it's already busy enough.	Jul 05, 2013
127	Mr Peter Schofield	Kingussie	N/G	UK	View This is not about traffic flow, it's all about cash flow.	Jul 05, 2013
126	Mrs Helen Graham	Kingussie	N/G	UK	View It is of the utmost importance that the access road promised by the developers is built and completed. Using Dunbarry Road is not a safe or sustainable option and would cause all manner of problems to the community. After, we are only asking for what was originally promised!	Jul 01, 2013
125	Mrs Linda Cloworth	Inverdrule	N/G	UK	N/G	Jun 30, 2013
124	Mrs Jacqueline Sindalr	Spay street	Kingussie	UK	N/G	Jun 29, 2013
123	Mr Robert Donaldson	Kingussie	Inverness-shire	UK	View No to access from Dunbarry Road	Jun 29, 2013
122	N/G Simon Cook	Kingussie	Inverness-shire	N/G	N/G	Jun 29, 2013
121	Mr Anthony Hadley	Laggan	N/G	UK	N/G	Jun 29, 2013
120	Ms Amanda Grant	Aviemore	Highland	UK	N/G	Jun 29, 2013
119	Ms Caroline Bromley	Inverness-shire	PH21 1LL	UK	N/G	Jun 26, 2013
118	Mr John Patchett	Kingussie	N/G	N/G	View I signed in March but I feel I should now add a comment or two. The developers have tried to worm out of their obligations and hope to wear down the community by using a last minute withdrawal to create the need for a new start for the whole process. This tactic is well known. The basic safety aspects remain unresolved. The only possible solution is the construction of a proper road and the first properties being built at the bottom. The drainage and water costs for the affordable housing preclude this (ie not enough profit). No secret then that the affordable housing is being built in the most swampy undesirable area of the site (which nobody else would want to buy) but by doing this they can justify building a road (access from Dunbarry) which accesses the most profitable sites, though I wonder how many of these would actually sell? Unless this developer realizes that his gamble has failed and that he should invest rather than exploit, this town will be condemned to 20 years of building, dust, dirt and noise with no guarantee that goods vehicles will use the haul road. Greed written large as far as I can see. No sign of a tree screen either?	Jun 25, 2013
117	N/G nooreen mallia	Kingussie	N/G	UK	N/G	Jun 25, 2013
116	Ms Alison Saunders	Kingussie	N/G	UK	N/G	Jun 22, 2013
115	Mrs Geraldine Macrae	Kingussie	N/G	UK	N/G	Jun 22, 2013
114	ms Virginia Graystone	Highland	ph21 1lj	UK	N/G	Jun 22, 2013
113	Ms Susanne Rowley	Kingussie	N/G	UK	View The developers are as slippery as Dunbarry Road is in icy conditions, as it is not a priority road for gritting.	Jun 22, 2013
112	Mr Trevor Morris	Kingussie		Scotland	View Without the new road there will be a traffic bottleneck at the bottom of the High Street, and it will also create a traffic hazard.	May 22, 2013
111	Mrs Cathy Ross	Kingussie	N/G	N/G	N/G	Apr 04, 2013
110	Mr Willie Ross	Kingussie	N/G	N/G	N/G	Apr 04, 2013
109	ms sandra davidson	Kingussie	Inverness-shire	N/G	N/G	Mar 26, 2013

Thank you,

Pippa Hadley



# Newsagent

Petition to the CNPA calling to KEEP CONDITION 4 in the Kingussie "up to 300" development.  
DO NOT allow access through Dunbarry, BUILD THE ROAD THAT WAS PROMISED!

Print Name	Address & Postcode	Signature	Comment (optional)
M. E. THOMSON			
<del>C. MacCall</del>	Hillside PH21 1AP		
<del>C. MacCall</del>	20 DUNBARRY TERR		
<del>C. MacCall</del>	20 DUNBARRY TERR PH21 1L		
A. C. MacCall	GREEN LANE		
<del>C. MacCall</del>	12 Campbell Crescent		
<del>C. MacCall</del>	Glenmore, Gynack Rd.		
J. RENTON	6 Ruthven Cr		
M. MALLIA	MORVEN KING ST		
A. SHARD	TROMIE MILLS PH21 1NS		
P. CRUICKSHANK	8 RUTHVEN CT PH21 1L		
C. MACPHERSON	21 HILLSIDE AVE		
G. MACPHERSON	21 HILLSIDE AVE		
E. GUNN	4, CAMPBELL CR.		
R. SMITH	ARDMORE		
P. HARRISON	8 Stellan Colloger		
<del>C. MacCall</del>	5 Sealedoman Bldg		
V. PEARSON	Asgard Acres Rd		
M. LA SMOY	STONKBEAG STR 57.00T		
D. GRANT	SUIVE KING ST		
R. MERRIS	Tough Bay Kynure		
A. Taylor	MORVEN EAST TERR.		
Lucy DON	KILMORACK DUX ST		
Lorna McGeer	Benn Bhuada Dux St		
John Phil	Hill St Kingussie		
CAROLINE HEARTY	Rhuarden, Gynack Rd.		
M. Skelton	Craig Drive		
John Patroll	Mandaly, Old Distillery Rd		
M. MacWilliam	8 RICHARD COURT KINGUSSIE		
L. BRAZIER	DRUMBUIDHE KINGUSSIE		
→ Rowan	3 HILLSIDE AV		
J. MITCHELL	3 HILLSIDE KINGUSSIE		
ADRIE	GLENTONIC PH21		
ANNE JOHNSTONE	CROYSTONES PH21 1L		

JOHN C. CONNOR



# Murchies

Petition to the CNPA calling to KEEP CONDITION 4 in the Kingussie "up to 300" development.  
DO NOT allow access through Dunbarry, BUILD THE ROAD THAT WAS PROMISED!

