



Cairngorms
National Park Authority

Ùghdarras Pàirc Nàiseanta a'
Mhonaidh Ruaidh

Item 7 Appendix 2 26 January 2024

Agenda item 7

Appendix 2

2023/0300/PPP

Community council comments

Comments for Planning Application 2023/0300/PPP

Application Summary

Application Number: 2023/0300/PPP

Address: Land 80M SW Of Inshcraig Insh Kingussie PH21 1NU

Proposal: Development of three affordable houses

Case Officer: Emma Bryce

Customer Details

Name: Kinraig & Vicinity Community Council

[REDACTED]

Comment Details

Commenter Type: Community Council

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: KVCC has been misrepresented in the planning application document:

"Initial contact has been made with the Small Communities Housing Trust and Kinraig Community Council who are both supportive of the potential development and the additional affordable housing that it would bring to the area. "

KVCC has never said that we support this specific application.

We support sustainable low-cost community housing in appropriate locations and where they are supported by housing agencies as either low cost purchase in perpetuity, shared ownership or rental properties for people who live and work locally.

Examples of this already exist in Kinraig - the Ardgael development in partnership with the Small Communities Housing Trust and the housing association rental properties in the village at The Knoll and Baldow.

KVCC has concerns regarding the following:

- The road access connection to the proposed development and road safety at the adjoining junction with a minor U road and the lack of footpath.
- About the natural habitat being affected - with local knowledge we request a review of the current CNPA report as there is no record of the existing water drainage channels / recognition of this as a high risk flood area as detailed on insurance risk / or the fact that the land is used for main line underground SSE power cables.
- Adequate local facilities for the new families in these properties.

In summary KVCC does not have enough information about the development to support or oppose - apart from listing our concerns as listed above.

We have received written objections from the three adjacent properties owners to this development and advised them to forward these to the Cairngorms National Park Authority

Planning Department for submission.