

APPENDIX

PAPER 9 - 09/048/CP

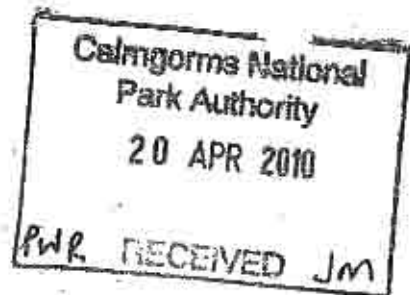
Letters of Representation

From: Major (retired) L. Brazier.

Drumbuidhe
Kingussie
Inverness-shire
Scotland
PH 21 1HS

16TH April 2010

Mr Andrew Tait
Cairngorms National Park
Albert Hall
Station Square
Ballater
Aberdeenshire
AB35 5QB



Dear Sir

**09/048/CP LAND TO NORTHEAST OF KINGUSSIE - PROPOSED
DEVELOPMENT OF 300 HOUSES.**

Having attended the site meeting of the Cairngorm National Park Board officials and listened to the proposal and explanation, I wish to object to the application submitted by Davall Developments Ltd. for the proposed development of 300 houses on the agricultural land at Kerrow to the north east of Kingussie.

Number of Housing Units

I believe this number of house units to be excessive for a settlement the size of Kingussie and that this would significantly alter the character of the town. I do not believe there is a requirement in Kingussie for a development on this scale. Casual observations and anecdotal evidence suggests that in the new developments which have sprung up in other locations within Strathspey and Badenoch in recent years, a significant percentage of these houses are either lying empty or used infrequently as second homes. Surely this is contrary to the 4th aim of the National Park.

Type of Housing Units

The figure often quoted by the developers for the number of families seeking rented accommodation in Kingussie is claimed to be around 240. This does not mean of course that these 240 families actually live in Kingussie. People who are on the housing register are given a multiple choice of where they would like to live and many would come from outside Strathspey and Badenoch. However if we accept that

there is still a requirement for low cost rented accommodation, this surely is the type of property which should be built as a priority. I would suggest that in any new housing development the percentage of 'affordable housing' either to let or to buy should be increased to 80%.

Drainage

Scottish Water have indicated that when their proposed upgrade of the waste water treatment plant is completed that this would allow for an additional capacity of 150 house units. This is only half of what is required for this new proposal and there is no guarantee that there is either the physical capacity to increase the size of the existing facility or indeed that additional finance would be made available in future years. If 150 new units were allowed at Kerrow and the increased sewage capacity taken up this would surely preclude any other developments including house extensions requiring extra WC facilities in other parts of the town.

I would be most grateful if you would confirm my objection has been recorded.

Yours faithfully,

A large black rectangular redaction box covering the signature area of the letter.

Cairngorms
Park Authority

19 MAY 2009

RECEIVED

Ardchoile
West Terrace
Kingussie
PH21 1HB

18 May 2009

Mr Andrew Tait
Planning Officer (Development Management)
Cairngorm National Park Authority
BALLATER

Dear Sir

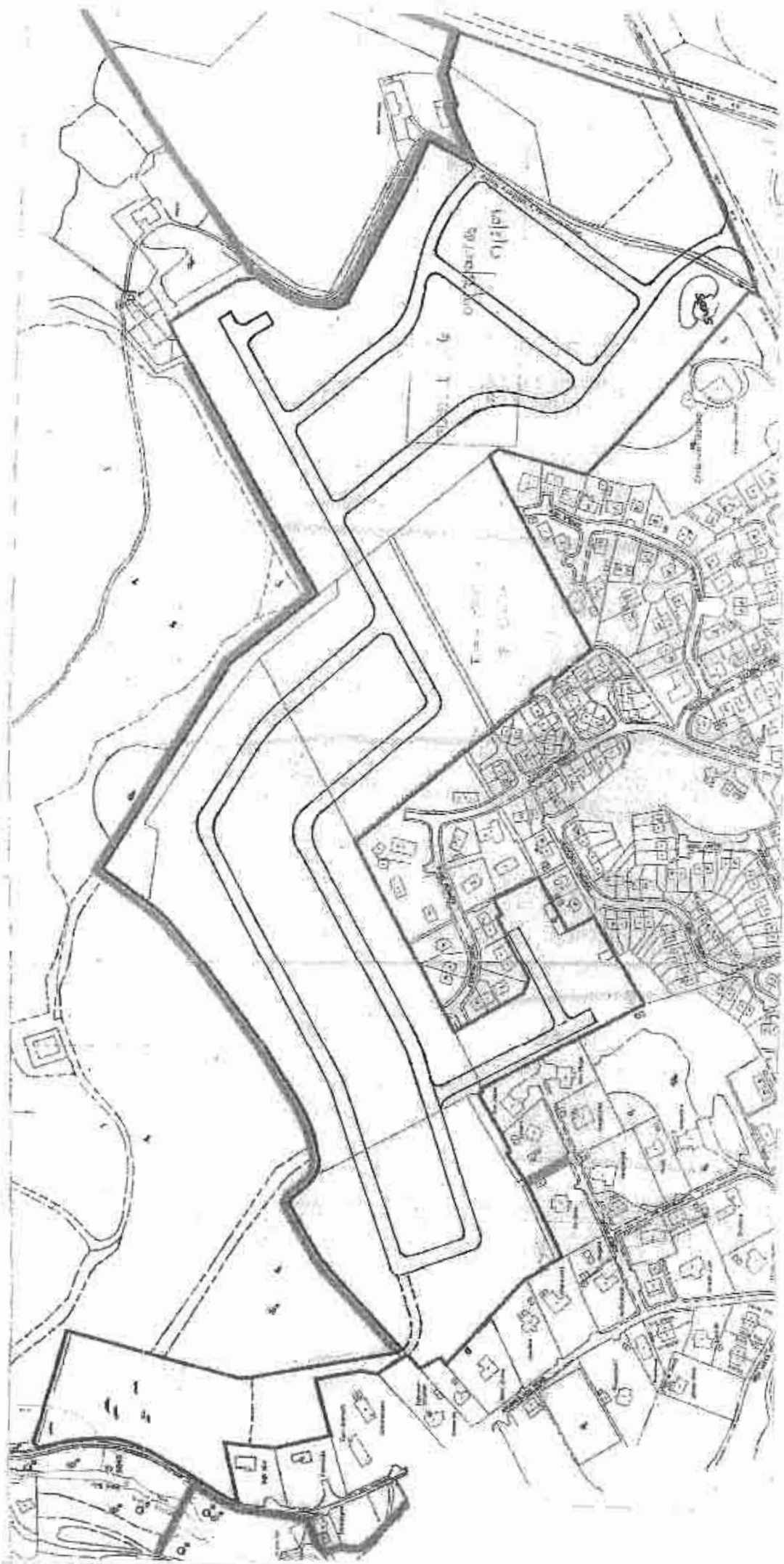
**09/048/CP - PLANNING APPLICATION FOR MASTER PLAN FOR PHASED
DEVELOPMENT OF 300 HOUSES; ECONOMIC DEVELOPMENT USES;
COMMUNITY USES INCLUDING ALL INFRASTRUCTURE, LANDSCAPING
ETC. AT LAND TO NORTHEAST OF KINGUSSIE - NORTH OF ACCESS
ROAD, KERROW DRIVE, DUNBARRY TERRACE AND A86 KINGUSSIE FOR
DAVALL DEVELOPMENTS LTD**

Further to your letter of 15 May 2009 I enclose another copy showing my suggested roads layout for the above scheme.

Yours faithfully



D B CUMMING

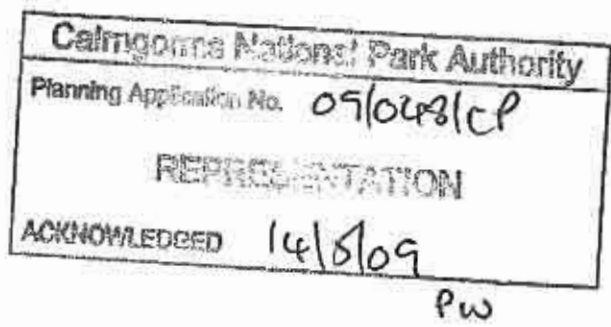


R.

Iona Malcolm
Rose Cottage
98 High Street
Kingussie
PH21 1HY



Andrew Tait
Planning Department
Cairngorms National Park Authority
Albert Memorial Hall
Station Square
Ballater
AB35 5QB



2 April 2009

Dear Andrew,

Kingussie Community Council Meeting – 24 March 2009

Thank you for attending the above meeting last Tuesday; it was good to see such a broad range of people there.

Traffic survey

You and I spoke briefly during the question and answer session, when I raised the question of the traffic survey being carried out again, at more appropriate times of day. As I mentioned on that occasion, the times used are relevant only to some commuters, but not to the large number of motorists, pedestrians and cyclists dropping off and collecting nursery and school age children and travelling locally.

I would very much welcome a second study which would take into account this important demographic. I would in particular like to draw the surveyors' attention to the number of children who travel to and from school without adults. This is a rare luxury that children in Kingussie are still able to enjoy, and I would like the survey to take this into account.

Access road to building site

I welcome Davall's assurance at the meeting that Dunbarry Road would not be the only point of access to the building site, and that a service road would be constructed before building commences. Where might I see written confirmation of this undertaking? Has the company written to you to back up their verbal statement at the meeting?

Density of development

While I understand that the plan under discussion is merely an outline document, I do have serious concerns about the density of the proposed development. Mr Ron Emmet described during the meeting what would be an adequate square metrage of space allotted to each

dwelling, and it seems that the existing plan does not measure up to this. I would welcome any further information you or Davall could provide on the acceptability of density of housing and their surrounding gardens.

Recreational areas

After seeing the plans displayed at Talla nan Ros last month, I recall seeing vehicular turning spaces being categorised as recreational space. Is this correct? I would regard recreational space as grassland, forest, play parks, or woodland, and would not encourage children to play in "recreational space" where vehicles will be reversing.

Hydrology

Has there been a thorough hydrology report carried out on this development? I am sure you will recall the severe floods that took place in Kingussie in the autumn of 2007. While flood alleviation measures are being undertaken by Kingussie Community Development Company, these apply largely to the Gynack itself, not to surrounding areas.

What undertaking can Davall offer that similar situations will not arise in the future when the necessary amount of paving is laid as part of the new development? I know that housing recently built on Croila Road/Hillside Avenue has had to be built on piles since foundations were made impossible because of extremely wet conditions. Some other houses recently built on Croila View have also experienced severe problems with excess water. This area is very close to the proposed area for development; can we be sure the same problems will not arise?

SUDS ponds

Where will the water from the SUDS ponds ultimately go? There are already problems with flooding at the Glebe at the foot of the hill.

I was amazed when the representative speaking on waste water made the point that SUDS ponds were safe because "there have been no reports of drowning." The fact that something has not occurred to date is no guarantee that it will never happen, and I would like to see strict safety precautions attached to any such pond, particularly near to the shinty pitch, which is so often used unsupervised by young children.

Recreational use

Observation of the area planned for development will show that it is used on a daily basis by adults and children for play and recreation, including dog-walking. It is an extremely popular and well-used area, which will be lost to Kingussie if the development goes ahead on the planned scale.

Total size of development, and expected residents

At the end of a number of phases of development, the population of Kingussie would be increased by approximately 50%. It is, of course, difficult to predict who will take up residence in the new homes, but if Kinraig is anything to go by, a high proportion of properties will be bought as holiday homes. This type of occupancy brings only sporadic benefits to a village, since owners will not be shopping there on a regular basis, nor necessarily contributing to community life.

While I accept Mr Munro's comments that Kingussie needs growth for the High Street to thrive again, it needs to be growth of a particular kind; sustainable and reliable development of the village.

I also have concerns about where the new residents will come from. Many young people have grown up in this area and are unable to find appropriate accommodation, often forcing them to move away from the area, removing their skills, labour and investment from the local economy.

At the same time as we see this drain on the population of Badenoch, we are simultaneously seeing an influx of residents from the central belt, with many of their attendant social problems. You need only read the local paper to see what is happening to the community in Aviemore, with an increase in crime, violence and drug use. I would not wish to see the same happen in Kingussie.

Is there any way of ensuring that the social housing proposed for this development will go to a high proportion of people who are already living, working and raising families in the area?

Updates

I would be very grateful if you could add me to any mailing list you have which would keep me up to date with any changes to the plan and the Davall application. I can be reached at the address listed at the head of the letter, or by the e-mail address or phone number included there.

I look forward to hearing from you.

Kind regards,

Yours sincerely,

A large black rectangular redaction box covering the signature area of the letter.

Iona Malcolm

3 Kerrow Drive
Kingussie PH21 1QS

The Planning Officer
CNPA
Albert Memorial Hall
Station Square
Ballater
Aberdeenshire
AB35 5QB

19th April 2010

Cairngorms National Park Authority
Planning Application No. 09/048/CP
REPRESENTATION
ACKNOWLEDGED 21.04.10

Cairngorms National Park Authority
21 APR 2010
PWRS RECEIVED JM

Dear Sir

09/048/CP – PLANNING APPLICATION FOR FOR PHASED DEVELOPMENT OF 300 HOUSES: ECONOMIC DEVELOPMENT USES; COMMUNITY USES INCLUDING ALL INFRASTRUCTURE, LANDSCAPING ETC, AT LAND TO NE OF KINGUSSIE

Thank you for the details sent to me last week about Revised Plan B. There are a number of issues that were not clear in the information provided.

1. Access to the site. Kingussie residents were promised a separate access from the A86 at the High School meeting in Spring 2009. I have seen no written evidence for this amendment. Even if this is agreed, I have difficulty in reconciling the recommendation of D I Wallace, Area Road Transport Manager, in January 2002, who rejected the building of 12 houses in Croila View because Dunbarry Road was inadequate. The road certainly has limitations and calming measures have been built since Croila View development. Why cannot the new development make further improvements to this access for the additional 60/80 vehicles from the new 55 homes.
2. The site is on a hill visible from a wide area of the National Park. While the outline plan is said to be an indicative indication of proposals, it is quite ridiculous to allow statements that seem totally unacceptable for a rural development, that will scar a landscape in the Park. It is only fair to the developers to make conditions known at this stage of the acceptable proposals. In the past, building outside the immediate line of the High Street has been limited to one and half storeys of detached, semi-detached or short links of terraced homes. I strongly object to building urban type properties in this area of the Park. CNPA does not seem to have got to grips with building limitations to preserve the character of Highland Scotland, as compared with other areas in the UK. To my mind flats and high premises are more of an eyesore than electric pylons!
3. In the first development in Kerrow Drive in 1991, the housing density for the eight homes is approximately 10 houses per hectare. The nearest planned phases, 1B and 1C have densities values of 16.6 and 25.4 homes per hectare. I feel strongly that any high density development should be lower down the hill and that there should be a gradual change of density across the development.

I have always assumed that Kerrow Drive would see further development. I have no objection to that happening. In fact, I hope my site will benefit from better drainage above the property, since the water run-off is a problem. Are you aware that the survey in the field adjacent to us during last summer, resulted in an eight foot pit filling up with 4" of water within half a day? The proposed SUDs will require overflow provision.

The whole objection to this outline plan is:

- the large scale of events proposed,
- Indicative style of housing more suited to urban development,
- the lack of direction from CPNA to the developers to show the character of the NP is being taken seriously, and
- lack of consideration to the density of the housing prior to commitment to the proposal.

I trust you will take into consideration these objections, together with statements I made in a letter to Highland Council Planning Office in February 2009.

Yours faithfully

Peter J Clark



Ardchoile
West Terrace
Kingussie
PH21 1HB

9 April 2009

Mr Andrew Tait
Planning Officer (Development Management)
Cairngorm National Park Authority
BALLATER

Dear Sir

09/048/0CP - Outline Planning Application for Land @ East End of Kingussie

Thank you for your letter of 27 March'09

Further to my letter of 26 March I was given the opportunity to download a copy of the site plan to see if it was feasible to get a layout that could be developed in phases over a number of years from the A86 access.

I enclose a possible layout and if the access to Kerrow and Kerrow Cottage is incorporated into the housing road a further block of housing could be added to the lower side of it.

I think that the general layout should have 5.5m wide carriageways with 1.83m wide footways and it may be possible to extend into the land north of Spindlestone with a 3m wide carriageway with passing places and a turning area suitable for large delivery vehicles such as the latest oil tankers.

Starting at the A86 will involve the construction of the largest of the suds soakaways and if it works it will alleviate the flooding of the A86 that occurs in this area during wet weather.

If it doesn't work it will give the Authorities time to come up with an alternative solution For the proposed soakaways adjacent to housing.

This layout should also curb speeding without the installation of road humps or bottlenecks.

Yours faithfully


D B CUMMING

Cairngorms National Park Authority	
Planning Application No.	09/048/CP
REPRESENTATION	
ACKNOWLEDGED	14/5/09 JM

Calmgorms National Park Authority

Planning Application No.

09/048/dp

Highland Council
Badenoch and Strathspey
Planning and Building Standards

REPRESENTATION

10 MAR 2009

APPROVED 14/5/09

JM

Received

Andrew McCracken
Senior Principal Planner
Highland Council
Area Planning Office
100 High Street
Kingussie PH21 IHY

"Rhuarden",
Gynack Road,
Kingussie,
Inverness-shire,
PH21 1ET.

9th March 2009

Dear Mr McCracken

Re: Outline Planning Proposal for Northeast Kingussie by Davall Developments Ltd
Reference number 09/00033/OUTBS

We wish to object to the above planning proposal in its current form.

1. The scale of the development is inappropriate, given the size and essentially rural nature of the existing settlement. It will increase Kingussie's population by 50% or more.
2. Parts of the proposed development are inappropriate, given the density of the surrounding dwellings. The proposed three-storey blocks of flats should be no more than one and a half or two storeys to match existing buildings nearby.
3. Dunbarry Road is already a point of vehicle/pedestrian conflict: it will become much more so if it is used as the access road for construction traffic for the first phase of the build, as planned. The road width at the traffic-calming pinch-point is not sufficient to bear high volumes of construction traffic. A great many children live in the vicinity of Dunbarry Road and form a high proportion of the pedestrian traffic as they walk to and from school. The Dunbarry Road/High Street junction will become particularly dangerous. The stated intention to sell plots of the land to other developers, and to build the new access road only after the first phase of the development has been completed raises the question as to when the new access road will be built, if at all
4. The increased volume of cars, up to 600 (calculated from the developers' own projections of parking spaces to be allocated to each dwelling) once the development is complete, will overwhelm the heart of the village.
5. There is no indication in the plans for enhanced community infrastructure for education and health. The High School and Wade Centre are both in a poor state of repair. The GP surgery is strained, with long waiting times, and there is no NHS dental surgery. These facilities need to be upgraded/built already, before the addition to the village of 300 dwellings. If the earmarked land is taken entirely for housing there will be no suitable sites left for such facilities.
6. Waste water run-off and sewage disposal are currently unresolved issues. The waste water treatment works need upgrading already, and Scottish Water has confirmed that the current facility can only service an additional 160 houses. It is proposed that surface water run-off be collected in ponds located throughout the development site but these are likely to pose a safety hazard, particularly to children. The additional scheme to direct water to the Glebe Ponds raises the possibility of flooding for the housing beside these ponds.
7. Any future building needs to have sustainability at its core. Mention is made in the plans of possible inclusion of renewable energy sources for heating the new dwellings, and cycleways are indicated. But the thrust of the plans needs to be on designing the development in a holistic way. The buildings need to be constructed to the highest environmentally-sound standards, particularly given the climate in the Highlands, and there needs to be adequate provision for a high degree of self-sufficiency. That means suitable spaces allocated for domestic wind turbines and central heating plants powered by bio-mass boilers for clusters of houses; allotments, polytunnels and community orchards. Currently no such spaces are allocated.

The principle of development in Kingussie is accepted. We wish to contribute to ensure that Kingussie continues to be a thriving, viable community through a suitable scale and type of development. We do not consider that the proposal, as it stands, accords with this aim.