Print Name	Address & Postcode	Signature	Comment (optional)
MARIE BROWN	5 RUTHVEN COURT		
RONA LEGGETT	NEWTONMORE PH20 1BW		
LYNN BARNARD	NEWTONMORE PH20 1AR		
Silvia Connolly	Newtonmore Rd, PH21 1HF		
ALISON SHAW	King St. Kingussie		
Jane Collins	Greenkeppon, ph20 1AR		
Marag Macaulay	High St Kingussie		
Flaine Macaulay	Dunbarry Kingussie		
Jessie MURRAY	13 DUNBARRY TERR		
<del>Steve Murray</del>	" " "		
Laura Leggett	Newtonmore PH20 1BW		
CATRIONA RUSSELL	Ullamblan dr, Kingussie		
GERARD DUNN	30, DUNBARRY, KINGUSSIE		
<del>Chris McCallum</del>			
PAUL NIOW	ROSE COTTAGE, KINGUSSIE		
Mason Roberts	Craigwood, West Terrace		
<del>William Hilling</del>	<del>12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300</del>		
G. MacWilliam	2 CEDILAVIEW KINGUSSIE		
J. LONGSTAFF	6 CADERFELDM KINGUSSIE		
G PAVENSA	2 GARRAHINE TER KINGUSSIE		
E. MONTGOMERY	1 DUNBARRY COTTIS		
TREVOR MURRAY	Craigellachie, PH21 1		
ANGELA WILKINSON	Address 1 103 St 11		
E. CROMBIE	Elvendonch, PH21 1EX		
H. BUNTLEY	BURNBANK WESTPH21 1EX CREXWAT KINGUSSIE		
J. BROWN	Alphing Hill		
S. MacBeth	1 Orchard Court, PH21 1LH		
D. Longmuir	1 Orchard Court, PH21 1LH		
A. F. S.	5 Hillside Ave PH21 1PA		
DJ. TOPPING	26 HILLSIDE AVENUE PH21 1PA		
J. DRUMMOND	105 HIGH ST. PH21 1JD		
H. CAUGHAUS	139 HIGH ST PH21 1JD		
B. Dause	Riverside Cottage <sup>by name</sup> St		
I. DODDLETT	any names		



Petition collected online at

<http://www.gopetition.com/petitions/kingussie-development-should-benefit-kingussie-not-jus.html>

**Petition Background:**

When Davall Developments originally presented Kingussie residents with plans for their new "up to 300 houses" development these plans fully adhered to the terms and conditions laid down by the Cairngorms National Park Authority.

This included a new access road from the A86 and a promise to local residents adjacent to the development that their peace and safety would NOT be compromised by an increase in traffic accessing the new development via the Dunbarry Road network. They held a "consultation" in 2009 to collect feedback from residents using these original plans, and residents were reassured, both by the plans presented and verbally by the developers representatives, that NO VEHICULAR ACCESS would be allowed via this road, barring emergency services. These ORIGINAL plans were used to gain outline planning permission from the CNPA for this development, and this original feedback was taken into account based on residents belief that Dunbarry would be safe from an increase in traffic.

Since then, Davall have significantly altered their original plans - based on their own commissioned assessments that include statements such as "Dunbarry Road would currently be classed as a General Access Road which under council guidelines can serve up to 200 houses. Currently from its junction with East Terrace Dunbarry Road / Terrace it serves around 100 houses. By this criteria, the Road could serve a further 100 houses provided some upgrades are made to the Road / footpaths." The fact is that NOT COUNTING residences accessed from this named junction, Dunbarry serves 120 houses. As local residents are fully aware, the majority of access to Cluny & Dallas Terrace, Campbell Crescent and Garraline Terrace is through this junction (adding a further 80 houses approximately) and this also fails to take into account all houses in Lower Garroline, James Court & the Dunbarry Road off-cut to the right - serving Tree Tops and Woodside amongst others). This suggests that the facts have been "cherry-picked" to suit the assessments currently being used to support the REVISED plan that is now lodged with the CNPA planners.

I believe that as experienced developers, Davall would have FULLY COSTED their proposals (including the A86 access road) for their financial feasibility before submitting the plans used to gain outline planning approval. To NOW claim that building this promised road is "not cost-effective" and the cost of providing this road is "prohibitive" logically leads me to believe one of two things:

Davall has had a change in financial circumstances which is preventing them from making a full commitment to completing this development in it's entirety, suggesting we will be at risk of NEVER having the promised access road from the A86, and must consider the possibility that the entire development will eventually be accessed through the Dunbarry Road network

OR

Davall never intended to provide this road in the first place, and it was merely used as a ploy to gain outline planning permission/influence residents feedback then amend their plans at a later date.

I WOULD LIKE TO SEE KINGUSSIE GAIN A DEVELOPMENT THAT IS FOR THE BENEFIT OF THE TOWN, NOT PURELY TO MAKE MONEY FOR THE DEVELOPERS.

If you believe this too, please add your name to this petition to show your support. To make a stronger statement of belief, please register your objections to the removal of Condition 4 based on "the resulting increase in traffic and associated dangers it presents by opening Dunbarry Road up to the new proposed development" to the CNPA planning department at



planning@cairnngorms.co.uk using ref 2013/0058/MSC. Together we can ensure that we are treated fairly.

