

# Agenda Item 6

## Appendix 2

2024/0297/DET

Community council comments

## Emma Greenlees

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**From:** NVCC <nvccsec@gmail.com>  
**Sent:** 24 November 2024 17:12  
**To:** Planning  
**Subject:** 2024/0297/DET

**Categories:** Consultation Response

Dear sirs

NVCC recognise that the affordable housing partner that Tulloch's were originally working with on the development are no longer involved and that there are now new affordable housing partners.

While NVCC recognises that this is largely outside Tulloch's control, NVCC is concerned that the remix of housing - to one consistent type of 3-bed house - is not actually what the community needs for affordable homes. The main need for affordable homes is considered to be young local families, working in the area, who need accommodation, and in that regard 2-bed housing is much more where the community council would have thought the demand lies.

An added concern is that with the involvement now of Highland Council, it is seen as a solution to a demand which arises from people who are not actually resident with Badenoach, but rather from the wider Highland Council area, or even beyond. NVCC has always supported the affordable housing aspect of the development as there has long been a lack of such housing in the area for local families.

It is also thought that the revised plan is, to put it bluntly, boring. It does not enhance the site in the way that the previous mix of housing did, with differing styles and roof heights and housing models. Now it looks like an estate - or group of housing - of old-style social housing. Surely they can do better than what is proposed.

So while understanding that new partners are involved, we would object to the proposed mix of housing and the styles adopted as not being suited to the community in which they are being built, where the need is for affordable housing for young locally-employed families and not larger, and presumably more expensive to rent, 3-bed housing.

Regards

Graham

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Graham Fraser  
Secretary, Newtonmore & Vicinity Community Council