Yours sincerely,



W. P. McCarthy
IMarEng MIMarES IEngGTE.

Caroline P.C. McCarthy
BSc MCSP

e-mail: william_patrick.mccarthy@virgin.net



Caingorms National Park Authority	
Planning Application No.	09/048/cp
REPRESENTATION	
ACKNOWLEDGED	8/5/09 JM
Highland Council Bedenoch and Strathpey Planning and Building Standards	
11 MAR 2009	
Received	

38 Croila Road
Kingussie
Inverness-shire
PH21 1PB

11 March 2009

Mr Andrew McCracken
Senior Principal Planner
Area Planning Office
Highland Council
100 High Street
Kingussie
PH21 1HY

Dear Mr McCracken

Northeast Kingussie by Davall Developments Ltd - 09/00033/OUTBS

In addition to the attached letter I have the following concerns:-

- It was apparently stated before Croila View was built that Dunbarry Road could only cope with traffic for 10 more houses so how can it now cope with all these additional homes? Dunbarry Road is also very treacherous in the snowy weather.
- Three storey flats have been indicated, there was apparently restrictions on height in the past of less than this.
- A lot of people use the area above the shinty pitch for walking and walking their dogs, with this development there will be little if any places in Kingussie off road to go for a walk
- There has been a lot of development in the area, especially in Aviemore, but there hasn't been a significant number of long term jobs created. Where is the long term employment going to come from - apparently it is documented that this will be a commuter area for Inverness & Perth - this doesn't seem to be very environmentally sensible to me.

- I am concerned that the shinty pitch has been included in the boundary of this site. It is designated in the National Park Local Plan as 'Env' and will be protected from adverse development.
- There are squirrels in the woods at the top of this site - how will they be affected by this development?
- Parking in Kingussie is a very real problem at the moment, through the daytime on weekdays it is quite often the case that you cannot park near the shops on the High Street or on the side streets.
- The High School is virtually at capacity at the moment, what's going to happen if there is an influx of families in the High School catchment area?

Yours sincerely

A large black rectangular redaction box covering the signature area.

Penny Lyon

Cairngorms National Park Authority
Planning Applications: 09/048/CP
REPRESENTATION
ACKNOWLEDGED 8/5/09 JM

Highland Council
Gadenoch and Strathspey
Planning and Building Standards
11 MAR 2009
Received

Creag Bhallach
8 Croila View
KINGUSSIE
PH21 1PG

5th March 2009

Dear Sir/Madam,

Ref: Davall Homes Outline Planning Application

I am writing to object to the aforementioned application by Davall Homes to erect houses on land to the north-west of Kingussie.

I wish to object on the following grounds:

1. the sheer scale and density of the housing, which will expand the community by up to 50%.
2. the type of housing proposed -- some houses (2/3 storey flats) are not in accordance with the surrounding housing.
3. the increased traffic on Dunbarry Road from the initial building with 80 houses in the proposed first phase. All construction traffic and subsequent resident traffic will access from Dunbarry Road.
4. the increased pressure a development of this scale will have on local services (doctor, dentist, schools)

I hope the Planning Department will take these points seriously and consider the severe implications such an enormous development would have on Kingussie.

Yours faithfully,



Cairngorms National Park Authority	
Planning Application No.	09/048/CP
REPRESENTATION	
ACKNOWLEDGED	8/5/09 M

Creag Bhallach
8 Croila View
KINGUSSIE
PH21 1PG

5th March 2009



Dear Sir/Madam,

Ref: Davall Homes Outline Planning Application

I am writing to object to the aforementioned application by Davall Homes to erect houses on land to the north-west of Kingussie.

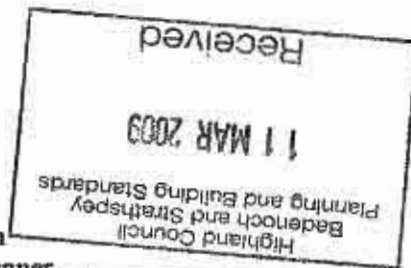
I wish to object on the following grounds:

1. the sheer scale and density of the housing, which will expand the community by up to 50%.
2. the type of housing proposed – some houses (2/3 storey flats) are not in accordance with the surrounding housing.
3. the increased traffic on Dunbarry Road from the initial building with 80 houses in the proposed first phase. All construction traffic and subsequent resident traffic will access from Dunbarry Road.
4. the increased pressure a development of this scale will have on local services (doctor, dentist, schools)

I hope the Planning Department will take these points seriously and consider the severe implications such an enormous development would have on Kingussie.

Yours faithfully,





Spindlestone
Ardbroilach Road
Kingussie
PH21 1LD

Andrew McCracken
Senior Principal Planner
Highland Council
Area Planning Office
100 High Street
Kingussie
PH21 1HY

Calngorms National Park Authority	
Planning Application No. 09/048/CP	
REPRESENTATION	
ACKNOWLEDGED 8/5/09	JM

11 March 2009

Dear Mr McCracken

Re: Outline Planning Proposal for Northeast Kingussie by Davall Developments Ltd
Reference number 09/00033/OUTBS

I am a resident of Kingussie with a child in Kingussie Primary School. I wish to make representation about the above planning proposal by raising the following objections:

- 1 The scale of the development is inappropriate, given the size and rural nature of the existing settlement. It will increase Kingussie's population by 50% or more.
- 2 Parts of the proposed development are inappropriate, given the density of the surrounding dwellings. The proposed three-storey blocks of flats should be no more than one and a half storeys to match existing buildings nearby.
- 3 Dunbarry Road is already a point of vehicle/pedestrian conflict; it will become much more so if it is used as the access road for construction traffic for the first phase of the build, as planned. The road width at the traffic-calming pinch-point is not sufficient to bear high volumes of construction traffic. A great many children live in the vicinity of Dunbarry Road and form a high proportion of the pedestrian traffic as they walk to and from school. The Dunbarry Road/High Street junction will become particularly dangerous. The stated intention to sell plots of the land to other developers, and to build the new access road only after the first phase of the development has been completed raises the question as to when the new access road will be built, if at all.
- 4 The increased volume of cars, up to 600 (calculated from the developers' own projections of parking spaces to be allocated to each dwelling) once the development is complete, will overwhelm the heart of the village.
- 5 There is no indication in the plans for enhanced community infrastructure for education and health. The High school and Wade Centre are both in a poor state of repair. The GP surgery is strained, with long waiting times, and there is no NHS dental surgery. These facilities need to be upgraded/built already, before the addition to the village of 300 dwellings. If the earmarked land is taken entirely for housing there will be no suitable sites left for such facilities.
- 6 Waste water run-off and sewage disposal are currently unresolved issues. The waste water treatment works need upgrading already, and Scottish Water has confirmed that the current facility can only service an additional 160 houses. It is proposed that surface water run-off be directed to the Glebe Ponds, raising the possibility of flooding for the nearby housing. The southwest edge of the field immediately behind Ardbroilach Road, which is at the bottom of a significant slope, is water-logged year-round, with bog flora living there. Has a hydrological survey been conducted over the whole development site?

- 7 Any future development needs to have sustainability at its core. The buildings need to be constructed to the highest environmentally-sound standards, particularly given the climate in the Highlands, with a firm commitment to renewable energy sources for heating them, not suggesting that as a mere possibility. There needs to be an emphasis on local employment, not reliance on commuting, particularly by car. There needs to be adequate provision for a high degree of self-sufficiency, both for energy and food-production, which means suitable spaces allocated for domestic wind turbines and central heating plants powered by bio-mass boilers for clusters of houses; allotments, polytunnels and community orchards. Currently no such spaces are allocated.
- 8 There are threatened species (red squirrels) and protected species (bats) in the woodlands and gardens at the edge of the proposed development. What steps have been taken by the developers to ascertain and protect their habitat?

The principle of development in Kingussie is accepted. I wish to contribute to ensure that Kingussie continues to be a thriving, viable community through a suitable scale and type of development.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Rachel Hewson (Dr)

Cairngorms National Park Authority

Planning Application No. 09/048/CP

REPRESENTATION JM

Highland Council
Badenoch and Strathspey
Planning and Building Standards

ACKNOWLEDGED 8/5/09

11 MAR 2009

Received

H3 CROILA ROAD

KINGUSSIE

PH 21 1 PB

MON. 9 MARCH 2009

I would like to register my objections to the application for outline planning for Kingussie by Luvall Developments Ltd.

This is a massive overdevelopment and any plan should take into account all the possible future development required in Kingussie. There are many aspects to be considered regarding services, access, drainage, social impact etc.

Much more thought and consultation must go into any development.



Cairngorms National Park Authority	
Planning Application No.	09/048/C9
REPRESENTATION	
ACKNOWLEDGED	8/5/09 JM

Highland Council Badenoch and Strathspey Planning and Building Standards
11 MAR 2009
Received

Drumlins
Newtonmore Road
Kingussie
Inverness-shire
PH21 1HD

Mr D A Poulson, MA, MSc, MRTPI
Area Planning & Building Standards
Manager
Highland Council
100 High Street
Kingussie PH21 1HY



11 March, 2009

Dear Mr Poulson

**Planning Application 09/00033/OUTBS
by Davall Developments on Land Northeast of Kingussie**

I wish to register an objection to the above application for the phased development of 300 houses on the following grounds:

1. The plan to build 300 houses on the 20 ha of sloping open land above Kingussie is inappropriate and appears to pay little heed to the overall aims of the Cairngorms National Park in conserving and enhancing the special features of the environment.
2. The density of the proposed housing is too high. Its nature is inappropriate for a rural mountain village and will have the effect of urbanising a rural situation. The current plans seem to have been conceived by planners for a 1930s style housing estate found in the worst of the outer suburbs of London, rather planning for the 21st century and beyond in a National Park.
3. Insufficient attention is given to the landscape value or otherwise of the site, especially since this is a National Park. The proposed housing will have considerable visual impact sited on sloping open land above the existing settlement and will be very visible from across the River Spey and further afield. The survey report notes that the existing settlement of Kingussie is well screened naturally. The main part of Kingussie lies on the lower flat area of the valley and is barely visible from the surrounding area while other housing on the slopes is notable for the screening by the woodlands and is thus barely visible from most viewpoints. The attention given to landscaping and screening of the proposed development is minimal, being restricted to isolated trees and single rows of trees along the boundary fences of the all too small gardens of the rows of dense housing.
4. The house designs include both 3-storey and 2-storey properties, which are inappropriate to both the landscape value of the site and to the local existing housing. When recent local adjacent housing development received permission, it was on the basis of single or 1.5 storey houses of a more traditional design in keeping with much of the regional Highland properties. This restriction should also apply to the proposed development.
5. The house designs appear not to have regard to the Scottish government's targets for reducing the effects of climate change. In my view if planning permission is given, then there should be the insistence that all the houses are built using predominantly, if not exclusively, locally grown and locally sourced Scottish wood and wood products. Ideally the houses should be timber framed and timber clad. This will not only reduce the carbon footprint of the development, but will also sustain local industries and hence employment of local people; in addition the houses could enhance rather than diminish the landscape value of the site.
6. Planning permission should insist that the development contributes to reducing the effect of climate change and helps to meet government targets; otherwise the burden on the local community will be great. There seems to be no provision for community heating systems, such as those using biomass heating and solar panels, etc. or small scale local electricity generation with sensitively placed small

wind turbines. Reducing heating costs is very important in a community that experiences long, very cold periods in winter, where local salaries are low and budgeting for adequate heating is going to be an increasing strain on local people. Cognisance of ways of reducing heating costs should be built into design of the development.

7. Inclusion of so-called affordable housing is admirable, but planning permission should include the restriction that such housing should be for local people only, as has happened for the small scale site in the forest on the edge of Kincaig. If such a restriction is placed on the development then it will sustain the local community, rather than exacerbate the current loss of young people from Kingussie.
8. The proposed development goes against all the aims of the Scottish government, which is urging everyone to try to live more sustainably and healthily, and there is a resurgence of interest in either growing one's own food, in occupiers' own gardens or on community allotments, or else through other community schemes. Each of the new houses should be sited within a suitably sized plot to enable the residents to have vegetable plots, etc.
9. The community open spaces are inadequate and appear to be restricted in the main to the existing shinty field. Other so-called open spaces seem to be an afterthought. They are either the courtyards between the houses, and these will inevitably be used for car parking, or else are extremely small areas where the planners cannot easily fit in another house. The plans should include more open recreational spaces, as well as an area for allotments to be used by all residents of Kingussie who express a desire for such a piece of land. I understand that under existing legislation, the Council should make provision for allotment areas in each locality. The proposed development provides a good opportunity for the Council to honour its obligation.
10. If the plans go ahead as set out there is a serious risk of flooding for the existing adjacent housing and also lower parts of Kingussie. The additional hard surfaces of the roads and courtyard area will increase the rate of run-off down the hill unless special care is given to the drainage of the site. I note that the site investigation to establish the nature of the subsoils and drainage potential were carried in the summer during the driest months. The survey report does not indicate that the soil surveys were repeated during the wetter periods when a more realistic assessment of flooding potential could be made. The plan to cope with once in 200 year flooding events is unrealistic; the drainage systems need to be able to cope with more frequent flood events without putting the rest of Kingussie in peril. I am aware that the local area has experienced several of these such events during the ten years I have been resident here!
11. The plan to overcome the problems of drainage of the site using "sump ponds" is also unrealistic. They are unlikely to cope with the drainage needs and will put existing properties at risk. They will also present a constant health and safety hazard, especially to children who use the area for leisure and recreation.
12. The provision of an additional 300 houses will increase vehicular traffic and present considerable safety risk, especially since the developers envisage the use of Dunbarry Road as the main point of entry to the site both during the development and for many years until it is complete. The residents of Dunbarry Road and adjoining roads will be subject to disturbance for many years and it could have the effect of reducing the value of their properties.
13. The use by construction traffic will present a considerable safety hazard to pedestrians and especially children, since the road and footpaths are narrow. The installation of a chicane on the lower part of Dunbarry as a calming measure is surely recognition already of existing traffic problems. The additional use by vehicular traffic associated with an additional 300 properties is not going to ease the situation!
14. The exit from Dunbarry Road onto the main High Street (A86) is already a problem and the proximity of existing properties at the junction makes for no easy solution. There is an accident waiting to


happen there, especially at times of day when children are on their way to and from the schools, and other pedestrians are using the narrow footways. If the housing development is given permission, then Highland Council planners should insist that access to the site is from the Kerrow end of the development at the outset and not when the site is almost complete, so that Dunbarry Road is not used the point of entry.

15. The developers clearly envisage that all households will be dependent on private transport. There is no inclusion of bus bays, which could encourage use of public transport and also contribute to reducing the carbon footprint of the new population there.
16. I also have concerns about the potential impact from the close proximity of planned houses on wildlife that inhabits the woodland and surrounding areas, and some of it likely to be rare, or special to the area, or subject to an LBAP.

In conclusion, while not objecting outright to a future housing development, in my view planning permission should only be given with the following restrictions:

- (a) It should include a reduction in the overall number of houses to represent a true reflection of housing needs of the local community and also its rural nature. It should not provide an opportunity for speculative housing development that does little for Kingussie and only maximises the developers' personal financial gain.
- (b) The development should be phased over a longer period of time, and be designed in a way such that the site can be developed in small parcels of land in response to actual identified housing need. It should be designed so that such small areas can be offered to local builders and tradesmen to develop, so as to sustain local employment, or be offered as plots for individuals to build their own houses.
- (c) Access to the site should be planned to minimise disturbance to the existing residents and also reduce the risk of traffic accidents on adjoining roads and the main thoroughfares through Kingussie.
- (d) The design of the houses should give special priority to meeting Scottish Government targets for reducing the effects of climate change, i.e. in the use of locally produced and sourced materials and in the design of the heating systems, etc.
- (e) Special attention should be given to drainage of the site so as to reduce the risk of exacerbating flooding problems in Kingussie and the surrounding areas.
- (f) Especial attention should be given to minimising health and safety risks to all residents and children in particular.
- (g) The development should be planned so that the housing needs of the local population are a priority, and it should not increase the number of holiday homes that lie vacant for the greater part of the year and do little to contribute to the prosperity and community spirit of Kingussie, and Badenoch in general.
- (h) The development should give greater recognition to the fact that it is sited in a prestigious National Park. It should enhance the Park's overall aims and not diminish the Park's value environmentally, socially and culturally.

Yours sincerely,



Valerie E Emmett MSc, FRSC, C.Chem.



Taigh nan Rothach
West Terrace
Kingussie PH21 1HA

10th March 2009

Area Planning Office
100 King St
Kingussie

Calmeingorms National Park Authority	
Planning Application No.	09/048/cf
REPRESENTATION	
ACKNOWLEDGED	8/5/09 jm

Dear Sirs,

OPP by Daval Developments for 300 Houses in Kingussie

I wish to make known my objections to the above application.

A development of this size and density would completely change Kingussie. A 50% increase in population is not designed to cater for local needs. What is proposed is just urban sprawl.

Aren't we supposed to be reducing our carbon footprint? If this development goes ahead, Kingussie will just become another dormitory town.

I've been very upset to see what has been done to Kincaig. A beautiful Highland village losing its identity with the addition of an urban housing estate.

The organic way that Kingussie has been growing will be stopped forever. This development will immediately take up all the available infrastructure, and local individuals will in future be unable to build their own house in their home area.

I know from experience that wildlife does not return after the disruption of the construction comes to an end. I come from a farm on the outskirts of Inverness. The next farm was zoned, but I was lucky enough that the field closest to my house was used for expensive large houses with big gardens for a modern estate. There was even a burn lined with mature trees screening them from me and the fields in front of my house.

However, three years after the building was finished, those fields are completely empty. The hares have gone, the big flock of curlews which came to feed every day, the oystercatchers from the end of February, the many swallows in our buildings, the bats, the huge flock of sparrows which lived in my ivy, the duck pair which nested every year in the burn. None have returned.

One of the problems? People see open country as just somewhere to exercise their dogs. Their cats are hunters and killers over a wide area. The more houses there are, the more permanent disturbance there is in the countryside.

Please, please can we restrict urban sprawl to the urban centres like Inverness, and now Aviemore and leave our old Highland villages intact. This country does,

after all, rely for a large part of its income on tourism, and Scotland is an expensive country for visitors to stay in.

If this development is allowed to go ahead, Kingussie will then be nothing more than a figure in the balance sheet of a development company.

Yours faithfully,

A solid black rectangular redaction box covering the signature area.

Mrs K. Summers

10th March 2009

Andrew McCracken
Senior Principal Planner
Highland Council
Area Planning Office
100 High Street
Kingussie PH21 1HY



Tania Alliod
Ardgowan
East Terrace
Kingussie
PH21 1JS

Cairngorms National Park Authority	
Planning Application No.	09/048/CP
REPRESENTATION	
ACKNOWLEDGED	8/5/09. dm

Dear Mr McCracken

Re: Outline Planning Proposal for Northeast Kingussie by Davall Developments Ltd
Reference number 09/00033/OUTBS

In principal I would wish to support development for Kingussie that demonstrates true sustainability in all of the following areas:- economically, socially, environmentally. New build should respect, complement and add value to the architectural and visual environment of the existing village - not detract.

Kingussie is one of the last traditional villages in the Strath that has remained relatively unscathed by wholesale house building developments. I believe there is a real opportunity for the planning authority and the National Park Authority working closely with the developers and the community of Kingussie to do something quite special with this proposal and deliver a creative model for rural community development that can genuinely be held up internationally as an example of how it can be done.