**Petition:**

We, the undersigned, would like to call on the CNPA planners to RETAIN Condition 4 of the terms and conditions attached to the Kingussie "up to 300" development.

We WANT the new access road to be built from the A86 as originally promised by the developers.

We DO NOT WANT an SECOND set of traffic lights in Kingussie, with the associated risks that an increase of traffic on Dunbarry Road would present to our children's safety.

Please ensure that the access road is built and FINISHED by Davall Developments and prevent the possibility of Dunbarry Road being opened up to the entire development.

This petition relates to the current Kingussie application ( 2013/0058/MSC ) and has been submitted by 25 March as requested by the CNPA.

## Kingussie Development should benefit KINGUSSIE, not just the developers

This petition was published by Pippa Hadley (Principal contact for this petition) on Mar 05, 2013

### Public Signature List

#### Signatures 108 to 69 of 108

#	Title	Name	Town/City	S/C/P	Region	Comment	Date
108	Dr	Robbie Nicol	Kingussie	N/G	N/G	It is a fault of the planning system that those who propose developments make their living from them but those affected by developments have to find time in addition to making their living in order to respond. Given the favour enjoyed by the developer they should be held accountable for the original conditions they negotiated and not allowed to wriggle out of them.	Mar 18, 2013
107	Dr	Anne Stevenson	Perth	N/G	N/G	N/G	Mar 16, 2013
106	mr	Alan Gowans	Kingussie	Inverness-shire	UK	N/G	Mar 16, 2013

105	Mrs	Louise Thomson	Kingussle	N/G	UK	Concerned about the amount of extra traffic down dunbarry and subsequently along east terrace if the new traffic lights/system go ahead. Not apposed to the development but feel a new access road is needed to accommodate it.	Mar 15, 2013
104	N/G	Sarah Harvie	Kingussle	N/G	N/G		Mar 14, 2013
103	N/G	Tom Davy	Kingussle	N/G	N/G		Mar 14, 2013
102	Mrs	Jillian Robertson	Kingussle	N/G	UK	I would like to call on the CNPA planners to RETAIN Condition 4 of the terms and conditions attached to the Kingussle "up to 300" development. We WANT the new access road to be built from the A86 as originally promised by the developers. We DO NOT WANT a SECOND set of traffic lights in Kingussle, with the associated risks that an increase of traffic on Dunbarry Road would present to our children's safety. Please ensure that the access road is built and FINISHED by Davall Developments and prevent the possibility of Dunbarry Road being opened up to the entire development.	Mar 14, 2013
101	N/G	gwynneth bromley	forres	Please Select	UK		Mar 14, 2013
100	Mr	Simon Patchett	Kingussle	N/G	N/G		Mar 13, 2013
99	Mrs	Durga Patchett	Kingussle	N/G	N/G		Mar 13, 2013
98	Mr	Craig Justice	Kingussle	N/G	N/G		Mar 12, 2013
97	mr	neville duncan	KINGUSSIE	Highland	UK	come on folks this affects you!!!!	Mar 12, 2013
96	Mr	David Stewart	Aviemore	N/G	UK		Mar 11, 2013
95	Mrs	Morag Campbell	Kingussle	Inverness-shire	UK	The development is out of proportion and will change the character of Kingussle. The infrastructure cannot support it.	Mar 10, 2013
94	Mrs	Anita Patterson	Gosport	N/G	UK		Mar 10, 2013
93	N/G	Deirdre Duggan	Stavanger	N/G	Norway		Mar 10, 2013
92	Mrs	Heather Campbell	Kingussle	N/G	N/G		Mar 10, 2013
91	Mrs	Allsa Villegas	Kingussle	N/G	N/G		Mar 10, 2013
90	Mr	Pete Moore	Grantown on Spey	Moray	UK		Mar 10, 2013
89	Mrs	Laurence Kelly	Kingussle	N/G	Scotland		Mar 09, 2013
88	Mr	Mark Kelly	Kingussle	N/G	Scotland		Mar 09, 2013
87	N/G	Noreen Mailla	Kingussle	INVERNESS-SHIRE	UK	The new access road must be built before any work begins on the proposed new development. There should be no works access using Dunbarry Road and its associated streets.	Mar 09, 2013
86	N/G	sandra pollock	kingussle	N/G	N/G		Mar 09, 2013
85	Mr	David Duncan	Kingussle	Inverness-shire	UK		Mar 08, 2013
84	mrs	Laura Ross	Kincraig	N/G	N/G		Mar 08, 2013
83	Mrs	Geraldine Macrae	Kingussle	N/G	N/G		Mar 08, 2013
82	Mr	Andrew Dawson	Kingussle	Inverness-shire	N/G		Mar 08, 2013
81	Ms	Kathryn Marshall	Kingussle	Inverness-shire	Scotland	This development received approval on the basis that it was to have a new access road. Clearly the developers should keep their promise and build the road, regardless of the cost to them. They will make enough money from	Mar 08, 2013

#	Title	Name	Town/City	S/C/P	Region	Comment	Date
80	ms	flona love	kinraig	N/G	N/G	N/G	Mar 07, 2013
79	Mrs	Gillian Murray	Kingussie	Invernesshire	UK	N/G	Mar 07, 2013
78	Mrs	Samantha Justice	Kingussie	N/G	N/G	N/G	Mar 07, 2013
77	Mr	Carl Justice	Kingussie	N/G	N/G	N/G	Mar 07, 2013
76	Mrs	Lorna McGregor	Kingussie	N/G	UK	N/G	Mar 07, 2013
75	Ms	Christine Barlow	Kingussie	Inverness-shire	UK	I am resident in Dunbarry Terrace and strongly oppose Davalls proposal to use Dunbarry Road as an access route in the building of new homes. They should be made to stick with their original proposal I have 4 young grandsons who live in this street and fear for their and other local childrens safety. Not to mention the chaos that it will cause to local businesses in the area including East Terrace which will become a rat-run for parents getting their children to and from school	Mar 07, 2013
74	mrs	norma crawford	kingussie	N/G	N/G	<u>Comment for CNPA view only</u>	Mar 07, 2013
73	Mr	Chris Pollock	Leeds	N/G	N/G	<u>100% against Dunbarry being used as the only access road. The development company should be made to stand by their original submission and not cut corners or save money by trying to cite ridiculous facts and figures. Dunbarry already has traffic management measures in place. Surely this is proof enough that this road cannot sustain another 300 households.</u>	Mar 07, 2013
72	Miss	Rachel Pollock	Kingussie	N/G	UK	As someone who lives on Dunbarry, I certainly don't want to have work traffic up and down the street. It isn't a big street and it will cause disruption for a lot of people!	Mar 07, 2013
71	Miss	Lydle Bocquillon	Kingussie	N/G	UK	one of the many reasons, a lot of children do walk to and back from school on Dunbarry road wich will be pretty unsafe!	Mar 07, 2013
70	Mrs	Virginia Graystone	Kingussie	Invernesshire	UK	If the developers keep changing the goal posts how can planning consent be given. Section 4 must be adhered to as originally stated or the developers must re-apply for permission	Mar 07, 2013
69	Ms	Helen Armour	Kingussie	Inverness-shire	UK	N/G	Mar 07, 2013

### Signatures 68 to 29 of 108

#	Title	Name	Town/City	S/C/P	Region	Comment	Date
68	Mrs	L MacLean	Kingussie	N/G	N/G	N/G	Mar 07, 2013
67	Miss	Karen Sutcliffe	Kingussie	N/G	UK	N/G	Mar 07, 2013
66	Mrs	Susanne Rowley	Kingussie	N/G	N/G	N/G	Mar 06, 2013
65	Mr	Matthew Burrow	Newtonmore	Inverness-shire	UK	N/G	Mar 06, 2013
64	Mrs	Susan Cowle	Kingussie	N/G	N/G	N/G	Mar 06, 2013
63	Mr	Simon Cook	Kingussie	Inverness-Shire	N/G	N/G	Mar 06, 2013
62	N/G	Allsa Schofield	Kingussie	N/G	N/G	No problem with buildinq.	Mar 06, 2013

61	N/G	Pete Schofield	Kingussie	N/G	N/G	but any new development should NOT be accessed off Dunbarry Road. The development should be accessed by a new road and not Dunbarry Road.	Mar 06, 2013
60	Mr	Gavin Cowle	Kingussie	N/G	N/G		Mar 06, 2013
59	Mrs	Catherine Chisholm	Newtonmore	Inverness-shire	UK	N/G	Mar 06, 2013
58	mrs	Josephine Murray	Kingussie	Inverness-shire	UK	N/G	Mar 06, 2013
57	Mr	Donald Gilmour	Kingussie	Choose...	UK	N/G	Mar 06, 2013
56	Ms	Kaye King	Newtonmore	N/G	N/G	N/G	Mar 06, 2013
55	Mr	Kevin Macleod	Kingussie	N/G	N/G	N/G	Mar 06, 2013
54	Mr	John Patchett	Kingussie	N/G	N/G	N/G	Mar 06, 2013
53	mr	Jason Carr	Kingussie	N/G	UK	N/G	Mar 06, 2013
52	mr	Alex Don	Kingussie	N/G	UK	N/G	Mar 06, 2013
51	Mr	Alan Davidson	Kingussie	Inverness-shire	UK	N/G	Mar 06, 2013
50	Ms	Elle Miller	Kingussie	N/G	UK	N/G	Mar 06, 2013
49	Ms	Leah Miller	Kingussie	N/G	UK	N/G	Mar 06, 2013
48	Mrs	Mairi Brown	Kingussie	N/G	UK	N/G	Mar 06, 2013
47	Ms	Michelle Miller	Kingussie	N/G	Africa	N/G	Mar 06, 2013
46	dr	Elinor Coldron	Kingussie	N/G	UK	N/G	Mar 06, 2013
45	Mr	James Keith Robertson	Kingussie	N/G	N/G	N/G	Mar 06, 2013
44	Mr	Simon Leiper	Kingussie	N/G	UK	N/G	Mar 06, 2013
43	Mrs	Molra Thomson	Kingussie	N/G	N/G	N/G	Mar 06, 2013
42	mrs	Suzanne Macbeth	Kingussie	N/G	N/G	N/G	Mar 05, 2013
41	Mr	Ed Quinn	Kingussie	N/G	N/G	N/G	Mar 05, 2013
40	Mrs	Lynne Quinn	Kingussie	N/G	UK	N/G	Mar 05, 2013
39	N/G	Julle Macwhirter	Kingussie	N/G	UK	N/G	Mar 05, 2013
38	Mrs	Jacqui Sinclair	Kingussie	Inverness-shire	UK	N/G	Mar 05, 2013
37	N/G	Calum Wardrope	Inverness	N/G	N/G	N/G	Mar 05, 2013
36	N/G	Mark & Anne Johnstone	Kingussie	N/G	N/G	This has to go back to full planning application.	Mar 05, 2013
35	Mrs	Iona Malcolm	Kingussie	Inverness-shire	UK	I understand that a new set of traffic lights at the foot of Dunbarry Road would mean parking on the High Street becomes even more limited. As a disabled driver with a disabled parking space outside my house (and no accessible drive way) this would have an extremely negative impact on me. There are other officers and residents who would be affected in the same way.  Put the wishes of the community first. They understand what Kingussie needs. All the developers understand is profit. As experienced developers they will have originally fully costed the project, so to say now that they can't afford the proper access is to admit that they never were going to accept condition 4	Mar 05, 2013
34	Mr	Anthony Hadley	Newtonmore	Inverness-shire	N/G		Mar 05, 2013
33	Mr	Paul Short	Kingussie	N/G	N/G	At present I allow my children to play in park crossing road on Dunbarry. If this was to go ahead unfortunately this would stop due to the danger of increase of traffic.... The children's need should be taken into account .....	Mar 05, 2013
32	N/G	Judy Drummond	Kingussie	N/G	N/G	N/G	Mar 05, 2013