With these criteria in mind I wish to object to the above proposals on the following grounds:

- 1 The scale and in particular the density of the development is inappropriate, given the size and essentially rural nature of the existing settlement. It will increase Kingussie's population by 50% or more. The density arrangements may meet planning guidelines for urban areas but do not complement or add to the existing village environment.
- 2 Parts of the proposed development are inappropriate, given the density of the surrounding dwellings. The proposed three-storey blocks of flats should be no more than one and a half or two storeys to match existing buildings nearby. (Indeed a condition of planning for the nearby new builds were that they did not exceed one and a half storey). This precedent needs to be maintained.
- 3 It appears that the proposed plans actually show build in areas that are outside the areas designated under the development plan. Build needs to be contained within the development plan and provide suitable buffer protection for the birch and pine forest, flora and fauna at the boundaries of the said development. The current buffer zone is insufficient.
- 4 Affordable housing definition needs to be clarified and guaranteed for perpetuity by a confirmed agreement/ partnership with a recognised social housing authority.
- 5 Dunbarry Road is already a point of vehicle/pedestrian conflict: it will become much more so if it is used as the access road for construction traffic for the first phase of the build, as planned. The road width at the traffic-calming pinch-point is not sufficient to bear high volumes of construction traffic. A great many children live in the vicinity of Dunbarry Road and form a high proportion of the pedestrian traffic as they walk to and from school. The Dunbarry Road/High Street junction already has poor visibility and turning opportunities, which become more exacerbated with large vehicles either on the high street or trying to turn up Dunbarry from the high street. It will become particularly dangerous during this building phase. The stated intention to sell plots of the land to other developers, and to build the new access road only after the first phase of the development has been completed raises the question as to when the new access road will be built, if at all. A new access road needs to be considered as a starting point.
- 6 It is also noted that the traffic study was conducted out with the high volume pedestrian traffic and vehicle periods i.e between 8.15am and 9am and also again at the end of the school day 3pm - 4.30pm and therefore does not offer a realistic traffic flow analysis on which to base decisions.

- 7 The increased volume of cars, up to 600 (calculated from the developers' own projections of parking spaces to be allocated to each dwelling) once the development is complete, will overwhelm the heart of the village – Where will this additional parking be provided in the village? There is no provision for public transport provision up into the area or clearly linking the development via a cycle path or footpath network to the heart of the village. The development should clearly demonstrate a commitment to remove the need to use cars and encourage footpath or cycle access to the village. Or something more creative like a community funicular system up and down the hill run on waste sewage? (see Graz – Austria).
- 8 There is no indication in the plans for enhanced community infrastructure for education, health and changing demographics. The High school and Wade Centre are both in a poor state of repair. The GP surgery is strained, with long waiting times, and there is no NHS dental surgery. These facilities need to be upgraded/built before the addition to the village of 300 dwellings. If the earmarked land is taken entirely for housing there will be no suitable sites left for such facilities.
- 9 Waste water run-off and sewage disposal are currently unresolved issues. The waste water treatment works need upgrading already, and Scottish Water has confirmed that the current facility can only service an additional 160 houses. The proposed upgrade in the treatment works will accommodate 300 dwellings but that would essentially cap any further private or development opportunities for the village.
- 10 The soil survey was conducted during the summer months and allows for an emergency event every 200 years. Recent local history demonstrates that 2 decimal points need to be taken off that time scale. A further soil survey is required to be undertaken during the wettest months to full understand the implications of the drainage and run off.
- 11 It is proposed that surface water run-off be directed to the Glebe Ponds, raising the real possibility of flooding for the sheltered housing beside the ponds. The location of the sump ponds need to be reconsidered – these are located close to children's play areas and in winter with freeze - thaw conditions present an environmental safety hazard.
- 12 Any future building needs to have sustainability at its core. Mention is made in the plans of possible inclusion of renewable energy sources for heating the new dwellings, and cycleways are indicated. The detailed plans need to include these at the core. The buildings need to be constructed to the highest environmentally-sound standards, taking Scandinavian planning guidelines as their benchmark not UK guidelines - particularly given the climate in the Highlands and recent structural problems revealed by the Robertson build in Aviemore. This development needs to create the sustainability standard not follow it.
- 13 Long term sustainability of the community needs to be considered.. The plan acknowledges high dependency on the private motor car and suggests a large majority will commute north to Inverness or south to Perth. (Density issue reinforced as the development acknowledges the community nor indeed the hinterland of the Strath will provide sufficient employment for such an influx). The development needs to demonstrate a long term view by building in a high degree of self-sufficiency for people living in the village. That means suitable spaces allocated for domestic wind turbines and central heating plants powered by bio-mass boilers for clusters of houses; allotments, polytunnels and community orchards, recycling and composting. Currently no such spaces are allocated.

The principle of development in Kingussie is accepted and I wish to engage in a positive and productive discussion with developers and authorities that provides real, demonstrable gain for developer and community in all areas - socially, economically and environmentally.

I wish to contribute to ensure that Kingussie continues to be a thriving, viable community through a suitable scale and type of development.

Yours sincerely


Tania Alliod
CC: National Park Planning Authority

Finvoy
Mill Road
Kingussie
PH21 1LF

Mr Andrew McCracken
Senior Principal Planner
Highland Council
Area Planning Office
100 High Street
Kingussie

Cairngorms National Park Authority	
Planning Application No.	09/048/CP
REPRESENTATION	
ACKNOWLEDGED	7/5/09
10 th March 2009	
dm	

Highland Council Badenoch and Strathspey Planning and Building Standards
11 MAR 2009
Received

**Concerns Regarding Outline Planning Proposal by Davall Developments Ltd
Ref 09/00033/0UTBS**

Dear Mr McCracken,

I write to express my concerns with the above proposed development. My particular concerns are:

1. The scale of the development is such that our already limited health and welfare services would have to be improved considerably to cope, but I have seen no mention of this in the plans. The lack of NHS dental care and overstretched services for the elderly and infirm cause problems for the current local population.
2. The density and quality of the proposed housing is not in keeping with most of the existing housing in Kingussie, and could spoil the very character of the village. The construction of 3-storey flats on an elevated position is not what one would expect to see within the Cairngorm National Park. The building of affordable housing in Kingussie is essential, but this should be with local young families in mind, and with suitable gardens and open spaces for all to enjoy.
3. The increase in traffic during construction and after completion needs an alternative access route, and the junction of Dunbarry Road and the High Street is of particular concern. The plans make mention of a potential alternative access closer to the A9, and I believe this should be considered essential. Car parking on the High Street is also very limited and a growing in population will only make this worse. Safety for road users and pedestrians will be compromised unless these issues are addressed.
4. Surface water run-off and flooding are problems that Kingussie experiences now. The proposal to direct run-off into Glebe Ponds might be adequate to drain the proposed development but it fails to address the impact that such a high-density development might have on underground and surface drainage into the Gynack Burn. The drains on Ardbroilach Road overflow regularly even after moderately heavy rainfall, and the recent floods affecting the High School, the railway and other property in that part of the village are not exceptional events.

5. Should the supporting infrastructure be put in place for a further 300 homes in Kingussie, which I believe is the maximum allowed for in the local plan, this development could utilise it all. The opportunity for smaller and private house-building in other suitable locations could be lost. Smaller-scale developments across a wider area would be more appropriate and beneficial in every respect

Like many others living in Kingussie, I welcome the benefits of controlled, sustainable and suitable development for the future of our community. I hope that the planning process will ensure that this is the end result.

Yours Sincerely,

A large black rectangular redaction box covering the signature of the sender.

David Alldritt

Cairngorms National Park Authority

Planning Application No. 09/048/CP

REPRESENTATION

ACKNOWLEDGED

7/5/09

Andrew McCracken
Senior Principle Planner
Highland Council
Area Planning Office
100 High Street
Kingussie
PH21 1HY

Highland Council
Bacharach and Strathspey
Planning and Building Standards

JM

11 MAR 2009

Received

Mill House
Mill Road
Kingussie
PH21 1LF

11 March 2009

Re Outline Planning Proposal for NE Kingussie by Davall Developments Ltd
Reference number 09/00033/OUTBS

Dear Mr McCracken

I wish to object to the proposed development on a number of grounds. My main concerns are;

1. The woodland at the northern end of the development adjacent to Ardbroilach Road is of considerable biodiversity significance particularly for its assemblage of lepidoptera. It is home to a number of scarce moths particularly Cousin German *Paradiarsia sobrina*, a UK BAP Priority Species and Rannoch Sprawler *Brachionycha nubeculosa*. Both species are also listed in the Red Data Book categorised as RDB3 - Rare. They are also both listed on the Scottish Biodiversity List. Species like these live in a meta-population, a series of connected populations. As sites are lost to development or inappropriate management then the remaining colonies become more isolated and threatened.
2. The proposal for 300 houses is totally inappropriate to Kingussie. It will increase the size of the village by around 50% and thus put considerable strain and pressure on the local infrastructure, particularly the two schools and provision of health care.
3. The additional traffic, including during the construction phase, will increase noise, pollution and disruption especially along Dunbarry Road. It also raises many safety concerns, particularly to children who use this route to and from school and the village centre. It is also adjacent to a play area.
4. The sheer number and density of housing is totally inappropriate to the nature of the village. From afar Kingussie is a well-wooded village with large areas of open space. The proposed development has houses packed very tightly together.
5. Flooding is already an issue in the village. This development will only heighten the situation by increasing the volume and speed of run off.

I also believe that any future development in Kingussie, and elsewhere in the area, should be sustainable and meet, if not exceed, the highest environmental standards with regard to heating and insulation.

Yours sincerely



Dr Tom Prescott

Cairngorms National Park Authority

Planning Application No. 09/048/cf

REPRESENTATION

ACKNOWLEDGED

7/5/09

Mill house
Mill road
Kingussie
22/2/09

Highland Council
Badenoch and Strathspey
Planning and Building Standards

11 MAR 2009

Received

Andrew McCracken
Senior Principle Planner,
Highland council
100, High Street
Kingussie PH21 1HY

Dear Mr McCracken,

I am writing to express my objections about the proposed development in the acres fields in Kingussie.

My concerns are that the density of the housing is far too great for Kingussie. Also the planned three storey 'affordable housing' is not within the local vernacular and would create a visual scar within the local type of buildings. There was also no mention of renewable energies to be included within the buildings. From a sustainability viewpoint, any new housing should be built for the long term, with quality materials and existing renewable technology e.g. solar panels. Token statements need concrete commitments from the outset.

A small proportion of the housing will be affordable for local workers based in Kingussie and we already have a large amount of housing stock that is second home 'occupied'.

There is also the knock on effect of the extra numbers on the existing amenities and facilities.

The schools in Kingussie are running on capacity- who provides the funds to build new classrooms?

At present the portacabins at the high school leak, and as highlighted in the local press, the windows leak in the main building, posing potential health and safety risks.

And the access road for building and the initial phase of residence is through a busy residential area, full of young children. There is a long standing play area which doubles as a sledge slope in the winter. To allow additional traffic and construction traffic to have Dunbarry road as the only route is highly irresponsible.

Where has the need for such a large increase in housing been identified? And if there is a need, would such a large proportion of expensive housing in this plan fulfil that need, given the prices would be way outside local affordability.

I feel strongly that all these issues need to be much better addressed or considered before such an invasive scheme is committed to action.

Yours anxiously

Kate wright



Calingtons National Park Authority	
Planning Application No.	09/048/CP
REPRESENTATION	
ACKNOWLEDGED	7/5/09

Highland Council Badenoch and Strathspey Planning and Building Standards	
JM	11 MAR 2009
Received	

"Millstones",
Ardbroilach Road,
Kingussie,
Inverness-shire.
PH21 1LB

10th March 2009

Dear Mr. Macbracken,

We would like to make a number of objections to the Outline Planning Proposal for North East Kingussie by Davall Developments Ltd. (Ref. 09/00033/OUTBS)

Firstly, we consider the scale of the development to be far in excess of what could be termed a reasonably-sized building project for a community the size of Kingussie.

Secondly, the resulting strain on the existing infrastructure would be such that we believe a guarantee of enhancements to education and health facilities would have to be in place even if a project half or a quarter of this size were to go ahead. This would be required prior to the onset of building.

A further objection and real safety concern is the proposal to use Dunbarry Road for access during construction. Over forty years ago a major reason for a Dunbarry site being turned down as a site for the High School was the unsuitability of that road to carry large vehicles. The road has not been widened or improved and, in fact, is not suitable for widening so surely this very real concern still stands? We are of the opinion that

access from Kerrow would be a necessity from the outset of any development given the existing volume of traffic and pedestrians as well as the road junction on to the High Street.

Finally, we object from a personal point of view to the proposal for housing planned for the field off Ardbrilach Road which ^{would} undoubtedly cause flooding to our property which already suffers from considerable run-off from that area.

Yours faithfully,

A large black rectangular redaction box covering the signature of the sender.

Cairngorms National Park Authority
Planning Application No. 09/048/CP
REPRESENTATION
ACKNOWLEDGED 7/5/09 JM

The Post House
Spey Street
Kingussie

March 10th 2009

Andrew McCracken
Senior Principal Planner
Highland Council
Area Planning Office
100 High Street
Kingussie
PH21 1HY

Highland Council
Badenoch and Strathpey
Planning and Building Standards
10 MAR 2009
Received

Dear Mr McCracken

Re: Outline Planning Proposal for Northeast Kingussie by Davall Developments Ltd

As a house owner and resident of Kingussie I am writing to object to this proposal for a number of reasons.

The scale of this proposal seems entirely out of proportion with the existing village, threatening to swamp the infrastructure from drainage and sewage and roads to amenities, schools, shops, doctors and so on, adding to the population in one development by around 50%. I understand that Kingussie has been designated for development in the long term, but do not agree that we have to go to the fullest extent of this in one go. Would this also preclude individuals from being able to build houses in Kingussie for the foreseeable future? It would be far more appropriate and effective to allow growth to the community over a longer period of time, while at the same time improving facilities, ensuring that roads, access, pavements and so on were safely in place.

I cannot understand why there could be permission given to build 3 story dwellings when the standard allowance for individuals building homes in this area is for 1 and a half stories. There also seems to be very little provision for gardens for these closely packed houses, and it is becoming clearer these days across the country that we are very likely to need to resort more and more to growing our own food as the world food crisis continues apace, with economic meltdown and limited oil resources more and more likely to affect our current lifestyles in the near future. To build new homes without taking this into account would be very short sighted. So called open spaces on the plans are little more than car turning areas.

With current trends worldwide and particularly in Scotland now looking more and more towards environmentally friendly building, and conserving our resources by planning for sustainable living, it is beyond belief that a plan like this hardly takes any account of this at all. Any new building developments should have inbuilt into them high standards of ecological building practise and thought should be given to sustainable energy.

There are also very real dangers of flooding – already a problem in the village - and of accidents with children playing around proposed sump ponds. Diverting excess water to the duck ponds would be disastrous to the wildlife and spoil what is an excellent facility for all ages – as well as causing flooding for the houses nearby. I do not believe that the problems we were told were so very severe with sewage have been dealt with and that the system is suddenly going to be able to cope with such a dramatic increase in usage. Flooded sewage would be inevitable.

There are very real dangers too of road accidents, with people being forced to use roads without pavements – especially children – particularly during the building period itself, with heavy machinery constantly going up and down the roads.

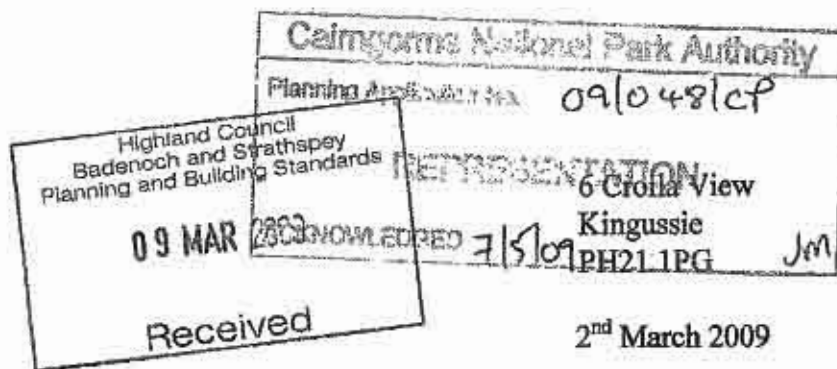
There are many more reasons why this development as it is would not be a benefit to Kingussie at this time, but may I suggest that a more reasonable scale for such a development would be for around 30 houses, with a possibility of increasing this in perhaps 10 years time, when we may have the facilities in place for more dwellings.

Yours sincerely,



Helen Graham,

The Area Planning Manager
The Area Planning Office
100 High Street
Kingussie
PH21 1HY



2nd March 2009

Dear Sir

Davall Development Ltd North-East Kingussie Development

Whilst it is recognized that developers often submit over ambitious schemes in order that they may procure a reduced development rather than a total refusal I ask myself is the proposed development by Davall Developments Ltd actually required here in Kingussie? A small number of affordable houses for the local population is necessary but not the proposed 300 houses. Already there is oversupply at Aviemore and more planned for Newtonmore and elsewhere in the Strath.

Employment opportunities are limited so are the extra houses to cater for a possible second home buyers market? The experience of Devon, Cornwall and other tourist areas attractive to second home purchasers has resulted in villages being comatose for most of the year, the previous inhabitants being priced out of the market and life of the village stultified not vibrant as is Kingussie at the present time.

The absence of any plans to expand or upgrade the SCHOOLS of Kingussie and the limited MEDICAL and related health facilities indicating a transient population also adds credence to the second -home theory!

Local TRANSPORT is virtually nil, which together with few local employment opportunities will result in reliance on ones own transport to commute further afield, involving longer journey times, expense and is not very eco-friendly. Limited shopping facilities will again involve traveling away from Kingussie if only to Aviemore.

The proposed HOUSE DESIGN is appalling and causes offence! 2 ½ storey houses dominating the shinty field preventing the houses behind seeing the glorious views of the Cairngorms which enhance the quality of life. Davall Developments Ltd., make much of planting trees to "green" the site but perhaps "conceal" is a more accurate word. They obviously realise what an eyesore such a development will be in the CAIRNGORM NATIONAL PARK. Already 12 miles away Aviemore is a hideous spectacle. Why despoil another area of natural beauty and wild life just for greed?

Finally, in the present economic climate, when any house building may be put on hold, please leave the land untouched and not scarred by the installation of infrastructure, allowing the wild life to remain in peace. Who knows what the future has in store.

Yours faithfully,

[Redacted signature]

09/048/CP

7/5/09

JM

Mrs Y Davis
16 Kerrow Drive
Kingussie
PH22 1QS

Highland Council
Badenoch and Strathspey
Planning and Building Standards

06 MAR 2009

Received

2nd March 2009

The Highland Council
Planning & Development Services
100 High Street
Kingussie
PH21 1HY

Dear Sir or Madam

I am sending this letter as I wish to lodge my objections to the proposed development by Davall Developments Ltd.

I am not against new housing being introduced as I do accept the need for affordable housing or houses to rent. My concern is with the scale of this development; where new housing has been introduced into Kingussie in the past it has been done on a small and unobtrusive scale.

I am particularly worried about the extra pressure that will be put on our local services i.e. our surgery and schools etc not to mention the added light pollution and loss of green field areas. Another concern is that due to the increase in the amount of added residents (which could be around the 600 mark) we will need more or bigger shops and more parking areas; these may be put in at the sacrifice of some very old and attractive houses along and around the High Street area. In the long term going down the disastrous way that Aviemore has gone.

I think if this project was kept to a much smaller scale i.e. 50 houses more local residents would be in favour.

Yours faithfully

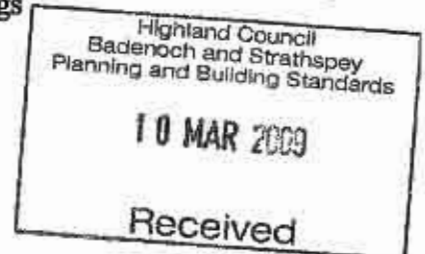


Yvonne Davies

Cairngorms National Park Authority	
Planning Application No.	09/048/CP
REPRESENTATION	
ACKNOWLEDGED	7/5/09 JM

Andrew McCracken
Senior Principal Planner
Highland Council
Area Planning Office
100 High Street
Kingussie PH21 1HY
09 03 2009

R Prochazka
7 Caledonian Buildings
Spey street
Kingussie
PH21 1JH



Dear Sir

Ref Number 09/00033/ 0UTBS Development proposals at N.E. Kingussie.

I have great reservations of the impact of this proposed Davall development.

- 1) The space allocated is at best suitable for possibly 100 houses of a certain standard, that would encourage new families to our area
- 2) Amenities for such a development should be in place to cope with such an influx
- 3) The road access to and from this proposed site must be in place so as not to endanger or inconvenience the present housing access via Dunbarrie Brae
- 4) As many local building Firms as possible should be employed on this project
- 5) The development should be fitting for this area. It would be detrimental to Kingussie to have another "Aviemorie" in the Spey Valley and the Cairngorm National Park.
- 6) Certainly NO three story housing, flats or otherwise to be considered for our lovely Town

Yours hopefully that common sense and not greed will prevail.


R. Prochazka

Cairngorms National Park Authority
Planning Application No. 09/048/cp
REPRESENTATION
ACKNOWLEDGED 7/5/09 (JM)

Highland Council
Gednoch and Strathcree,
Planning and Building Standards
10 MAR 2009
Received

Robbie Nicol
Canisp
1 Kerrow Drive
Kingussie
PH21 1QS
10 March 2009

Andrew McCracken
Senior Planner
Highland Council
Area Planning Office
100 High Street
Kingussie
PH21 1HY

Dear Mr McCracken,

Re: Outline Planning Proposal for Northeast Kingussie by Davall Developments Ltd
Reference number 09/00033/OUTBS


I wish to object to this proposal in its entirety. My objections are based on the scale, density and character of the development and the disregard shown by the developer towards the community and rural nature of Kingussie.

1. The scale of the development is inappropriate and disproportional to the existing housing stock. Kingussie is rural in nature and this development is urban in its intentions. It will increase the population of Kingussie by 50% or more.
2. The density of the development is inappropriate in relation to the size of the site. The houses are crowded and many with little opportunity for gardens.
3. The plan to include three-storey buildings is inconsistent with buildings around that area and indeed throughout Kingussie. I understand that the houses built in Croila Road and Croila View were restricted by the Council to one and-a-half storey houses. Why therefore should this development be considered differently?
4. The solution to waste water and run off towards artificial ponds and The Glebe are unsatisfactory in the extreme. Given the Intergovernmental Panel on Climate Change's predictions of increased flooding it is important to recognise that the village already suffers from flooding events which will only increase in the future. This development has not fully considered drainage. Existing housing nearby these drainage features will suffer from flooding due to the development. I understand that Councils are obliged to protect communities from flooding events.
5. I understand that the building of another 160 houses will mean that the sewerage system will be at capacity (even after it has been upgraded). This means that with this development there will be no possibility of further development elsewhere in Kingussie. It is inappropriate that one development should be at the expense of a range of potential smaller developments that might be better spread throughout the village.

6. It is proposed that Dunbarry Road be used as a construction route and then as an access route for the first phase of the development (and eventually 600 more cars by the developers estimates). This road is already a hazard for vehicles and pedestrians. This is particularly the case at the traffic calming point (used as a crossing by adults and children) and at the junction with the main road where parked cars (parked legitimately) prevent sight of oncoming vehicles. Furthermore there is no pavement to speak of at this point and cars coming from the south turning up often mount the imperceptible kerb to avoid cars coming down Dunbarry Road. Construction traffic represents a danger to pedestrians and other vehicles. Furthermore since the developers own plans suggest that construction will last for 15 years this is an unacceptable risk to safety especially since at certain times Dunbarry Road is already at saturation point.
7. Parking is already at a premium in Kingussie High Street. Not only would there be intense competition for roadside parking but the High Street itself would become clogged with increased traffic.
8. Because the developer need take no account of other social factors it is not clear how the community will benefit. It is not clear what jobs new people will do. At an open meeting in Kingussie the developer's agents said that they expected people would commute to Perth and Inverness. In what way does the planning of such a development contribute to sustainability and climate change? The public transport system (such as it is) is not set up assist.
9. Local services (doctor, dentist, schools) are already operating at capacity.
10. This development takes no notice of the Scottish Government, UK Government and European Union's intentions to reduce green house gas emissions by 80% by the year 2050. Whilst there is an acknowledgement of renewable energy sources this needs to be achieved in a holistic way (e.g. transport, employment, recreation etc). If the Council are serious about their own commitments then as a planning authority rejection of this proposal should be sufficient on these grounds alone.
11. This development is also proposed within the boundaries of Cairngorms National Park. There development is not in keeping with the 4 integrated aims of the park.

In closing I would like to point out that I am not objecting to the building of houses in the area designated. What I am objecting to is THIS proposal to build houses there. This proposal is a very good example where private interests are being placed before the public good. Since private interests cannot be trusted to provide social goods then I would ask that this proposal be rejected in its entirety.

Yours sincerely,


Robbie Nicol

Ernest E Emmett, Drumlins, Newtonmore Road, Kingussie. PH21 1HD

Area Planning & Bldg Stds Manager
Badenoch and Strathspey
David Polson
100 High Street, Kingussie.
PH21 1HY

Calngorms National Park Authority	
Planning Application No. 09/0482	
ACKNOWLEDGED 7/5/09	Highland Council Badenoch and Strathspey Planning and Building Standards 10 MAR 2009
Received	

Planning Application 09/00033/OUTBS – Davall Developments Ltd

Dear Sirs

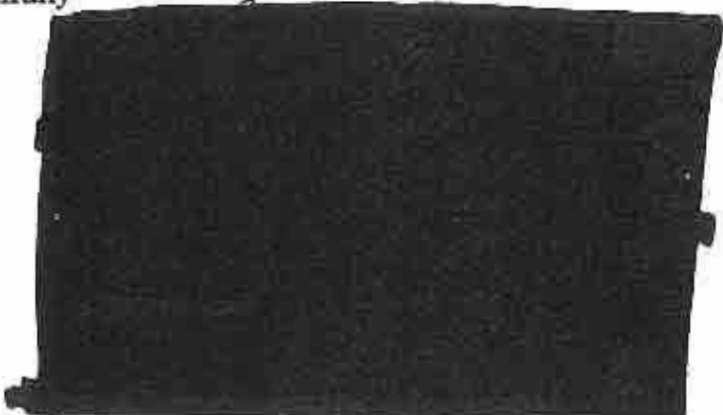
I wish to raise an objection to this outline planning application. The nature of the development is ill conceived and unsympathetic to the character of Kingussie which is a prominent settlement in a mountain landscape which at the moment presents a modest wooded scene when viewed from the South.

The current local plan allows for 300 dwellings on this land but it is not necessary to devise a plan for that many properties. In my view the density is out of kilter with current thinking of providing space for people to achieve some sort of self sufficiency. It also precludes the inclusion of adequate tree planting to blend any development into the landscape. Properties whatever their status, require at least one to two ares (200m²) around them to allow space for activities and growing of plants including food plants. The size of house plots on the proposed plan does not recognise this. The inclusion of "High Street" terraced houses symbolises this attitude, which represents mid 20th Century urban development, totally inappropriate in a National Park Village!

Ideally a suitable development would either include trees on plots or require some such planting by occupants. This would assimilate the site into the landscape appropriately in the space of about ten years and produce habitat networks in the form of corridors for the movement of wildlife across the area. The overall plan also requires more open communal space than is allowed for in this application. The plan counts turning places on roads as open space. Little else than the retention of the shinty/football pitch.

There are many other detailed issues regarding access, drainage, etc but the overriding fault with the development plan is as above. It is too dense and inappropriate for the location.

Yours Faithfully



Cairngorms National Park Authority
Planning Application No. 09/0481CP
REPRESENTATION JM
ACKNOWLEDGED 7/5/09

Highland Council
Badenoch and Strathpeffer
Planning and Building Standards
10 MAR 2009
Received

Lorien
Ardbroilach Road
Kingussie
PH21 1LB
10.3.09

Dear Sir/Madam

I am writing to express my observations and objections to the proposed housing development by Davall in Kingussie.

Firstly, some general points: the whole submission has the feel of something that has not been finalised properly, but rushed to be submitted before a certain date. While accepting that the submission is for outline planning only, a lot of detail is swept aside with broad brushstrokes, e.g. the disposal of surface water and pedestrian movements.

I think that a development of 300 houses is far too large for Kingussie to sustain, without losing much of the character that makes it such a pleasant place to live. This appears to be admitted by the developers use of the phrase "Incurtilage woodland structure planting to break up the scale of the proposed housing area."

There is reference to a terraced area of three-storey housing giving the idea of, and reflecting the current High Street frontage – this is the middle of field in a rural setting!

I am also concerned by the timescale and the suggestion that different areas of the development could be undertaken by several different builders. We could have a building site on the outskirts of the town, in a very prominent site, for twenty years with no guarantee of consistency of design or standards of construction.

The initial development, as I understand the proposal, with use Dunbarry Road as an access for building personnel and then for the residents of the new houses and that the proposed new road to the A86 at Kerrow is dependant on sufficient number of houses (100?) being sold. This could involve 200 extra cars (as there is be provision for over 2 cars per house with private drives and 1.5 cars per house unit for residential communal parking) and a similar number of pedestrians. All new car movements would exit to Kingussie High Street either at the foot of Dunbarry Road, or the foot of Ardbroilach Road, if accessed via East Terrace.

My specific concerns are with the proposal to build four houses on Ardbroilach Road above the current developments and the proposal for 27 houses in the field behind Ardbroilach Road (areas 8 and 15?).

I believe that any access must have a gradient no steeper than 1:10. I do not believe that this is possible in the site off Ardbroilach Road. If these thirty one houses are built, it will lead to an increase in pedestrian traffic on Ardbroilach Road which it cannot sustain. At several points on the road, there is not sufficient room for two cars to pass and there is no pavement.

I also feel that there would be pressure in the future for a vehicular access from Acres Road through the proposed pedestrian access, leading to more traffic problems.

I know that the area between Ardbroilach Road and Kerrow has been identified as an area suitable for housing, but the current proposal, I believe, is an over-development, especially when to local infra-structure is considered. Schools, Doctors, Dentists, Police? I am not aware of any proposal from the Highland Council to address the shortages that would arise in these services, or to address the shortages that are current, before any increase in demand,

Yours faithfully

A large black rectangular redaction box covering the signature area.

Gairngorms National Park Authority	
Planning Application No. 09/048/CP	
REPRESENTATION JM	
ACKNOWLEDGED 7/3/09	Highland Council Badenoch and Strathspey Planning and Building Standards
06 MAR 2009	
Received	

Creststones
AUBS R)
Kungussie's
2 March 09
Web/PP

Dear Sir,

I would like to object to the 300 development in Kungussie for several reasons. This list is not in order of my feelings - just the things that worry me.

- ① The visual impact from the A9 from the North is an urban sprawl
- ② The wood used for 'recreation' - the squirrels will vanish if so many more people will abuse/use the wood.
- ③ The extra 300 x 2 vehicles per household will impact on the marshes here. The...

④ The extra cars ^② will also impact on Ardbrinloch Rd - already overused.

⑤) Where are the occupants of these new houses going to find employment?

⑥) The schools are inadequate to cope with the impact of this number of families.

⑦) Do we want more 2nd homes in the area - they bring no income to the area. Tesco mental.

⑧) Last year when no stock were put in the fields behind us it became a meadow again - butterflies bees + other insects were prolific.

is this not what ^③ the national park
wants to nurture?

I hope you takes my
considerations into your decisions



AUBS RJ.
Kingston.

Anne & Mark Johnstone, Greystones B&B,
Acres Road, Kingussie, Inverness-shire PH21 1LA

Tuesday, 03 March 2009



The Area Planning Office,
100, High Street,
Kingussie,
PH21 1 HY

09/048/CP

23/4/09

Please find here objection, to the development for Kingussie as proposed by Davall Developments Ltd. Jm

The proposal is I find insulting to our life and living style as a community. Kingussie dose need development, do need new housing, starter homes and holiday homes, all these are good but have to be in a more sensitive and understanding growth pattern. One developer in one lump (even if it be over a number of years) in such a large area of Kingussie will only bring stress to the existing infrastructure and residence.

Greystones B&B has been trading for 19 years, we chose to live and run our business from this place because of its position i.e. walking distance of the town and open countryside, this will be compromised as I see no provision in the plans for a corridor, to walk with dogs off lead, through the present fields allowing access to the existing paths and walks north of the proposal. We are a dog friendly B&B. They have left no room for living! Just dwellings! Like battery hens.

The pressure of people from the proposal will access Kingussie High Street directly through Acres Road and Ardbroilach Road. Ardbroilach Road is already very dangerous for pedestrians, especially in the winter months. Schools will be under pressure. The town was designed in the Victorian era when transport consisted of horse and trap, if all these new cars arrive were are they to park? We at this time can't even take money from the hole in the wall without obstructing half the Kingussie residents.

Wild life to north of Acres Road is also prolific we have six Red Squirrels feeding at Greystones at this time. All feed and move back and forth from the Tom Baraidh woods. The Roe Dear also come down to feed here in the winter, when they are unable to feed in the fields. Buzzards are present all year round over the Tom Baraidh woods roosting in the Oak tees to the north edge of the proposed development. The RSPB reserve will also come under more pressure! This I understand is European governed?

I see no need for this development to even be considered, until the developments in Aviemore are completed and sold! Only ten minutes drive away.

I state again I am not against development. I am against this developments size; style and position.

It is all out of kilter with harmonious living.

J.Mark Johnstone

Highland Council
Number: 09/048/CP
Date: 23/4/09. JM

32 Croila Rd
Kingussie
PH21 1PB
10.3.09

Chief Planning Officer
Planning Office
Kingussie

Highland Council
Bedenoch and Strathspey
Planning and Building Standards
11 MAR 2009
Received

Dear Sir,

I would like to make some objections to the proposed housing developments in Kingussie by the Davall company.

1. I am concerned about the high density of the housing and the vast increase in population that would result. In a few short years the nature of the town would be transformed and not for the better. What we would see would be a huge housing scheme, visually intrusive, packed close together to fit in the maximum number possible, with hardly any green spaces or screening by trees. Three-storey flats are included – quite out of keeping with the area. I have serious doubts about the quality of the housing especially with regard to the environment e.g. small gardens and lack of green energy provision.
2. Dunbarry Rd is quite unsuitable as a sole access point for the development. The Kerrow access would not be initiated until many years into the project. In the meantime Dunbarry would be overcrowded with construction traffic as well as the many cars of the inhabitants. Apart from unpleasantness for the residents around Dunbarry, it would have serious safety implications, particularly for children, playing or going to and from school. The junction at the bottom is already struggling to cope and quite dangerous and it would become far worse.
3. There would be risk of flooding. The proposed sump at the corner of the shinty field would be a danger to children and if it overflowed could flood housing in Croila Rd. The scheme to divert floodwater to the Glebe Ponds would adversely affect the wildlife and again could cause flooding for nearby residents.
4. There are no proposed improvements in infrastructure e.g. public transport, health facilities, school classrooms, shops, and improved roads - to keep pace with the increase in housing and population.
5. The birch wood overlooking Ardbroilach is prime habitat for red squirrels and rare moths among other things. Also this area did not appear in the original housing plan for Kingussie. Tom Baraidh

woods are also a home to many red squirrels. There should at least be a buffer zone between the top edge of the housing and this important habitat.

I am not totally against new housing developments. If sensitively done and of a suitable scale it could enhance the town and provide employment. I would suggest a much more gradual step by step development so that infrastructure changes can keep pace with the housing. This mad rush for maximum profit is ill conceived and would be detrimental to Kingussie.

Yours faithfully,

A black rectangular redaction box covering the signature of Gordon Stewart.

Gordon Stewart

Area Planning Office
100 High Street
Kingussie
PH21 1HY



7 Croila View
Kingussie
PH21 1PG

01540 661139

17th February 2009

Objection to Outline Planning Application

Dear Sir

I wish to make a formal objection to the outline planning permission currently being sought by Davall Developments Ltd, in relation to the construction of 300 homes in Kingussie. My objections are for the following reasons:

- A development of this size is completely unsustainable for a village the size of Kingussie. Given that the current population is approximately 1,400 people, a development of this size could conservatively be expected to add a further 700+ people, which would mean a 50% + increase in the total population. Even if the development is phased, this increase would still be unsustainable. Kingussie High School is in a poor state of repair, and already running at capacity as is the local Medical Practice. There is no NHS dental provision in the village. Traffic is already quite heavy with limited parking available and a further 600 cars in the village would cause chaos.
- Where are the jobs for all of the people who would come to live in these houses? Assuming of course that the majority of these properties were not purchased as holiday homes or investments.
- I have serious concerns regarding the drainage of foul water from this development as some of the areas where building is proposed are quite marshy, and have a significant amount of water run off, during adverse weather. Having visited the developers' recent presentation at Talla Nan Ros, it seems that their answer to this would be to install sump ponds at strategic points, including on areas of public utility land. I consider this to be potentially dangerous to the many children who live in the area, and am not convinced that it would solve the problem of water run off.
- Some of the types of housing suggested are completely inappropriate for the area in question, such as 3 story apartment blocks, which would be more fitting for a suburban housing development. Such development would undoubtedly bring about the urbanisation of what is currently a typical beautiful highland village.
- How can such a huge development even be considered, given that there is already significant development going on in Aviemore, with more planned for Newtonmore, Carrbridge, and Grantown on Spey - not to mention a completely new settlement at An Camus Mor?

In conclusion, I consider this proposed development to be completely inappropriate for an area within the Cairngorm National Park

Yours sincerely,


Mr Peter Schofield

Cairngorms National Park Authority	
Planning Application No.	09/048/cp
REPRESENTATION	
ACKNOWLEDGED	22/4/09. jm

Area Planning Office
100 High Street
Kingussie
PH21 1HY

Highland Council
Badenoch and Strathspey
Planning and Building Standards
17 FEB 2009
ack 17/2
Received

7 Croila View
Kingussie
PH21 1PG

01540 661139

Cairngorms National Park Authority
Planning Application No. 09/048/CP 17th February 2009
REPRESENTATION
ACKNOWLEDGED 22/4/09. JM

Objection to Outline Planning Application

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- How can such a huge development even be considered, given that there is already significant development going on in Aviemore, with more planned for Newtonmore, Carrbridge, and Grantown on Spey - not to mention a completely new settlement at An Camus Mor?