31	N/G	Barry Folan	Kingussie	N/G	N/G	N/G	Mar 05, 2013
30	Mrs	Julia short	Kingussie	N/G	N/G	I have two young children who go between my house, friends houses and the park, I would not be happy allowing my children to play safe with the suggested increase in traffic, which is cheating my children out of a child hood and one of the reasons for moving to this area, This is unacceptable and I will not support this development without the new access road being built, It's all about money.	Mar 05, 2013
29	mr	Dylan Rendall	Edinburgh	city of edinburgh	UK	N/G	Mar 05, 2013

### Signatures 28 to 1 of 108

#	Title	Name	Town/City	S/C/P	Region	Comment	Date
28	Mr	Willie Fraser	Kingussie	N/G	N/G	N/G	Mar 05, 2013
27	Mrs	Sarah Fraser	Kingussie	N/G	N/G	N/G	Mar 05, 2013
26	mrs	dawn macdonald	kingussie	N/G	N/G	N/G	Mar 05, 2013
25	mr	paul nield	kingussie	N/G	N/G	N/G	Mar 05, 2013
24	Mrs	Effie Young	Kingussie	N/G	N/G	N/G	Mar 05, 2013
23	Mrs	Emma Folan	Kingussie	N/G	UK	The developers knew that a new access road was required at the outset. If condition 4 is changed then the safety of everyone will be compromised purely based on cost. Davall developers state that the legal sale/purchase of the site was based on the use of Dunbarry Road however if this was true then why did the original plans included a new access road? In my opinion they knew the plans wouldn't be passed without it.	Mar 05, 2013
22	Mr	John Menzies	Kingussie	N/G	N/G	N/G	Mar 05, 2013
21	mr	Alan Gowans	Kingussie	N/G	UK	N/G	Mar 05, 2013
20	Mrs	Allison Leiper	Kingussie	Inverness Shire	UK	N/G	Mar 05, 2013
19	Mrs	Joan Wilson	Kingussie	Inverness-shire	UK	N/G	Mar 05, 2013
18	Mrs	Amy Henderson	Kingussie	N/G	N/G	N/G	Mar 05, 2013
17	N/G	Allison Fyfe	Broxburn	West Lothian	N/G	<u>Comment for CNPA view only</u>	Mar 05, 2013
16	Mr	Bill Shaw	Fort William	N/G	N/G	Developers manipulating the system for their own gains are a disgrace!	Mar 05, 2013
15	N/G	Amanda Frazer	Newtonmore	N/G	N/G	N/G	Mar 05, 2013
14	Ms	Allison Saunders	Kingussie	N/G	N/G	N/G	Mar 05, 2013
13	Mrs	Andrea Newbery	Kingussie	N/G	UK	N/G	Mar 05, 2013
12	Mrs	Iorraine boyle	kingussie	N/G	UK	Want me children to be SAFE!	Mar 05, 2013
11	Mrs	Debbie Moneagle	Kingussie	Inverness-shire	Scotland	N/G	Mar 05, 2013
10	Mr	Edward Ruaridh Ormiston	Kingussie	Inverness-shire	UK	This new development on the old "acres" above Kingussie was always going to be accessed by a separate entrance road from the East of Kingussie at Kerrow - this should remain - Dunbarry Road and the current housing should not suffer extra traffic either during construction or longer term - this is also a road safety issue.	Mar 05, 2013

9	N/G	Anonymous	Kingussie	Inverness shire	UK	i believe section 4 should be kept because of the increased traffic on an already busy road, the traffic already struggles to get up and down in the winter. also the traffic lights seem to be at the bus stop, post box. they will also impact on the church for parking at funerals ect, and the people that have to park on the street.	Mar 05, 2013
8	Mrs	Catherine Macdonald	Kingussie	N/G	UK	N/G	Mar 05, 2013
7	Mr	Malcolm Macleod	Kingussie	N/G	UK	N/G	Mar 05, 2013
6	Mrs	Amanda Macleod	Kingussie	N/G	UK	N/G	Mar 05, 2013
5	mrs	dawn macrae	kingussie	N/G	N/G	N/G	Mar 05, 2013
4	Miss	Jessica Wilkins	London	N/G	N/G	N/G	Mar 05, 2013
3	N/G	Pippa Hadley	KINGUSSIE	N/G	UK	Kingussie DOESN'T need a new set of traffic lights, we need a well thought out development with a new access road to support it.	Mar 05, 2013
2	Ms	Caroline Bromley	KINGUSSIE	Inverness-Shire	UK	N/G	Mar 05, 2013
1	Mr	Alexander Montgomery	Kingussie	N/G	N/G	N/G	Mar 05, 2013

# Comments for Planning Application 2013/0190/MSC

## Application Summary

Application Number: 2013/0190/MSC

Address: Land To North And East And West Of Dunbarry Terrace And Kerrow Drive Kingussie  
Proposal: Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network  
Case Officer: Katherine Donnachie

## Customer Details

Name: Mrs Mairi Brown

Address: Aulturle East Terrace Kingussie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I must object in the strongest possible terms to the use of Dunbarry Road as the main access to this proposed development. The traffic calming measures indicated by the developers' agents and their consultants will undoubtedly cause a backlog of traffic on Dunbarry Road. Naturally drivers will turn along East Terrace thus creating a ratrun. East Terrace is itself narrow and has no pavements, at some points it is only wide enough for a single vehicle and vehicles have to turn into private driveways to allow vehicles to pass. It is also a popular route with pedestrians - children use it as a route to school, mums with buggies and toddlers use it as a route to nursery as well as ordinary pedestrians both young and old alike. This pedestrian use is increased during the winter due to the steepness of Jonathan's Brae.

# Comments for Planning Application 2013/0190/MSC

## Application Summary

Application Number: 2013/0190/MSC

Address: Land To North And East And West Of Dunbarry Terrace And Kerrow Drive Kingussie  
Proposal: Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network

Case Officer: Katherine Donnachie

## Customer Details

Name: Mrs Jane Nicol

Address: 1 Kerrow Drive Kingussie

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to strongly object to the proposed development ref: 2013/0190/MSC. Whilst I am not specifically opposed to the building of houses in principle, I do however disagree with several proposals put forward by the developers.

Firstly, Dunbarry Road already serves close to 200 houses and with many households now owning two cars, there is already a substantial amount of traffic using this road. With the proposed 'traffic calming' measures, Dunbarry road would effectively be reduced to single lane which would increase congestion. The idea of putting another three 'build outs' adding to the existing one has clearly not been well thought out. The build outs are all on the downhill side of the road. This means that in winter, stopping safely may well be compromised due to the fact that drivers will have to stop four times in a three hundred metre stretch in icy/snowy conditions. Also, the build out nearest the High Street requires cars to pull out onto the wrong side of the road on a blind left hand bend. This again would be extremely hazardous in winter.

Secondly, whilst I agree with the need for affordable housing, careful consideration needs to be given to the design of these houses. There are no flats along the existing boundary of the development and I feel the developers are trying to cram affordable housing onto small plots in order to keep more land for private plots. In other words, the developers are motivated by greed and profit at the expense of local people. If they are required to make a certain percentage of homes affordable, then this percentage should also have a direct correlation to the area of land



being developed?

Thirdly, there is a severe lack of buffering in several areas where the developers propose to build right up to existing boundaries. Surely in order to soften such a large scale development and protect existing households from dust and noise, surely all phases

[REDACTED]

**Subject:RE: NEW APPLICATION FOR KINGUSSIE "UP TO 300 HOUSES" DEVELOPMENT**

Miss Shannon Murray, 13 Dunbarry Terrace, Kingussie, PH211LL  
Kind Regards

[REDACTED]

-----Original Message-----

From: Shannon Murray [REDACTED]  
Sent: 05 July 2013 16:38  
To: Planning  
Subject: NEW APPLICATION FOR KINGUSSIE "UP TO 300 HOUSES" DEVELOPMENT

As a resident of Dunbarry Terrace since birth 19 years ago; I strongly object against any houses to be built off Kerrow Drive. Kingussie is a small and peaceful village hence why many elderly choose to grow old here & children are raised here. The fields in which the houses are to be built are in use constantly. Whether it be from something as simple as dog walking, children playing safely away from the roads, access to the golf course, walking routes or tourists exploring and admiring the view. People choose to move to more built up areas and cities for a busy lifestyle; this is not what Kingussie is. People move here for the small town life. Why not keep it that way?

Yours faithfully,  
Miss Shannon Murray.

The information contained within this e-mail and in any attachments is confidential and may be privileged. If you are not the intended recipient, please destroy this message, delete any copies held on your systems and notify the sender immediately. If you have received this email in error, you should not retain, copy or use it for any purpose, nor disclose all or any part of its content to any other person. All messages passing through this gateway are checked for viruses but we strongly recommend that you check for viruses using your own virus scanner as Cairngorms National Park Authority will not take responsibility for any damage caused as a result of virus infection.

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# Comments for Planning Application 2013/0190/MSC

## Application Summary

Application Number: 2013/0190/MSC

Address: Land To North And East And West Of Dunbarry Terrace And Kerrow Drive Kingussie

Proposal: Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry

Terrace/Road and Kerrow Drive network

Case Officer: Katherine Donnachie

## Customer Details

Name: Mr Anthony Hadley

Address: Auchmore House Newtonmore

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I fully support the C.N.P.As decision to attach condition four to the original planning permission in principle and I continue to register my objection in the strongest possible terms to any removal or variation of this condition, owing to the serious impact it would have on the amenity of existing homes on Dunbarry Road and its surrounds.

Dunbarry Road is already over subscribed, to the point where traffic calming measures have already been implemented.

The lower part of Dunbarry Road to the junction with the High Street not only carries traffic from East Terrace but also all the roads leading onto East Terrace. The junction between East Terrace and Ardbroilach Road is notoriously difficult and virtually impossible to HGV's meaning that all those properties serviced by East Terrace use the Dunbarry Road exit.

I understand that developers are in business to make a profit. However given the Applicants record of misinformation to the local community I am concerned that they will use whatever methods they can to circumvent Condition 4. and the inherent costs.