In conclusion, I consider this proposed development to be completely inappropriate for an area within the Cairngorm National Park

Yours sincerely,



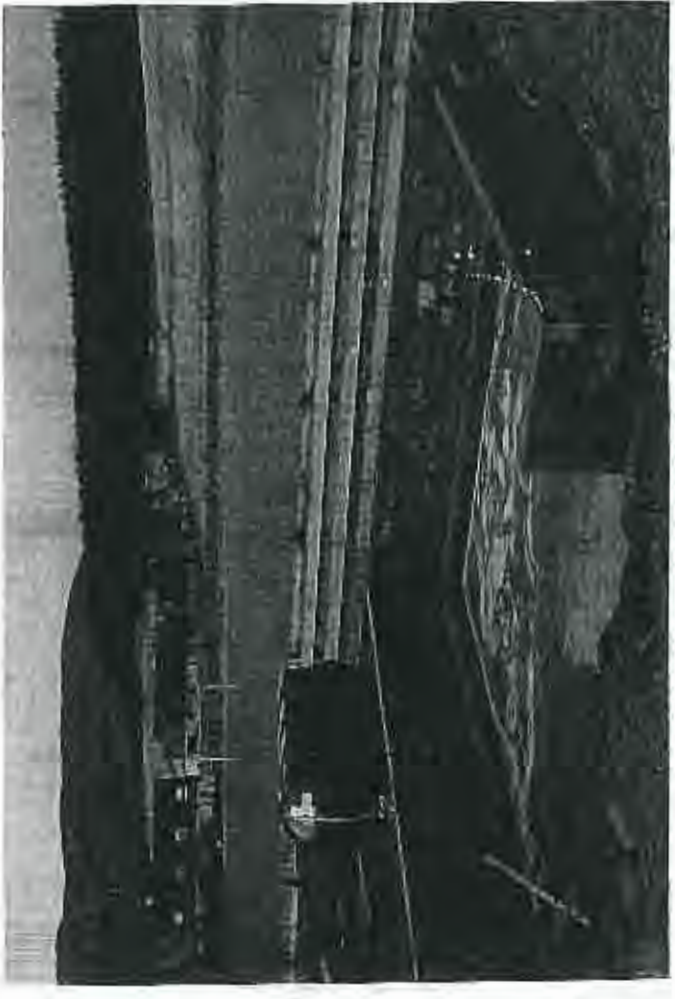
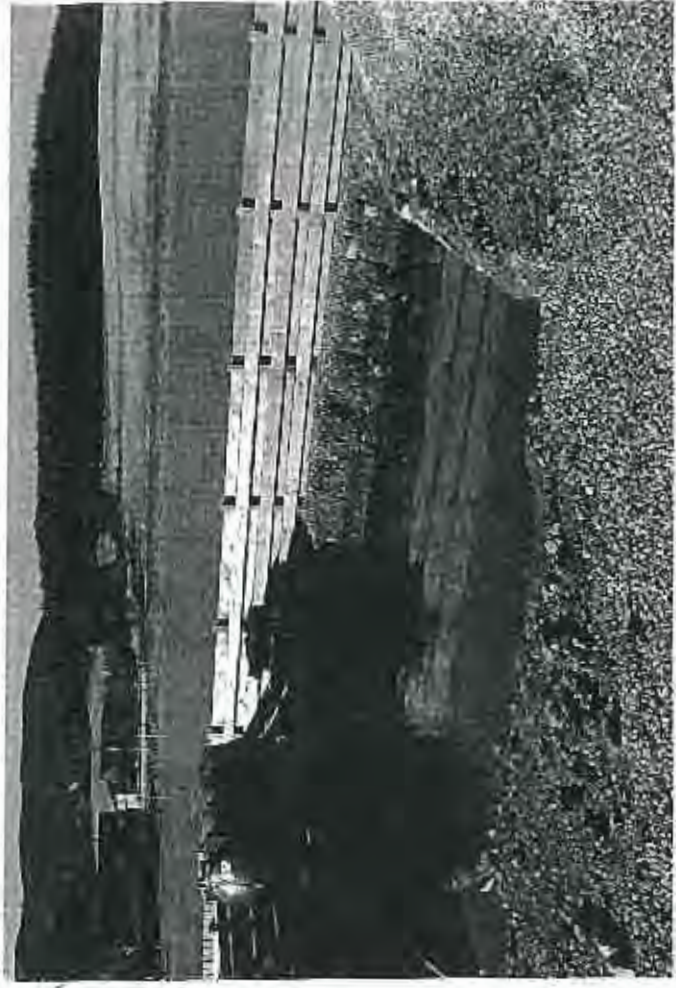
Mrs Ailsa Schofield

7, Croila View, Kingussie PH21 1PG

22-2-08

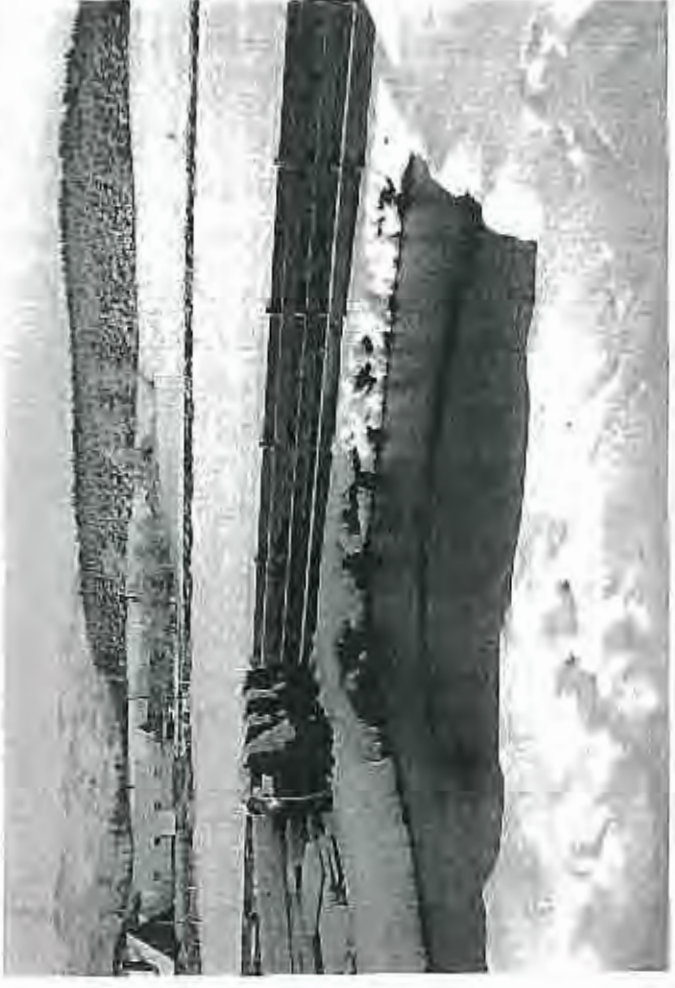


12-2-08



Continue worked out x2 on same clay

22-2-08



Approx
1m deep
↓

7 Croila View
Kingussie

1-2-08

Alvie & Dalraddy Estates

Our ref: Kingussie housing HC 11 / JDAW

19 February, 2009

Alvie Estate Office
Kincaig, Kingussie,
Inverness-shire,
Scotland, PH21 1NE

The Highland Council
Planning and Development Service
100 High Street
Kingussie
PH21 1HY

Highland Council
Badenoch and Strathspey
Planning and Building Standards

23 FEB 2009

Cairngorms National Park Authority

Planning Application No. 09/048/CP

REPRESENTATION

Dear Sir or Madam:

ACKNOWLEDGED 22/4/09 Jm

Master Plan for Kingussie North East - Your Ref: 0933OUTBS

I wish to object to the proposal for up to 300 additional houses as proposed by Davall Developments for the following reasons:

Kingussie has developed as a town serving the surrounding rural area of Badenoch. The majority of inhabitants are residents of the area who have lived and worked in the surrounding communities. There is currently not the demand from local residents for this number of additional houses or from businesses wishing to relocate into this area. A large proportion of these houses are therefore likely to be occupied by people retiring into this area, perceiving it to be a nice place to live and by people wishing to occupy these houses as second homes. Such a large number of houses occupied by those not working or associated with employment in the area will alter the character of this town and make it less of a centre serving the surrounding rural population.

The majority of houses in Kingussie have been developed by individual or small scale developers who have instilled their own character into the design of their homes. Allowing one developer to take up such a large proportion of the town's capacity to absorb additional housing would be detrimental to the character of the town.

One or two developers should not be allowed to monopolise most of the capacity for additional houses in this community. The Cairngorms National Park Deposit Local Plan First Modifications states that "The development of this site presents an excellent opportunity to provide opportunities for large and small scale developers to work together to bring forward the delivery of the proposal." This would not be achieved if planning for this number of houses is granted to only one or two developers. Development should be permitted in response to proven demand and not to what a single developer speculates can be sold over many years.

Scotland has a relatively low population relative to its land area; overall it has among the lowest population densities in Europe. Despite this it has around 90% of its population living in urban areas which is among the highest in Europe. Most residents in Badenoch reside in this area because of the rural character of the area; they do not wish to reside in an urban metropolis as suggested in the Cairngorms National Park Deposit Local Plan. Where there is a proven demand for additional houses preference should be given to absorbing them into the surrounding countryside thereby allowing the rural character of this area to be maintained rather than adding to the urban sprawl of our existing settlements.

In Badenoch & Strathspey the social structure and character of our towns and villages are being undermined by their rapid expansion, the addition of relatively large urban housing estates and an increase in the proportion of houses occupied as holiday homes and people not associated with work or making a living in the area.

The Kingussie sewage works is close to the river, near capacity and frequently flooded resulting in pollution of the river Spey. Any new works is likely to require sewage to be pumped some distance to avoid flooding. The municipal sewage works in Kingussie, Lynchat, Kincaig and Aviemore are or have been the main polluters of the upper river Spey. There would be less chance of pollution and it would be more cost effective if individual or small groups of houses were instead allowed to be located in areas where relatively small scale septic tanks and soakaways or other sewage disposal schemes such as reed beds could be located well away from water courses and with less risk of flooding. It would also reduce the distance pipework would need to be installed and reduce the need for pumping stations and other expensive infrastructure.

The Highland Council policy is wrong in assuming that private sewage works raises potential water quality and environmental health issues. In Badenoch & Strathspey the biggest problems encountered have been with those run by Scottish Water. Where problems are encountered with private sewage works they tend to be relatively small scale and isolated.

Potable water is another problem in the area with relatively large amounts of water having to be extracted from one or a few sources and piped long distances to serve distant urban areas. It would be better for the environment if instead smaller amounts of potable water came from a larger number of sources and was consumed closer to the point of extraction. Spreading additional houses more evenly throughout the District would make it more feasible to achieve this.

Urban housing schemes require, street lighting, pavements and roads impermeable to water. Surfaces impermeable to water concentrate water runoff and add to the risk of flooding. Scattered housing in the countryside would reduce the need for impermeable surfaces such as tared roads and pavements and reduce the cost of infrastructure needed per house. Street lighting would not be required thereby cutting light pollution and energy requirements.

Ploughable land suitable for farming is in short supply in the District as a large proportion of the area is at too high an elevation, prone to flooding or has already been developed for housing and associated infrastructure such as roads. Almost all of the development as proposed is on relatively good farmland. There should be a presumption in favour of development on less productive land.

In a town such as Kingussie undeveloped areas including farm land and woodland are important assets that help preserve the character of the town. They are also appreciated by residents, almost all of whom reside within a short walk from the open countryside. I consider the relatively small areas of open spaces as indicated in the latest Deposit Local Plan First Modifications are insufficient to maintain the character of the town or satisfy the majority of residents if the areas indicated by Davall Developments are developed as indicated in their displays as presented at Talla nan Ros on 16th February.

Yours sincerely,



Jamie Williamson

3 Kerrow Drive
Kingussie
Inverness-shire
PH21 1QS

Calngorms National Park Authority	
Planning Application No.	09/048/cp
REPRESENTATION	
ACKNOWLEDGED	22/4/09. JM



Highland Council Badenoch and Strathspey Planning and Building Standards
23 FEB 2009 ack 26/2
Received

The Planning Officer
Planning and Building Office
100 High Street
Kingussie

20th February 2009

Dear Sir

Kerrow Drive Outline Planning Application by Davall Developments Ltd.

I understand an Outline Planning Application has been lodged with you for 300 new houses in the north east of Kingussie. I went to the planning consultation arranged by Davall Developments last week and unfortunately found there were inadequate answers to some of the questions that concern me. I appreciate the Local Plan has had provision for further development in this area of the town and anticipated that more houses would be built eventually.

From the displays offered by the developers last week, I would like to make a number of observations that I think your officers and the Council should consider in the proposals.

Services

- i) In the Badenoch and Strathspey local plan, reference K11E7.1.1 the intention was to develop 14 hectares with an indicative capacity of 250 houses. This is now 16 hectares on the current developer's literature which shows an increase in capacity of 20 per cent. The 1997 plan also referred to the water supply nearing capacity and the waste water being constrained. I hear the sewage works is to be upgraded in 2011 but has there been any change in the fresh water provision?
- ii) One wonders where the demand for 300 houses will come from with employment opportunities being rather limited in the immediate area.
- iii) Such a large increase in the size of the village will need the Council to consider the provision of school places, particularly at the secondary level. What questions have been raised to your office, to date on these issues?

Access to the site

- iv) It appears the only access for the first phase of the development will be Dunbarry Road. I was led to understand the developers had had a traffic survey done but I would question the outcome of their findings. The only survey noted by myself was on a half-day closing for the shops and a day the schools were closed. Some residents in Dunbarry Road have to use the road for parking, which increases the hazards both for drivers and children playing in the area specifically designated an open space, on the left hand side of Dunbarry Road. Before the last house were built at the end of Croila Road your office had concerns about the volume of traffic the additional housing would cause in Dunbarry Road. What has changed now? The most recent house building in the area has produced, on average, 1.5 cars per household. Another 110 dwellings served off the narrow Dunbarry Road/Terrace as stated on page 36 of the developer's master plan means the road will be coping with

another 165 vehicles daily, mostly at peak periods. A couple of years ago concerns about traffic resulted in the positioning of an island in the road to limit traffic flow to one direction at a time. The junction with the Dunbarry Road and the High Street is a fairly awkward and busy one at morning/evening peak periods of traffic. There is no proper footpath on either side of the road near the junction, prams etc have to be pushed onto the road. With the increase in volume of traffic, it appears essential that improvements are incorporated for this junction, prior to building starting with developers heavy traffic. With only a single access to the area there could also be a problem with access in the event of a serious emergency in the highway. While I fully expect development to start at the top of Kerrow Drive, I would have thought some development should also start at the north end of Kingussie from the main B road, so that an earlier date would be achieved for traffic to have access to the area by two routes. This junction with the main road in the town offers greater opportunity to make a safer junction, because there is space to develop appropriate traffic lanes and there are fewer pedestrians at the end of the town.

Community facilities and buffer areas

- v) In previous plans, consideration and care was taken in providing some community facilities for children and buffer areas to increase privacy and character of the area. The developers are at present not willing to express any opinion on this aspect of the development.

There appears to be some intention to site ponds/small water areas specifically one in area 1A of the development. There is considerable surface water from the surrounding area and a number of springs, so much so, that in wet weather our land drain does not cope, and parts of our site float in the winter!. I would want to know that adequate surface drains are provided to remove excess water from the "pond" features. Are such features regarded as desirable under health and safety where young children play near home?

Density of housing

- vi) In the first stage of Kerrow Drive, the Council and planners allowed on average 0.10 ha. per household, a very generous density relating to the high standard of house you wish to see developed. In the proposed development, the areas surrounding the north of Kerrow Drive show a density where the area per dwelling appears to be:

0.07 ha. in phase 4,
0.06 ha. in phase 2A,
and 0.4 ha. in phase 1A.

To the east end of Kerrow Drive, this represents more than double the density of the existing properties. Such density might be acceptable in other phases, but I find it totally unacceptable in the nearest parts of 1A. The first eight plots in Kerrow Drive, bought under a different regime, were for owners with adequate means and they have put considerable funds into making very pleasant quality homes. I have no difficulty in seeing it possible to cater for all socio-economic groups with the north east of the town, but it ought to be done so there is harmony with the existing landscape and buildings. It is not fair to those you previously allowed to build, to have their properties changed in value by the establishment of nearby properties of substantially different character. I would therefore expect the future planning to provide for a gradual change in character rather than a sudden one. The first homes in 1A should be some more 2 or 3 bed roomed detached homes, giving way to semi-detached properties further along Kerrow Drive.

The developers told me that high density homes would come in the lower lying areas where two storeys etc. would be more acceptable. I later hear from others who went to the display, that there could be some three storey homes. This sort of conflicting message from the representatives of the developers is totally unacceptable and

makes their exercise and word worthless. I would claim that any three-storey buildings are inappropriate for sites above the playing fields in Dunbarry Terrace. The developers were very weary about describing in detail the type of houses in each section of the plan. If the initial demand is for low price high density property, these should be nearer the main road.

Style of Housing

- vii) Lastly the representatives at the meeting were very careful not to explain the types of premises to be built. Some long buildings might have been flats or terraced housing. The pictures we were shown were of developments in Aviemore, where we know some serious problems of inadequate insulation, parking and noise are evident. I hope the planners involved in this Kingussie this development will ensure the quality of homes fits the environment, and shows harmony with the town as a whole, and is not to be an area of gaudy buildings that currently adorn our city developments.

State of the playing fields

- viii) While I know the Council continue to maintain the playing fields off Dunbarry Terrace, can you tell me if they own the land please?

Please note that this letter registers my interest in the current application and I request that I be kept informed of further considerations.

Yours faithfully

A large black rectangular redaction box covering the signature of Peter J Clark.

Peter J Clark

7, Ruthven Court
PH21145

Highland Council
Badenoch and Strathspey
Planning and Building Standards

20 FEB 2009
sch 26/2
Received

Dear Sirs,

My plea is quite simple -
Please leave us room to breathe!

Having seen the results in the
area of so-called "Master Plans", and
in particular the shambles of mountain
village, called Arriemore, I dread to
think of the future for Dingusna.

The Banking fraternity is accused
of "greed beyond compare" let such
accusations remain with that industry.

I submit my vote against the
Master Plan.

Yours truly,


Cairngorms National Park Authority
Planning Application No. 09/048/CP
REPRESENTATION
ACKNOWLEDGED 22/4/09 dm

Area Planning Office
100 High Street
Kingussie
PH21 1HY

Cairngorms National Park Authority

Planning Application No. 09/048/CP
REPRESENTATION

Highland Council
Badenoch and Strathspey
Planning and Building Standards

24 FEB 2009
JM cck 26/2
Received

ACKNOWLEDGED 22/4/09

30, Dumbarton Terrace
Kingussie
PH21 1LL

17 February 2009

Objection to Outline Planning Application


Dear Sir

I wish to make a formal objection to the outline planning permission currently being sought by Davall Developments Ltd, in relation to the construction of 300 homes in Kingussie. My objections are for the following reasons:

- A development of this size is completely unsustainable for a village the size of Kingussie. Given that the current population is approximately 1,400 people, a development of this size could conservatively be expected to add a further 700+ people, which would mean a 50% + increase in the total population. Even if the development is phased, this increase would still be unsustainable. Kingussie High School is in a poor state of repair, and already running at capacity as is the local Medical Practice. There is no NHS dental provision in the village. Traffic is already quite heavy with limited parking available and a further 600 cars in the village would cause chaos.
- Where are the jobs for all of the people who would come to live in these houses? Assuming of course that the majority of these properties were not purchased as holiday homes or investments.
- I have serious concerns regarding the drainage of foul water from this development as some of the areas where building is proposed are quite marshy, and have a significant amount of water run off, during adverse weather. Having visited the developers' recent presentation at Talla Nan Ros, it seems that their answer to this would be to install sump ponds at strategic points, including on areas of public utility land. I consider this to be potentially dangerous to the many children who live in the area, and am not convinced that it would solve the problem of water run off.
- Some of the types of housing suggested are completely inappropriate for the area in question, such as 3 story apartment blocks, which would be more fitting for a suburban housing development. Such development would undoubtedly bring about the urbanisation of what is currently a typical beautiful highland village.
- How can such a huge development even be considered, given that there is already significant development going on in Aviemore, with more planned for Newtonmore, Carrbridge, and Grantown on Spey - not to mention a completely new settlement at An Camus Mor?

In conclusion, I consider this proposed development to be completely inappropriate for an area within the Cairngorm National Park

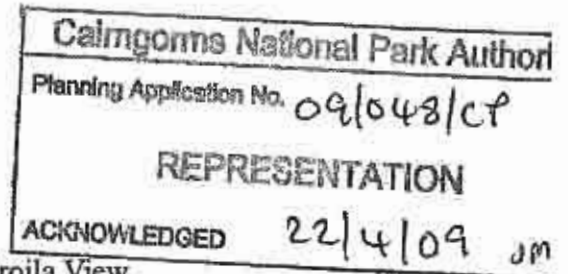
Yours sincerely



The Highland Council
Planning Department



6 Croila View
Kingussie
PH21 1P
23rd February 2009



Dear Sir

Proposed Development North-East of Kingussie

I wish to register the strongest possible objection to the above proposed development by Davall Developments Ltd.

The proposal is out of all proportion to the housing requirements of the village of Kingussie.

There are already other Developments, current and planned, in the Aviemore area to more than satisfy the housing requirements of the Strath.

This proposal would destroy the special character of Kingussie and deprive the current inhabitants of a much appreciated amenity facility, and access to the woods and open countryside.

Yours faithfully



Alan M Grant Spence

Cairngorms National Park Authority	
Planning Application No.	09/048/CP
REPRESENTATION	
ACKNOWLEDGED	22/4/09 dm

Highland Council Badenoch and Strathspey Planning and Building Standards
25 FEB 2009 ack 26/2 Received

Canisp
1 Kerrow Drive
Kingussie
Inverness-shire
PH21 1QS

Area Planning Office
100 High Street
Kingussie
Inverness-shire

24th February 2009

Dear Sir,

I am writing to you with regard to the proposed development at North East of Kingussie – North of Access Road, Kerrow Drive Dunbarry Terrace and A86. After having attended the open afternoon held by GH Johnsons Bulding Contractors on behalf of Devall Developments on 16th February 2009 in Talla Nan Ross, Kingussie, I have several major concerns about this application.