I feel it would be desirable to insist that the new access road from the A86 is completed before any development is commenced. This would obviate any chance of the first part of the development being finished and the developer then pulling out before the road is complete, to maximise his

profit.

I understand the applicants concern that Condition 4 is not acceptable as they do not consider it to be cost effective nor conducive to the building of much needed affordable and open market housing. Poppycock ! We are talking about an experienced, local, property developer. As a responsible company they must have factored in the cost of the access road. I feel they are just chancing their arm in a bid to increase profits.

The safety of the local community should come before greedy developers profits

**From:** [REDACTED]  
**Sent:** 08 July 2013 13:53  
**To:** Planning  
**Subject:** Comments for Planning Application 2013/0190/MSC

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:48 PM on 08 Jul 2013 from Mrs Virginia Graystone.

### Application Summary

**Address:** Land To North And East And West Of Dunbarry Terrace  
And Kerrow Drive Kingussie

**Proposal:** Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network

**Case Officer:** Katherine Donnachie

[Click for further information](#)

### Customer Details

**Name:** Mrs Virginia Graystone  
**Email:** [REDACTED]  
**Address:** 6 Dallas Terrace Kingussie

### Comments Details

**Commenter Type:** Member of Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** "My previous comments regarding this development still stand, please take my original letter forward to this current application 2013/0190/MSC".

# Comments for Planning Application 2013/0058/MSC

## Application Summary

Application Number: 2013/0058/MSC

Address: Land To North And East And West Of Dunbarry Terrace And Kerrow Drive Kingussie

Proposal: Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network

Case Officer: Katherine Donnachie

## Customer Details

Name: Mrs Virginia Graystone

Address: 6 Dallas Terrace Kingussie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If the developers wish to proceed with the plan they must adhere to all proposed conditions made when the planning application was granted. They cannot just ignore the clauses which would cost them money. If clause 4 is not being followed then the whole plan must be re-submitted to planning.

**From:** [REDACTED]  
**Sent:** 08 July 2013 13:51  
**To:** Planning  
**Subject:** Comments for Planning Application 2013/0190/MSc

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:46 PM on 08 Jul 2013 from Mrs Geraldine MacCrae.

### Application Summary

**Address:** Land To North And East And West Of Dunbarry Terrace  
And Kerrow Drive Kingussie

**Proposal:** Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27  
& 29 of Permission In Principle 09/048/CP relating to  
submission of revised Master Plan, supporting  
information and details of formation of Construction Haul  
Road to A86 Trunk Road, Phase 1 Housing layout for 37  
Serviced Private Plots and 18 Affordable Dwellings, Trunk  
Road access, site roads, drainage, landscaping and waste  
management; and Variation of Condition 4 to permit  
access from Dunbarry Terrace/Road and Kerrow Drive  
network

**Case Officer:** Katherine Donnachie

[Click for further information](#)

### Customer Details

**Name:** Mrs Geraldine MacCrae  
**Email:** Not specified  
**Address:** 7 Campbell Crecent Kingussie

### Comments Details

**Commenter Type:** Member of Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** "My previous comments regarding this development  
still stand, please take my original letter forward to this  
current application 2013/0190/MSc".



# Comments for Planning Application 2013/0058/MSC

## Application Summary

Application Number: 2013/0058/MSC

Address: Land To North And East And West Of Dunbarry Terrace And Kerrow Drive Kingussie  
Proposal: Matters specified in Conditions 1, 2, 5, 10, 11, 16, 18, 27 & 29 of Permission In Principle 09/048/CP relating to submission of revised Master Plan, supporting information and details of formation of Construction Haul Road to A86 Trunk Road, Phase 1 Housing layout for 37 Serviced Private Plots and 18 Affordable Dwellings, Trunk Road access, site roads, drainage, landscaping and waste management; and Variation of Condition 4 to permit access from Dunbarry Terrace/Road and Kerrow Drive network

Case Officer: Katherine Donnachie

## Customer Details

Name: Mrs Geraldine Macrae

Address: 7 Campbell Crescent Kingussie

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a Grandmother of 2 young boys I am seriously concerned about their safety if the changes to section 4 are allowed to go ahead. They walk to school along East Terrace which will become too dangerous to use; with drivers using it as a rat run to avoid the new traffic lights. During the holidays and at weekends they use the playpark adjacent to Dunbarry Road and the increased danger when playing there will result in a community area becoming out of bounds for many young children.

Dr Robbie Nicol

1 Kerrow Drive

Kingussie

PH21 1QS

8 July 2013

**Objections Relating to Planning Application 2013/0190/MSC**

Dear Mr McKee,

I object in the strongest possible terms to any change in Condition 4 relating to the use of Dunbarry Road for access to this development.

It has already been discussed *ad nauseam* throughout the consultation process that:

- Dunbarry Road is already at capacity for traffic use,
- The narrowness of Dunbarry Road (and adjoining roads) means that traffic congestion is already a safety concern for children and adult pedestrians (never mind increasing traffic capacity),
- The existing traffic calming measures already represent a hazard to existing road users (never mind increasing traffic capacity),
- The junction between Dunbarry Road and the High Street is already a traffic hazard (because of constricted viewing for drivers joining the High Street because of parked cars).

Any suggestion to reroute traffic by introducing one-way systems, or further traffic calming measures, would only exacerbate the existing problem in Dunbarry Road whilst overflow traffic would present the same safety and congestion problems in adjoining roads.