Firstly, it was made clear to us at the meeting by GH Johnstone Building Consultants that 80 of the proposed 300 houses would be built with the sole access being Dunbarry Road. This will mean a huge increase in the amount of use by both construction traffic and approximately 100 cars once these houses have been developed. However, Dunbarry road is effectively a single track road in two places:

- a. on the brow of a hill 100m from the High Street due to a traffic island.
- b. another 100m further on where some houses have no off-road parking and therefore have to park on the road.

The traffic island is a hazard in that there is a blind spot where cars approaching uphill can not be seen by the cars travelling downhill. It concerns me that this hazard will create the potential for accidents, especially in wintry weather and with the increased volume of traffic. Also, the bend at which several cars park, thus reducing the road to single lane, makes it very difficult to see traffic approaching either uphill or down hill. With the increased number of pedestrians and traffic such a development will bring there will surely be an increase in the potential for accidents, especially in winter.

Also, the junction at the bottom of Dunbarry Road with the High Street is another area of concern. Cars parked to the left make it very difficult to see oncoming traffic as you turn right to travel along the High Street. This is yet another hazard with the increased volume of traffic that would be using this road, not to mention the impact another 300-400 cars would have on Kingussie's already crowded High Street once all the houses are occupied.


Whilst I do not object in principle to building houses in these fields, I do however object to the density. After studying the current plan of housing in the area, the density Devall Developments are proposing would be far greater that what already exists. Also, the proposal by the developers to include 2 1/2 - 3 storey houses for affordable housing along the shinty pitch (as stated by GH Johnstone Building Consultants on 16th Feb 2009) is alarming. To build such tall houses in an area which

is practically all 1 ½ storey houses is not in keeping with the surroundings. Also, the proximity of these planned houses to the existing boundary along the shinty pitch is concerning. This means there will be little or no gardens with such houses thus creating very densely populated pockets of housing. If such tall buildings are to be built, would they not be better where they are less likely to affect existing houses eg, closer the A86 and 1 ½ storey housing could be built beside existing houses? I would hope there will be some attempt to blend the height of new houses in with established houses. It also concerns me that such tall buildings will negatively affect the market value of existing houses already in the area if Devall were to build right beside or in front of these smaller houses.

In conclusion, whilst I do not oppose the idea of building houses in the area earmarked for development, I would like to state that my major concerns are a) the increase in volume of construction and residential traffic using Dunbarry Road which is single lane in two places, and b) that the density and type of housing to be built should be in keeping with existing houses thus creating a more gradual merger from old to new.

While I understand that it is in Devall Developments' best interest to build as many houses as they possibly can, I do hope that the concerns of the local community will be taken seriously and given due consideration. Such a large scale development will directly impact on those living beside the proposed development and the rest of community in Kingussie for years to come. I do hope the voice of people living in the community is heard above the few whose ultimate motivation in this development is profit driven.

Yours Sincerely,



Jane Nicol

Planning Authority
Area Planning Office
100 High St
Kingussie

[Redacted]
Highland Council
Badenoch and Strathspey
Planning and Building Standards
25 FEB 2009
ack. 26/2
Received

Feb 23rd 2009.

Application to Highland Council of Davall Developments Ltd made to the development of N.E. of Kingussie for a master plan and development of 300 houses.

Highland National Park Authority
Planning Application No. 09/048/CP
REPRESENTATION
ACKNOWLEDGED 22/4/09 DM

Dear Sir

As a resident of Acres Rd of 48 years & a proud to be a member of Kingussie, I would like to show considerable concern to many items made by Davall Developments Ltd

- 1 From 44 to 34 is a deep ditch covering the entire length. Any development would cause an inflow of water on to 42-44.
- 2 The main road running down from 47 to 45 will cut out the entire residential part of Acres Rd to the council part.
- 3 From 55-53 is a deep ditch entering 53 & comes out behind town hall.
- 4 From W of 59 to the N there are an entire lot of trees covering a deep lane to the road which is far too small to take a constant amount of cars going south to traffic lights on Arbroilach Rd. Much insight is needed to reassemble that plan, - 7 to 8 needed to make it planned to widen the road.
- 5 I agree with Davall Developments to leave shinty pitch ^{open} between 55 & 57.

P.T.O.

I wonder what High School, Primary school would like to double their size?
" " " Police _____ " " " " " " ?
" " " shops _____ " " " " " " ?
" " " doctors _____ " " " " " " ?
" " " D.A.P. residents. _____ " " " " " " ?
" " " Electricity works would like to do?
" " " Sewage " " " " " " ?
" " " Water " " " " " " ?

yours sincerely

[REDACTED]

P.S.

From 22 to end of 23 there is a wavy line to the west, showing a line to the south, & this is a fault to be rectified.

Calngorms National Park Authority
Planning Application No. 09/048/cf
REPRESENTATION
ACKNOWLEDGED 09/04/09

Kerrow Dyke
Croila View
Kingussie

JM Inverness-shire
Calngorms National
Park Authority
09 APR 2009
RECEIVED

Dear Mr Tait,

~~Following~~ the Public Meeting in Kingussie regarding the proposed building of 300 houses I felt compelled to write with regard to the drainage issue.

We live at the corner plot of Croila View beside the shunty pitch. When we were building our house our engineer advised us to have a 'sup', purely as a precaution as he advised that this would "never fill up in our lifetime". Contrary

to this information we have witnessed several feet of water lying in the sup over the last 5 years. The water does eventually drain away but this can take several days depending on the weather conditions. You will appreciate how alarmed I am to hear of the proposals to put 'sups' in the areas where children live and play. There are few more things attractive to children than water and although it was stated at the meeting that there have been no recorded accidents concerning sups and children, perhaps the drainage

issues were different. I enclose a photograph and assure you that on occasions the water has lain in our 'sup' for days.

I would also like to voice my concern over the disruption to wildlife that the scale of this development would cause. We have two squirrels who regularly run back and forth from the wood at Tom Braidh down the stone dyke, in front of our house to Craig an Darach. With the involvement of heavy plant machinery I am concerned that this will disrupt their habitat and further dwindle the red squirrel population.

I hope you and your committee

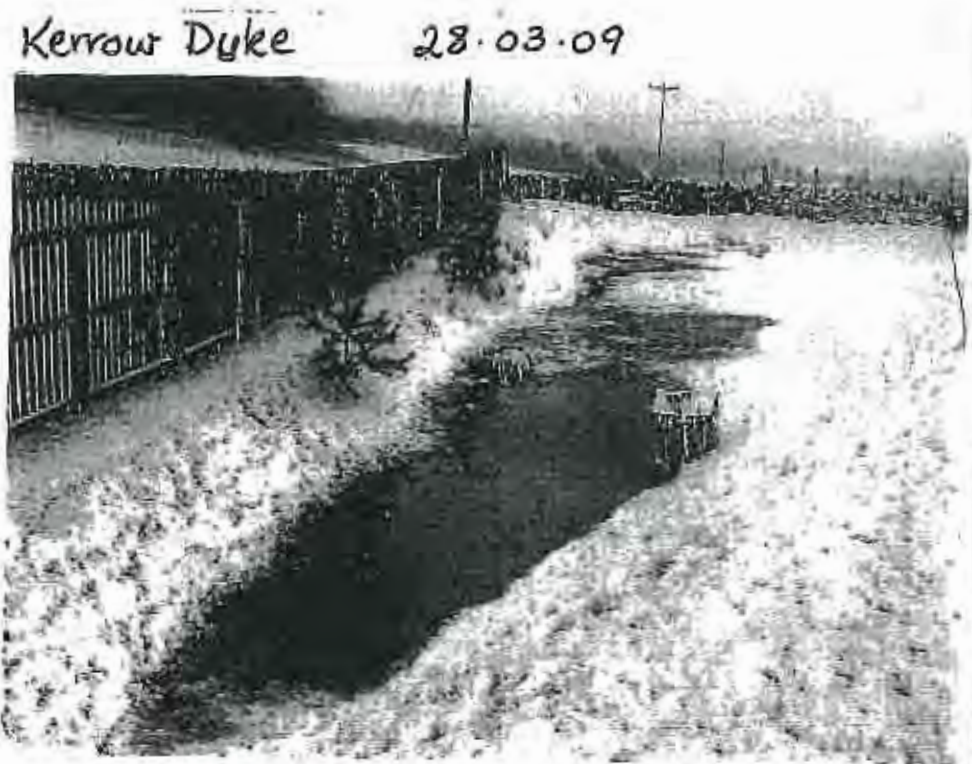
will consider these points and
act in the very best interests
for those concerned. I look
forward to hearing your views
on these matters raised.

Yours sincerely,

A thick black horizontal bar redacting the signature of the sender.



Kerrow Dyke 28.05.09.



Kerrow Dyke 28.03.09

Airleywight, The Crescent, KINGUSSIE, PH211JZ

Planning Office
100 High St.
Kingussie

25th February 2009

Dear Sir

~~Cairngorms National Park Authority~~
Cairngorms National Park Authority
Planning Application No. 09/048/CP
REPRESENTATION
ACKNOWLEDGED 22/4/09 JM

Highland Council
Badenoch and Strathpey
Planning and Building Standards
25 FEB 2009
ack 26/2
Received

Application for New Housing Development by Daval Developments

With reference to this planning application I would like the following to be considered.

On page 28 it says that there will be no adverse effect to the surrounding transport network. Ardbriolach Road is very narrow; the proposed path access to the new development from Acres Road will mean more pedestrians using Ardbriolach Road. Access on foot, to the schools, tennis courts, golf course, St Vincent's, the health centre, library, post office, bus stop, and railway station and many shops will be taken this way especially so with the new bridge over the Gynack being in place. The proposed four extra properties using Ardbriolach for access will mean more cars using it and exacerbate the congestion. This will create a potentially dangerous situation for the increased number of pedestrians the pedestrian /vehicle contact survey does not identify this. The High Street is already congested from time to time with lorries and buses having to negotiate parked cars on this A class road. Unless measures are taken, more housing will mean more cars and increased congestion both in the development stage and on completion. The proposal to use Kerrow Drive as a construction infra structure access is totally unacceptable, the new main access should be put in place from the start and used for all construction work access.

The design of the proposed new houses is a cause for considerable concern. Two and a half to three stories is the general suggestion with some terraced type development This is well outside the preferred one and a half story outlined in the new local plan. This new development is not to be compared to the three story building pattern of the High Street. Whilst appreciating the need to restrain urban sprawl and provide affordable housing there is still a requirement to provide breathing space and privacy and also to preserve the rural nature of the community both for the resident and the beholder.

Does Kingussie need this number of homes? Who will occupy them? Latterly there has been much new build in Aviemore and Badenoch and more is proposed. The Burnside development in Aviemore is like a wasteland. Will this proposal finish up looking the same? The developers talk about an economic turnaround from 2010, others more wary and possibly knowledgeable are more reluctant to date such an economic upturn. We could finish up with the intense development of phase one and a large unfinished building site.

Finally, what provision is there for so called "Planning Gain"? A thousand more residents will need a considerable increase in local facilities, services and infrastructure from both the private and public sectors. How will do the developers contribute to the extra costs incurred for providing these services? Will Highland Council be able to provide the necessary services?

There are a lot of questions to be answered here and from speaking to other residents there are many more concerns. The public presentation by the developers created more questions than it answered and there should be an opportunity for the community to participate in an informed debate on these matters.

Yours faithfully

A large black rectangular redaction box covering the signature of Alan Hunt.

Alan Hunt

Caerngorn National Park Authority	
Planning Application No. 09/048/CP	Highland Council Badenoch and Strathspey Planning and Building Standards
REPRESENTATION	04 MAR 2009 ack 5/3/09
ACKNOWLEDGED 22/4/09	dm Received

8 Dunbarry Terrace
Kingussie
Inverness-shire
PH21 1LL

29th February 2009

Dear Sir/Madam,

With regard to the "Notice Served on Neighbours" which we have received regarding the proposed development north east of Kingussie by Davall Developments Ltd, we wish to voice our objections.

We are very concerned about this proposed development for a number of reasons. Firstly, this is a very large development for a town the size of Kingussie (300 houses, circa 1000 individuals). We understand that the current population is around 2000, so this is almost a 50% increase. Although the speed of the development will supposedly be relatively slow (10 to 15 years we are told) we are unsure as to how this can be sustainable for this small town. Kingussie's schools, parking, medical practice, dental practice, paramedic services and other facilities in the village are already struggling.

Secondly, at the recent consultation, the developer claimed that this development would be good for the Kingussie community. As far as we know there has been no feasibility study carried out by the Kingussie Community Council as to what would be "good" or not for the community with regard to expansion. Is there a need for new housing and if so, of what kind and cost? If this isn't looked at closely we will end up with unaffordable / unwanted houses which will then be bought as holiday homes or by people wanting to retire to the area. Holiday homeowners do not support the community effectively and retired people will sadly only add to the already existent imbalance of the area's age distribution. This will have long-term implications for the future of the town.

There are very few job opportunities in the Kingussie area and very few affordable public transport links to Aviemore or Inverness, so those making the decision to move to Kingussie will have to be in a certain social bracket to live and work here. We think it very unlikely that local people will buy the majority of these homes.

Thirdly, it is our experience that there is always an offering of "affordable" homes in these developments which makes them more appealing. In our experience, these houses are not as affordable as they need to be or end up being labelled as "ghettos for locals". In the detailed plans, there is "high-density" housing planned around the old shinty pitch. These 2.5-3 storey flats will hardly be in keeping with the rest of the town's character and a blight on the landscape since they are in an exposed position. Places like Kingussie need a completely new strategy for development, which complements a small town with a Highland character. The disaster of thoughtless building can be clearly seen in Aviemore and it would be very sad to see Kingussie turn out the same particularly as we are within a National Park.

The area marked for development is currently a lovely green space around the boundary of the town, used by walkers, dog-owners and children. We are not against development per se, but believe it must be carried out appropriately and with regard to the needs of the community. It is our belief that with land ownership comes a certain social responsibility. As the plans stand at the moment, we feel that the scale of it will significantly reduce the quality of life of the people bordering the development and will also impact on the whole town by increasing traffic and taking away a recreational area within easy reach of all.

We want the best future possible for our town, where people can live and work together in the best environment possible. We do not feel that this proposed plan is appropriate and we are concerned to leave what is essentially the fate of our town in the hands of one developer to whom this project means little more than private gain.

Yours faithfully,

A large black rectangular redaction box covering the signature of the sender.

Helen Armour & Hannes Schnell

The Highland Council - Comhairle Na Gaidhealtachd



I would like to comment on the Davall Development plans to the land northeast of Kingussie - north of access road, Kerrow Drive, Dunbarry Terrace and the A86.
Reference number 09/00033/OUTBS

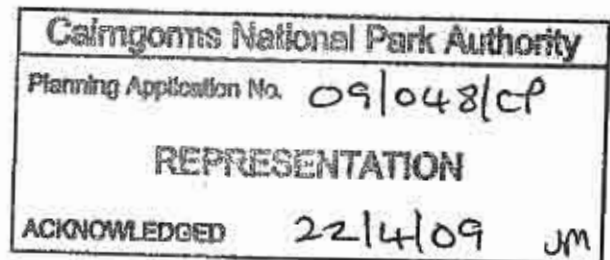
1. I do not think that Dunbarry Road, as the main access road, is capable of sustaining the large volume of traffic that will be produced by the erection of this proposed development. Although the road is for the most part 5.1 metres wide it narrows down to 3.2 metres at one point.
The obligation to build a new access road to the development seems to be when the developers build on the land at the periphery of the development. As this land may be sold as individual plots what guarantee is there that the proposed road will be built as the plan suggests?
2. The building of three storey houses or blocks of flats is not sympathetic to the existing development of mostly single storey and occasionally two storey houses. It would be better to limit the flats to two storeys in keeping with the rest of the existing development.
3. There are red squirrels in the woods on the northern periphery of the development but no buffer zone is apparent on the plans in conflict with the guidelines from the Scottish Strategy for Red Squirrel Conservation (2004).
4. The road access diagrams on the plans do not show clearly where the new access road will connect with the A 86.
5. The site of Ardbroilach Road seems to extend further than the Local Community Plan (7.15).
6. The Local Community Plan (7.32) seems to suggest that there might be a public building on or near the park, such as changing rooms or storage, which does not appear on the Davall Development plans.

So I think a little persuasion by the Local Community Council on the developers will make sure that a development, in keeping with the principles of this fine village, goes ahead in a sympathetic and appropriate manner.

Yours sincerely

Alastair J.S. Swanson
33 Croila Road
Kingussie

1 March 2009



Cairngorms National Park Authority	
Planning	09/048/CP
REPRESENTATION	
ACKNOWLEDGED	22/4/09 JM

Highland Council
Badenoch and Strathspey
Planning and Building Standards

02 MAR 2009
ach 5/3/09
Received

Simon Harkai
Craig-An-Darrach
Kingussie
PH21 1JE

27 February 2009

The Planning Office
Highland Council
Kingussie

Dear Sir/Madam

I am writing with regard to the planning of the proposed 300 new houses to be built in Kingussie in the near future and would like to bring some of my main concerns to your attention.

- I would really like a six foot, pressure treated, wooden fence to be built along our boundary line, cemented in and completed before work commences and that this fence should be maintained by the housing agency involved.
- Please consider the direction of the housing windows as this development would be overlooking our property and we wish to maintain as much of our privacy as possible.
- I would appreciate it if a "buffer zone" between our fence and the proposed development could be integrated into the plan as this would not only protect our boundary trees from damage by neighbours but also provide us with a little more privacy.
- I am very concerned that the proposed pond at the bottom of the field will interfere with our garden, making it marsh like or even cause flooding. We feel that the pond would attract rats, other rodents and midges (just as it has happened at the Glebe pond).
- Finally, we would appreciate it if the proposed houses were built to the lowest height possible, no more than one and a half stories.

Thank you for your time in this matter and we would like to wish the builders all the best with their new development.

Yours faithfully

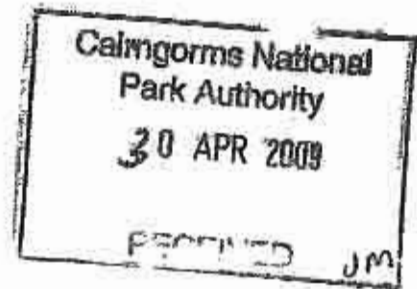


Simon Harkai

17 Belford Mews
Edinburgh
EH4 3BT

29 April 2009

Don McKee
Head of Planning
Cairngorms National Park Authority
Albert Memorial Hall
Station Square
Ballater
Aberdeenshire
AB35 5QB



Dear Mr McKee

Call-In Powers

Thank you for your letter of 22nd April with regard to the application in connection with the Master Plan for the phased development of 300 houses to the north east of Kingussie, I look forward to hearing further from you.

On my particular objections I have still to resolve matters with the agents for the applicants.

However on the general point I am intrigued by your Call-In Powers.

I read with interest the article in the local newspaper with regard to the application made by Mr Freshwater at Loch Inch. I accept that there may have been spin placed upon the matter by the article.

However from that article I have a general concern that an applicant:-

- May discuss their proposal with the Planning Authority;
- May receive the appropriate encouragement;
- May then proceed with the expense of lodging the actual application;
- Then for it to be called-in by the CNPA

Perhaps I am mis-understanding the position. However what steps do you in fact take to prevent an applicant being faced with additional expense and additional delay in the above circumstances?

Yours sincerely

Ian W Moffett



17 Belford Mews
Edinburgh
EH4 3BT

15 April 2009

The Area Planning & Building Standard Office
The Highland Council
100 High Street
Kingussie
PH21 1HY

Cairngorms National Park Authority	
Planning Application No.	09/048/CP
REPRESENTATION	
ACKNOWLEDGED	22/4/09 JM

Dear Sirs

Master Plan for Proposed Development North East of Kingussie

My wife owns St Giles, Acres Road, Kingussie.

I had previously objected to the Planning Application. As the plans being used by the Developers were incorrect, we have now been re-served.

I still wish to object basically on the same grounds.

I had raised certain concerns with G H Johnston Building Consultants Limited with regard to the boundaries and the proposed SUDS pond to the rear of St Giles. It is possible that my concerns will be resolved to my satisfaction and if so I will of course advise you at the appropriate time.

Yours faithfully



Ian W Moffett

C.M.A.
09/048/CP
22/4/09

17 Belford Mews
Edinburgh
EH4 3BT

Highland Council
Badenoch and Strathspey
Planning and Building Standards
17 MAR 2009
Received

16 March 2009

Area Planning Office
Planning Authority
Highland Council
100 High Street
Kingussie
Inverness-shire

Calmeingorms National
Park Authority
30 MAR 2009
RECEIVED JM

Dear Sirs

Duvall Developments
Proposed Development at North East of Kingussie
St Giles, Acres Road, Kingussie

I refer to my letter of 17th February.

I took the matter of the drainage up with Scottish Water and attach a copy of their reply of 12th March with the relevant plan.

You will note from their penultimate paragraph that the Developer will not be allowed to connect any roof, road or surface water into Scottish Water's sewerage system.

At the meeting in Kingussie, I was advised by a representative of G H Johnston Building Consultants Limited that they would connect into the Scottish Water drainage system – perhaps even through pipes running through St Giles.

Until this matter is resolved to my satisfaction, I must of course continue my objection on this, as well as other, grounds.

Yours faithfully



Ian W Moffett

Encl

12 March 2009



Ian W Moffett
17 Belford Mews
EDINBURGH
EH4 3BT

SCOTTISH WATER

Fairmilehead
55 Buckstone Terrace
Edinburgh
EH10 6XH

CUSTOMER HELPLINE

T: 0845 601 8855
F: 0131 445 6798

W: www.scottishwater.co.uk

Dear Mr Moffett

Drainage Plans
Our Ref: 2531804/EB

Thank you for taking the time to write to us regarding a plan of the drainage pipes at your home at St Giles, Acres Road, Kingussie. I also thank you for your patience whilst investigated your query.

I appreciate your concerns regarding the new development and I apologise for the length of time it has taken to deal with your enquiry.

Please find enclosed a plan from our Geographical Information System showing the drainage layout.

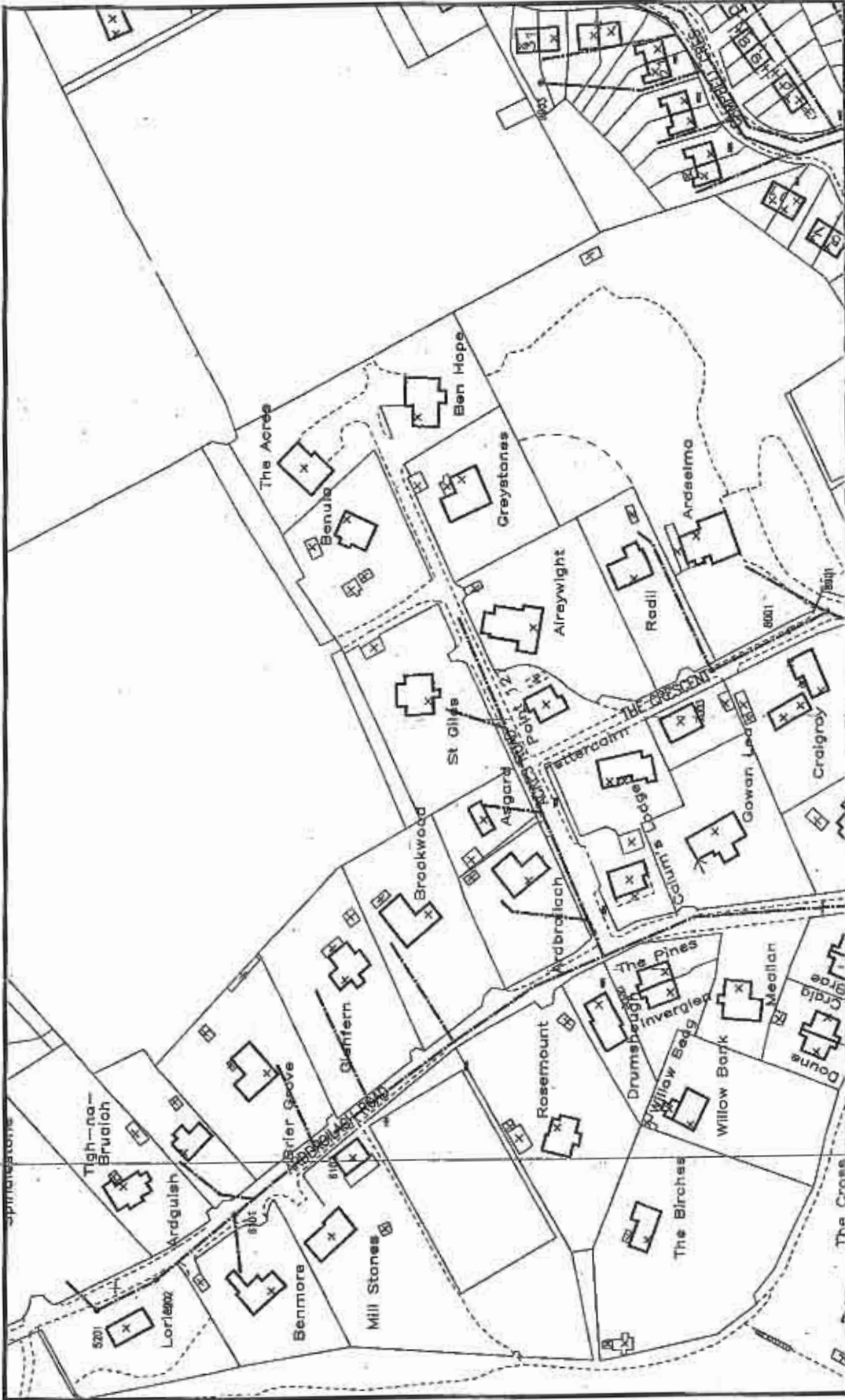
The Developer will not be allowed to connect any roof, road or surface water into our sewerage system therefore they will have to find some other way to get rid of this water such as a Sustainable Urban Drainage System.

Should you require any further information in the meantime please contact me on 0131 445 6797 quoting the above reference number.

Yours sincerely


Evelyn Barr
Customer Relations Adviser


Encl Our leaflet "Listening to you"



The representation of physical details and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District Office.

Date Printed: 12/03/2009

Drainage Layout St. Giles, Kingussie, PH21 1LA

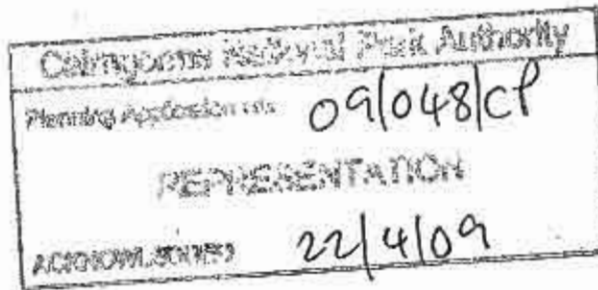
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Printed by: WILLEXA

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17 Belford Mews
Edinburgh
EH4 3BT

17 February 2009

Area Planning Office
Planning Authority
Highland Council
100 High Street
Kingussie
Inverness-shire



Dear Sirs

Duvall Developments Limited
Proposed Development at North East of Kingussie
St Giles, Acres Road, Kingussie

My wife owns St Giles, Acres Road, Kingussie being number 49 on the Neighbourhood Notification Plan issued by G H Johnston, Building Consultants Limited on behalf of the proposed Developers.

That plan has the red line for the boundary running through our garden. We have recorded title to the garden concerned and it is within our fenced extent.

In addition, there is an area of ground to the rear of Glenwood (51 on the plan attached to the application) which was purchased from Lord Burton and is also fenced in.

In addition:-

SEPA Pond

At the Exhibition yesterday it was indicated that the current proposal was for there to be a SEPA pond to the rear of our property and for the pond to connect into the public drainage system.

A representative of G H Johnston Building Consultants Limited appeared unclear as to where the public drains were and even appeared to suggest that the drainage might run through ground belonging to St Giles. If there is any likelihood of that, I would wish to object on that basis as well.

Access

The foregoing is on the basis that the access to the side of St Giles would only be used as a pedestrian access in connection with the proposed development.

I have written to G H Johnston, Building Consultants Limited pointing out the error in their Title Plan and asking for them to confirm this has been corrected.

Until these matters are resolved to my satisfaction, I wish to object to the proposed Application on the foregoing grounds.

Yours faithfully

A large black rectangular redaction box covering the signature of Ian W Moffett.

Ian W Moffett

Calngorms National Park Authority	
Planning Application No.	09/048/CP
REPRESENTATION	
ACKNOWLEDGED	22/4/09 jm

Highland Council
Badenoch and Strathspey
Planning and Building Standards

01 MAR 2009

ack 5/3/09

Received

'Ardbroilach'

Ardbroilach Road
Kingussie
PH21 1LD

28th Feb. 2009

Proposed development housing site in Kingussie.

Dear Sir

I wish to register my grave concern, & that of my friends & neighbours in Kingussie, about the proposed development in the fields to the North of the Croilla, Acres Road & Ardbroilach Road area of Kingussie.

I am concerned for several reasons.

1) That Kingussie is a Highland village, not a suburb of a major town. The village is unable to absorb 300 new houses, without a huge further development of social support, ie medical, schooling, advisory, shopping, parking, — services of all kinds, not to mention jobs. This bringing with it, the problems of policing that is experienced in Grantown & Aviemore.

2) That this area of disruption, during building (dust noise etc). later, traffic, & the number of people moving about, will destroy the habitat of our wildlife.

For a number of years now, we have been feeding Red Squirrels, as do most of our neighbours. We have four 'regulars' every morning, & often as many as eight jockeying for position on the four feeders. We are fortunate in being able to watch them from our window as we breakfast, & notice that they vanish when a car passes, or someone walks by, to return again, once it is quiet.. The top end of Ardbroilach road & Acres road, are at present, reasonably quiet. Squirrels, woodpeckers, crested tits, gold crests etc move about freely from the woods through the trees & into the gardens.

I also believe that bats are a protected species. Hopefully this protection will extend to those that live locally. They are to be seen flying at dusk, in our garden during summer. Please do not allow this building program to destroy one of our most precious assets, our wildlife.

I am

Yours faithfully,



Highland Council
Badenoch and Strathspey
Planning and Building Standards

- 9 APR 2009

Received

3 Glebe Court
Kingussie

15 APR 2009

RECEIVED

Caingorms National Park Authority
Planning Application No. 09/02/010
8-4-09
REPRESENTATION
ACKNOWLEDGED 15.4.09 JM

Dear Sir,

I am writing to you in connection with the proposed Davall development in NE Kingussie.

I was unable to attend either of the public meetings, but I understand that it is proposed that waste water run-off should be directed to the Glebe Ponds. I live in one of the cottages forming part of the Hanover sheltered housing complex at the Glebe, and we already have anxieties regarding the possibility of flooding in periods of very wet weather. I note that the developers are allowing for a flood "once every 200 years." This does not mean that we will be safe for 199 years before it happens. It could happen at any time, & once is too often. With the current climate changes, prolonged periods of heavy rain are becoming more frequent.

I understand that several years ago, during a period of heavy rain the water came right up

to the front door of the house which we now occupy. As a consequence of this, a rubble drain was dug alongside the fence separating the Hanover houses from the picnic area.

More recently, on the afternoon about 2 years ago, when the bridge over the Gynack in Spey Street was damaged, the water came right up to the brim of this rubble drain, parts of the path around the cottages were ankle deep, and the water was half-way up the path to our front door. The authorities were notified, but we were told that all available manpower was occupied in Spey Street. No-one came to the Glebe. Fortunately the rain stopped later that evening, and the water did subside fairly quickly, but the ground around our house is always very waterlogged in periods of wet weather, as are parts of the picnic area. The water from the rubble drain flows into the small pond, from there through a pipe to the large pond, and from there a small stream leads to a culvert under the A9 slip-road. I don't know where it goes from there, or how frequently it is checked—

to ensure that the water is flowing freely. The ground from here rises in all directions, so there is no other outlet. It seems to me that any appreciable increase in the volume of water entering the Glebe Ponds would increase the potential for flooding of the cottages.

I trust that this matter will be kept in mind when considering the proposed development by Davall.

Yours faithfully,

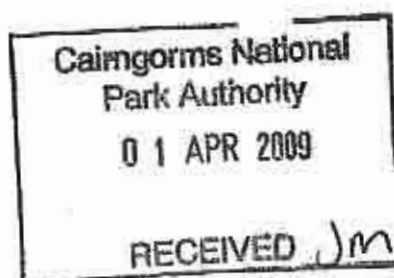
A thick black horizontal bar redacting the signature of the sender.

Cairngorms National Park Authority	
Funding Application No.	09/048/CP
REPRESENTATION	
ACKNOWLEDGED	2/4/09 JM

Pineacre
West Terrace
Kingussie
Inverness-shire
PH21 1HA

28/3/09

Mr Andrew Tait
Cairngorms National Park
Albert Hall
Station Square
Ballater
Aberdeenshire
AB35 5QB



Dear Sir

**09/048/CP PROPOSED DEVELOPMENT OF 300 HOUSES ON LAND
NORTHEAST OF KINGUSSIE**

I wish to register my objection to the application submitted by Davall Developments Ltd for the proposed development of 300 houses on agricultural land at Kerrow to the northeast of Kingussie.

It would be inappropriate to allow the expansion of Kingussie to this degree for a number of reasons.

It would alter the character of a small town which currently has a good balance of housing, commerce and public services.

There are concerns expressed by local residents about road safety and increased traffic. The main street is already badly congested on any given day and safe cycle and pedestrian routes are already badly needed.

Local NHS provision and facilities for care of the elderly in Kingussie periodically face closure and cost-cutting exercises. More houses bringing retirees from outwith this place would cause additional pressure – without any guarantee of extra funding to cope with it.

Limited job opportunities would inevitably mean some new residents commuting to workplaces further afield. Surely this is in contradiction with the CNPA's stated aim of reducing carbon emissions. The developers claim that public transport would

follow an increase in housing. This is very doubtful, given the low uptake of current provision (which lacks co-ordinated services to an unusable degree for most commuters).

The developers also claim that 240 families are on a waiting list for rented homes in Kingussie. Most families on the register are from outwith Badenoch and Strathspey and have ticked boxes for other settlements in the Highland region as well. Even if 240 was an accurate figure for local applicants, 25% of the proposed development reserved for social housing would be inadequate. The other 75% would at least in part (following precedents elsewhere in the National Park) be bought for holiday homes or lets. The CNP must surely be unique in allowing this to happen. The need for anything like 300 houses has therefore not been demonstrated.

At the open meeting in Kingussie on 24/3/09, many members of the public were disturbed to learn that the CPNA had actively encouraged developers to apply to build large numbers of houses on land zoned previously by Highland Council.

Finally, I would like to point out that the questions raised about drainage have not been addressed to the satisfaction of local people. Public health issues and risks to the environment seem to have been viewed somewhat lightly, to say the least, to the point where one has to question the agenda of agencies such as yours, SEPA's and Scottish Water.

Yours faithfully,


Isabel M. Duncan.

Cairngorms National Park Authority	
Planning Application No.	09/048/CP
REPRESENTATION	
ACKNOWLEDGED	31/3/09 JM

Pineacre
 West Terrace
 Kingussie
 Inverness-shire
 PH21 1HA

Mr Andrew Tait
 Cairngorms National Park
 Albert Hall
 Station Square
 Ballater
 Aberdeenshire
 AB35 5QB

Cairngorms National Park Authority	
31 MAR 2009	
RECEIVED	

Dear Sir

09/048/CP LAND TO NORTHEAST OF KINGUSSIE - PROPOSED DEVELOPMENT OF 300 HOUSES

I wish to object to the application submitted by Davall Developments Ltd. for the proposed development of 300 houses on the agricultural land at Kerrow to the north east of Kingussie

Number of Housing Units

I believe this number of house units to be excessive for a settlement the size of Kingussie and that this would significantly alter the character of the town. I do not believe there is a requirement in Kingussie for a development on this scale. Casual observations and anecdotal evidence suggests that in the new developments which have sprung up in other locations within Strathspey and Badenoch in recent years, a significant percentage of these houses are either lying empty or used infrequently as second homes. Surely this is contrary to the 4th aim of the National Park.

Type of Housing Units

The figure often quoted by the developers for the number of families seeking rented accommodation in Kingussie is claimed to be around 240. This does not mean of course that these 240 families actually live in Kingussie. People who are on the housing register are given a multiple choice of where they would like to live and many would come from outside Strathspey and Badenoch. However if we accept that there is still a requirement for low cost rented accommodation, this surely is the type

of property which should be built as a priority. I would suggest that in any new housing development the percentage of 'affordable housing' either to let or to buy should be increased to 30%.

Drainage

Scottish Water have indicated that when their proposed upgrade of the waste water treatment plant is completed that this would allow for an additional capacity of 150 house units. This is only half of what is required for this new proposal and there is no guarantee that there is either the physical capacity to increase the size of the existing facility or indeed that additional finance would be made available in future years. If 150 new units were allowed at Kerrow and the increased sewage capacity taken up this would surely preclude any other developments including house extensions requiring extra WC facilities in other parts of the town.

Yours faithfully

D W Duncan



MEMORANDUM FOR THE MEMBERS OF THE BOARD OF GOVERNORS
DATE: 15/05/2014
SUBJECT: PROPOSED DEVELOPMENT OF AFFORDABLE HOUSING AT KERROW
The Board of Governors is invited to consider the proposed development of affordable housing at Kerrow. The development is proposed to be built on the site of the former Kerrow Primary School. The development is proposed to consist of 150 units, of which 30% are to be affordable housing. The development is proposed to be built in two phases. The first phase is proposed to consist of 75 units, of which 15% are to be affordable housing. The second phase is proposed to consist of 75 units, of which 15% are to be affordable housing. The development is proposed to be built in two phases. The first phase is proposed to consist of 75 units, of which 15% are to be affordable housing. The second phase is proposed to consist of 75 units, of which 15% are to be affordable housing.

Bill & Miriam Longstaff, Ardquish, Kingussie, PH21 1LD

Re: Outline Planning Proposal for Northeast Kingussie by Davall Developments Ltd

Ref:- 09/00033/OUTBS

For the attention of The Planning Officers, Highland Council & Cairngorms National Park

09/048/cp	31 MAR 2009
RECEIVED	JM

8 March 2009

Dear Sir or Madam,

Having examined this submission closely, I write to register my objections & suggestions!

We are not natives of Kingussie but have lived and worked here for 45 years and are unlikely to leave.

We naturally feel that we should have a say in such a huge development plan even though we are unlikely to see the whole plan come to fruition. We appreciate the need for some development in Kingussie & the principle of development in Kingussie is fully accepted. However, we believe this should be restricted to making available, homes, or land to build homes, for people already living here who cannot afford current inflated prices and for those essential work people who must find housing when appointed to work in the immediate district. We wish to contribute to ensure that Kingussie continues to be a thriving, viable, community through a suitable scale and type of development.

1> Although Kingussie is technically a town, with its own ancient charter, it has more of the characteristic of a country village, albeit with a secondary school and some local government offices.

The number of houses proposed is too great for Kingussie and it will change its character too much. It does not have the amenities and services of a town of the size proposed.

The proposed construction to the NE has no place in a beautiful rural setting such as ours. The scale of the development is inappropriate, given the size and essentially rural nature of the existing settlement. It will increase Kingussie's population by 50% or more which is not desirable even in the timescale suggested. (see Annex 1 & Annex 2 for earlier official comment)

Parts of the proposed development are inappropriate, given the density of the surrounding dwellings. The proposed three-storey blocks of flats should be no more than one and a half or two storeys to match existing buildings nearby.

2>The rate of construction proposed could result in continuous building works (noise and dust and traffic risk) over many years!