The argument by Davall Developments that Condition 4 is not 'cost effective' and will 'undermine economic viability' is spurious in the extreme not least because no evidence has been provided to substantiate these claims and it would appear that they are cherry picking arguments to support their own financial interests. If it is only now that these issues are coming to light then do the developers not need to consider if their financial advisors have misadvised them in the first place? It is therefore logically inconsistent to then state that the sustainability of the community of Kingussie is in doubt without this development, how would they know if they have not 'done their sums right'. In terms of school roles their refutation contains no acknowledgement of school numbers in terms of national averages and so it is clear that the developers have not grasped demographic implications nor geographical differences. The social fabric of the Highlands has already been blighted by the boom and bust prerogatives of unsustainable

development and the promise in the local newspapers from the developers that they will support local builders appears more of a tactic to gain support from hard working people as opposed to a commitment to provide them with long-term sustainable employment. This leads to the third of my objections.

It is an affront to participatory democracy that the developer should now renege on promises made to the community and throughout the application process. It is a fault of the planning system that those who propose developments make their living from them but those affected by developments have to find time, in addition to making their living, if they want to respond. Given the favourable conditions already enjoyed by the developer (e.g. the developer has submitted pages of refutation written by professional 'spin doctors', yet individuals are asked to respond electronically with 1950 characters on the CNPA website?) should they not now be held accountable for the original conditions they negotiated? This fault in the planning system would only be compounded by allowing the developer to wriggle out of promises and conditions they have already made to local people and local trades within an area that has been designated for its unique international character.

One further aspect of the revised plan that the developers have ignored was the need for a buffer zone between the planned housing and existing housing. This means that residents will be exposed to a building site for the 15-20 year duration of the passed construction process. Tree planting should take place in these interfaces in order to protect existing residents from the worst excess of noise and dust.

Yours sincerely,

A solid black rectangular box redacting the signature of Robbie Nicol.

Robbie Nicol

From: [REDACTED]  
To: [REDACTED]  
Subject: Reference 2013/0160/HSC  
Date: 08 July 2013 17:45:42

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to planning



To the Cairngorms National Park Authority,

As a resident of Hillside Avenue, I am expressing my horror at the prospect of using Dunbarry Road as a main thoroughfare to the over-the-top number of new houses which have been designated for the property up the hill from us.

This road was never designed for large numbers of vehicles. It is narrow, twisting and can be busy with the number of houses using it at present. Two cars can pass if careful. Buses and lorries are out of the question.

The traffic congestion which will ensure with traffic lights and narrowing of the street at the bottom is unthinkable. Parking becomes a major issue on the High street. The available spaces are necessary and well used now. To eliminate some of the spaces and then add the many cars which will inevitably appear when too many houses are built will add to the inability of traffic to move through and around Kingussie. Older residents need and use their cars and will have a lot of difficulty getting around and finding parking so they can do their messages. All this traffic also adds to the lack of safety for young children and cyclists using Dunbarry Road and the High Street.

Kingussie is a Highland village the charm of which is the attraction to residents and visitors alike. The town was not built to sustain the number of houses projected. The infrastructure is not there. The roads particularly are not at all suitable. Remove the pavement at the junction of Dunbarry Road and the High Street and it makes the problem far worse, especially for pedestrians using the road.

It is vital that these many proposed changes to Kingussie are thought out more carefully and reconsidered in light of the village as it stands. One understands the need for some new builds but it is necessary to do this in a much smaller scale.

**Dunbarry Road must be kept as is and the proposed road at Kerrow farm be used to enter and exit the new area.**

Respectfully,

Diane Grosdanoff  
a very concerned resident  
27 Hillside Avenue  
Kingussie  
PH21 1PA





In response to your e-mail my name and address are as follows,

Jolene Fraser 2 Dunbarry Terrace , Kingussie, PH21 1LL

Regards,  
Jolene



Sent: 05 July 2013 17:53

To: Planning

Subject: Concerns over access route, ref 2013/0190/MSC.

Dear Sirs,

I would like to voice my concerns about the proposal for the use of Dunbarry terrace as general access to the first phase of a future housing development, as a resident of dunbarry terrace i feel that the introduction of a futher possible 120 vehicles using this road would be detrimental to the lives of all who live here.

Dunbarry terrace is narrow and has many bends in it, there is not enough off street parking so many cars are parked on the roadside, there is also a park which is adjacent to the road , in the summer it is use my local children , they often take there bikes up and down the hill and on occassion over shoot and go on the road, as residents we know to watch out for them but i feel the extra traffic would increase the probability of an accident happening, also in the winter they sledge down the hill and again the risk will be increased if there are extra cars going up and down. We also have a lot of people who walk there dogs, they need to cross the road to gain access to the woods, many of these are elderly , an increase in the volume of traffic would i believe be a cause for concern for them, im afraid if granted the extra traffic using Dunbarry terrace would affect the quality of life for many people.

The installation of traffic lights on the high street at the foot of Dunbarry terrace would affect many lives also, the residents of the High street park outside there homes, i believe traffic lights would cause a bottle neck affect at times, if there is an accident on the A9 which unfortunately happens more often than we like, the high street is often used as a detour, so you can imagine the extra traffic coming through, traffic lights would i believe cause more problems ,also as a village there are times when we have funerals which are very well attended, the church is yards from proposed sight for the lights, people often park on either side of Dunbarry road and at the moment that causes no problems at all, the installation of traffic lights would definately cause problems, can i just finish with the thought of having no pavements at the foot of Dunbarry terrace would be dreadful and potentially dangerous, the local children walk to school that way , they have done for years , i strongly oppose the use of Dunbarry terrace as an access road to this new housing development and hope that local views will be upheld and common sense will prevail, we are a highland village but this is soon to be lost if these plans go ahead.

Yours ,

Jolene Fraser

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