Will a detailed construction schedule be agreed with the Developers, to avoid odd dwellings etc. being built haphazardly about the sites and excessive infrastructure built ahead of the main construction?

3>The Developers proposal to use the Dunbarry access for the construction of the first 80-100 houses before starting construction of the new access road at the North-East of the village surely cannot be acceptable. Lorries and construction traffic travelling for months/years through a housing estate with a fair number of children cannot be right.

As one of the assessors of the project just imagine if you lived there yourself?

All access for the development/construction must be from the N. end of Kingussie and NOT via the existing road locally known as Dunbarry Brae or its offshoots. There would be too much unnecessary disturbance of existing residents if access was allowed via Dunbarry or any other existing residential roads in Kingussie.

A clear plan of access for construction which minimises the disruption, noise and nuisance to existing residents is essential and not part of what we were shown.

4>The Transport Assessment does little to alleviate concerns. See in particular, the Conclusions on page 31. of the planning submission.

Also 9.4 Cycling? Yes people cycle but the ground is steep and unsuitable for many. E.g. Walkers and cyclists will leave the site, on the West side, through the lane on Acres Road, and then they will have to go down the Crescent, or Ardbroilach Road. There are no pavements on these roads, except down near the traffic lights and they vary considerably in width. With the increased motor traffic that will result from the development (600 extra cars?) this is hardly desirable.

9.5 Available Public Transport for commuting is wishful thinking and nowhere near a reality nor likely to be.

5> The demographic comments by the developers make it clear that the houses are expected to sell to a vast majority of second home owners, retirees etc and not to the families of working people nor existing local people. This is not what the district requires.

Dunbarry Road is already a point of vehicle/pedestrian conflict: it will become much more so if it is used as the access road for construction traffic for the first phase of the build, as planned. The road width at the traffic-calming pinch-point is not sufficient to bear high volumes of construction traffic. A great many children live in the vicinity of Dunbarry Road and form a high proportion of the pedestrian traffic as they walk to and from school. The Dunbarry Road/High Street junction will become particularly dangerous. The stated intention to sell plots of the land to other developers, and to build the new access road only after the first phase of the development has been completed raises the question as to when the new access road will be built, if at all.

The increased volume of cars, up to 600 (calculated from the developers' own projections of parking spaces to be allocated to each dwelling) once the development is complete, will overwhelm the heart of the village.

There is no indication in the plans for enhanced community infrastructure for education and health. The High school and Wade Centre are both in a poor state of repair. The GP surgery is strained, with long waiting times. These facilities need to be upgraded or built, before the addition to the village of 300 dwellings. If the earmarked land is entirely housing where will these facilities be built?

Infrastructure requirements of the scale required to service such a huge increase in size of the town will end in attracting the big stores to the undoubted detriment of the existing stores in Kingussie. We have seen this happen in Aviemore to the overall detriment of the local community.

6> Waste water run-off and sewage disposal are currently unresolved issues. The waste water treatment works need upgrading already, and Scottish Water has confirmed that the current facility can only service an additional 160 houses. It is proposed that surface water run-off be directed to the Glebe Ponds and some new S.U.D.S. ponds, raising the possibility of flooding for the housing beside the ponds

The Developers Soils Investigation Survey (carried out in the month of July) detected no water or flooding. See 26/C – Which states that the ground is not suitable for storm & flood surcharges, nor is the ground suitable for natural percolation.

The report says there is no evidence of flooding!!

For approximately six months of the year, admittedly NOT usually in July unless there is a big storm, the area behind “Ardguish” and part of “Briargrove”, extending up the east side of “Tigh na Bruaich” is a bog. In the garden of “Briargrove” there is flooding regularly despite a supposed land drain running under this property. (All these houses are in Ardbroilach Road and backing on to “Acres Field”) Substantial quantities of water percolate from “Acres Field”, and there are multiple springs which need to be fully controlled in that part of the proposed construction site. As said, they tend to dry up in summer but can flood at any time given inclement weather. (see map Annex 3)

7> Four houses are shown on a plot above “Tigh Mhor” and “Fairwinds”, at the top of Ardbroilach Road. These houses are in an area not shown in the Regional and Park Local Plans and will apparently be accessed by a steep twisting road, branching off Ardbroilach Road / Pitmain Estate road up to the planned 4 houses on the more level ground above, adding considerably to the levels of traffic on this narrow road. This access road will be difficult to negotiate in winter.

8> Boundaries are not all drawn accurately. Not all the boundary drawings are the same. E.g. part of the garden and recently acquired land behind St.Giles in Acres Road is within the plan boundaries and obviously should not be. The boundaries of other houses on the N. side of Acres Road need to be adjusted in the drawings as these are incorrect. This also applies to Glenwood, (previously “Brookwood”) in Ardbroilach Road. All the drawings should be the same in the basics, and accurate to avoid any possible confusion.

There are too many inconsistencies in the plans from one to another. We were told that the plans on show were part and parcel of the actual planning application so this is potentially worrying. This inconsistency creates confusion which could lead to too much scope for ‘interpretation’ or ‘re-interpretation’ at a later stage when it is no longer possible to change unacceptable features.

9> Greenfield sites are being lost. These are non-renewable resources but no-one seems to care when the magic word “development” is mentioned. I appreciate that the National Park authority wishes to have a long term, overall, plan for development but this should mean that the chance to make sure that Kingussie remains the attractive place it is for tourism & pleasant lifestyle is taken very seriously. Apart from the visual impact for people on the A9 or out in the countryside we must assess the impact on the wildlife which is so much part of the Kingussie ‘experience’. We have a wide variety of wildlife coming to the town including a stronghold of the ‘threatened’ Red Squirrels.

Habitat corridors need to be built into the plans and as these will greatly improve the scenic value of the town must be rigorously defended.

10> The proposed Tree belts around area 15 or 14? (lower half of "Acres" field adjacent to Ardbroilach Road & Acres Road, wrongly numbered on one plan at least, and designated for "Low density" housing) could be made wide enough to include a path to replace the regularly used path from Acres Road, which, according to the plan, will largely become a paved road to the housing. This way it will serve two purposes, attractive 'shelter' belt and quiet footpath replacing the existing well-used footpath. N.B. The trees would absorb some of the groundwater and the path could have a boardwalk where it goes through the bog. (see map Annex 4)

11> The same applies to the path from the N. end of Acres Road uphill to the forest below Tom Baraidh. This should perhaps also extend down to Dunbarry &/or Campbell Cres. areas.

All the tree belts proposed should be planted NOW so that they have maximum time to get established, grow and mature, before the building plans are carried out. Most of this could be done without making difficulties for the subsequent building/builders. If the areas at the back of the existing houses where such path/ tree belt would go were fenced off in the short term it would be possible to encourage the adjacent landowners to plant the trees either side of the path to everyone's benefit? We would certainly be willing to do that!

12> No housing should be allowed which is more than 2 storeys (see also 1> above) except in the Kingussie High Street where there is existing multistorey building. It is not appropriate to the area and the existing houses (fairly recent) of that scale in Mill Road, Kingussie and at Dalnavert on the banks of the Spey are widely criticised locally.

To say, as was said to us during the "Tala nan Ross" plans showing, that the areas where 3 storeys are planned are in hollows where it will not be a problem is nonsense. They would be an eyesore anywhere and reduce the privacy of all adjacent properties substantially, especially where proposed behind Ardbroilach Road which is NOT in a hollow relative to the existing houses but actually uphill of them. "Tigh na Bruaich" & "Ardguish" are only one & a half storeys effectively.

13> Finally I would like to draw attention to the ugly developments next the old A9 north of Aviemore which consists of "lots of little boxes all much the same" with very little cover or landscaping. Similarly, but not nearly as bad, is the development at Hillside in Kingussie where there is some variation but we still have a largely amorphous suburban style development which is only made acceptable in a place like Kingussie by being well hidden except from the air!

Compare that with the area at the top end of Dunbarry where plots were sold largely to local people who developed their own dwellings. The result is a diverse, attractive estate and we would hope that any further development in Kingussie will be made along those lines and not the others.

Thank you for reading our submission

Yours sincerely



Kingussie

Proposals

KG/HI

i. This 16.0SHa site would provide land for short and longer term housing supply in Kingussie. It could provide land for around 300 dwellings, with 75 of these provided during the life of the Plan. The phasing of the site will be required to take into account access provision to the site and the capacity of the existing road network.

ii. The site runs north from the A86 by Craig an Darach towards Kerrow Farm and west from Kerrow Farm to the rear of properties bounding Ardbroilach Road and is bounded by forestry to the north. The site is currently improved grassland grazed by livestock.

iii. Access to this site should be taken from the local road network. A traffic impact assessment will be required to ensure development of this site and others in neighbouring Newtonmore do not create an unacceptable cumulative impact on the A86 or A9.

iv. The National Park Authority will work with partners to produce a masterplan for the site to ensure effective provision of housing in line with the phasing outlined in Table 4. This masterplan should clarify the position regarding key infrastructure issues. The development of this site presents an excellent opportunity to provide opportunities for large and small scale developers and builders to work together to bring forward the delivery of the proposal. This will be recognised in the masterplan.

KG/ED 1: Land to the east of the settlement provides opportunity for economic development in support of the settlement and its sustainable community. A prominent site, the design of any development will be to the highest standards and both the siting and design should integrate with the landscape.

KG/ED2: A small area of land to the west of Spey Street and adjacent to the railway line could also provide some opportunity to support the economic development of the settlement.

KG/Env: A number of open spaces and land which contributes to the setting of Kingussie are identified and will be protected from adverse development.

The Planning Background: This community area is in the south-western section of the Badenoch & Strathspey area of Highland Council. The area is currently covered by the Badenoch & Strathspey Local Plan 1997, and the Highland Structure Plan 2001.

Character of the Area: The community area focuses on the settlement of Kingussie, but also runs south to the A9 at Drumochter. The area is characterised by the broad strath of the Spey and the rising hills of Glen Tromie and the Cairngorms to the south.

Opportunities for the Area: The local economy is largely tourism and landbased, with a number of significant attractions. The Local Plan should seek ways to concentrate development within the drawn boundary of Kingussie, to consolidate the community. The surrounding countryside areas are of high landscape value, and any new developments should not compromise the scenic beauty or special qualities of the area. The character of Kingussie High Street in particular is also of high value and should not be compromised by unsympathetic new development.

Policies and Proposals: Kingussie itself is the only 'zoned' area within the community district and outwith Kingussie, the General Policies and the topic Policies will apply.

Housing:

The main opportunities for housing in Kingussie are on gently sloping fields to the northeast of the town. Elsewhere, the flood plain and steeply wooded slopes restrict the housing potential of land. The housing land allocations are divided into small units, and should be phased over the plan period.

Policy sites H1 to H4: Each of these sites is suitable for around 20 houses, of which a proportion should be 'affordable' to rent, and a high proportion should be for local needs. The planning authority will ensure that adequate green corridors, amenity space and footpaths are provided with these developments, particularly linking with the forestry to the north.

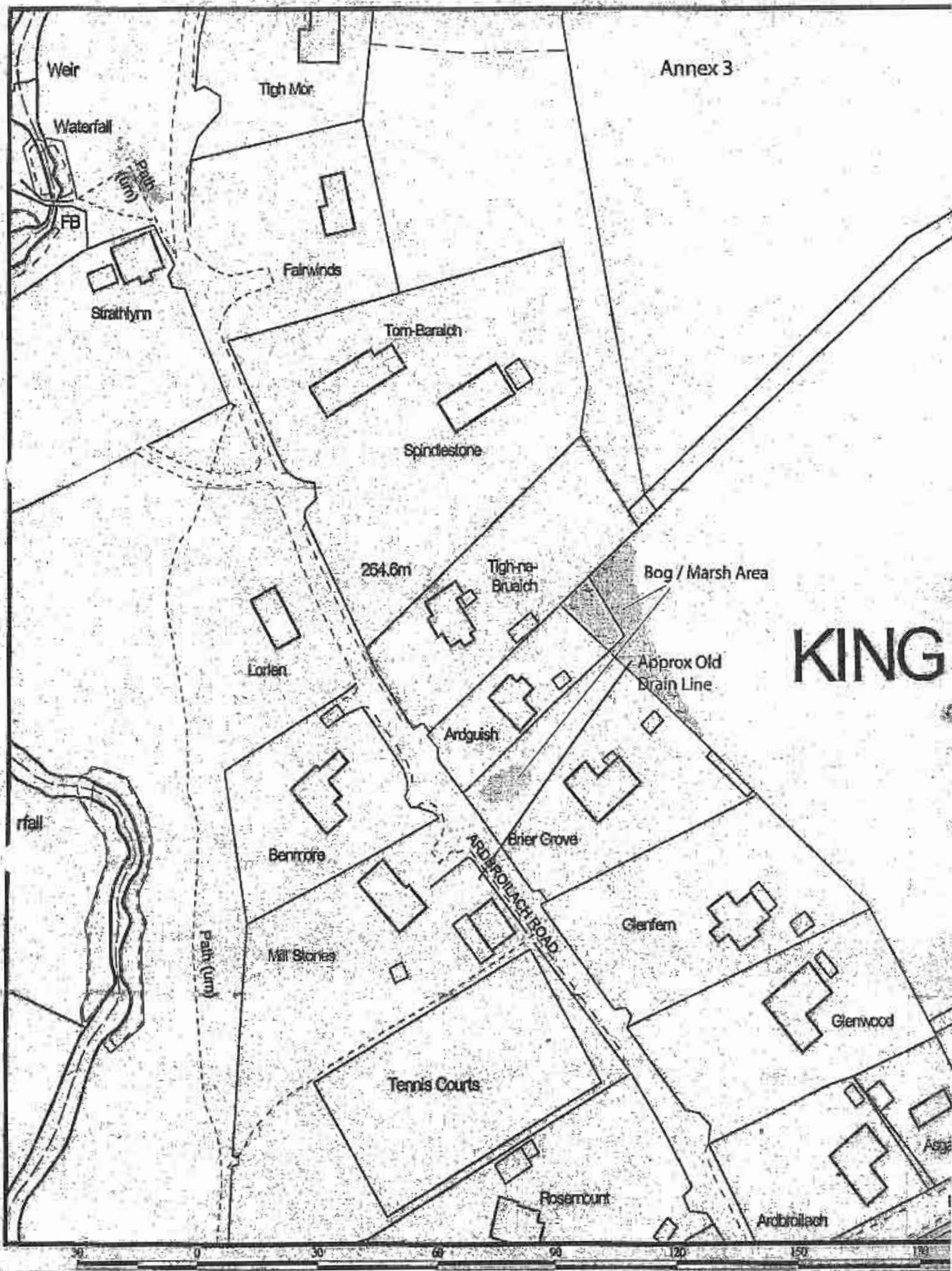
Policy sites FH1 and FH2: Future housing land towards Kerrow, for use in the next Local Plan. Access to these sites will be required from the High Street and through the amenity space to the south.

Business/Employment:

While the economy of the area is diverse, tourism plays a particularly strong role locally, and Kingussie benefits from a range of visitor attractions nearby, including the Highland Folk Museum off Duke Street. The business uses on Kingussie High Street should be maintained and changes of use should be resisted unless there are exceptional circumstances. Two sites are zoned for business use.

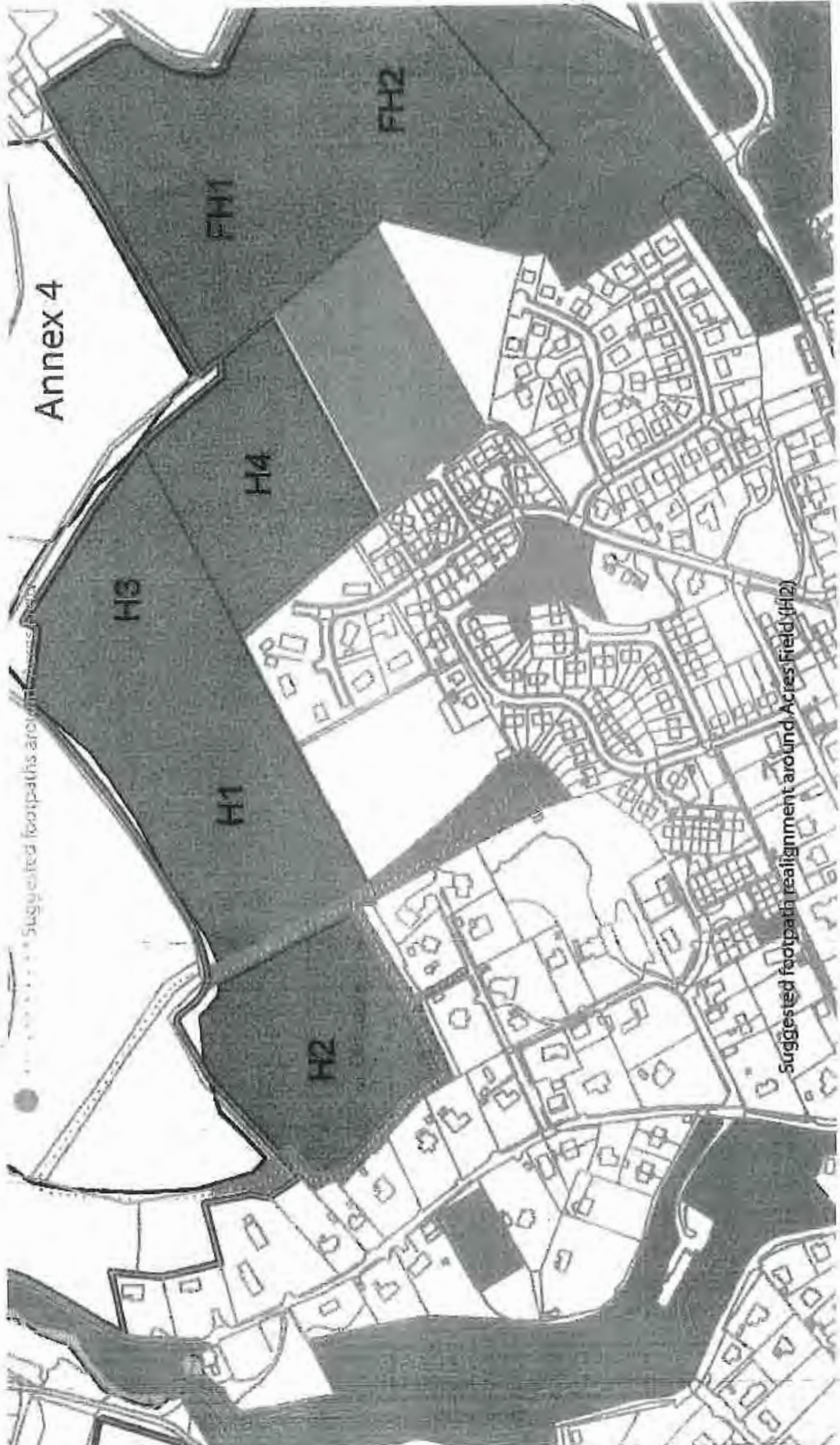
Policy site 81: The site to the north of Market lane and south of the Railway line is allocated for small-scale business uses.

Policy site 82: Land south of the railway line and adjacent to the sewage works will be reserved for business uses.



Bog/Marsh areas behind Ardbroilach Road, Kingussie

Annex 4



● --- Suggested footpaths around Acres Field

— Suggested footpath realignment around Acres Field (H2)

Cairngorms National Park Authority	
Planning Application No.	09/048/CP
REPRESENTATION	
ACKNOWLEDGED	27/3/09 JM

Ardchoile
West Terrace
KINGUSSIE PH21 1HB

26 March 2009

Mr Andrew Tait
Planning Officer (Development Management)
Cairngorms National Park Authority
BALLATER

Cairngorms National Park Authority
27 MAR 2009
RECEIVED JM

Dear Sir

Outline Planning Application for Land @ East End Of Kingussie

I attended the meeting in Kingussie High School on Tuesday 24 March 2009 and I had wrongly assumed all the development would come off a new road at east end of Kingussie. There I saw the proposal for the first time to take half the development site onto Dunbarry Road. As you said this was an Outline Planning Application and comments could still be made I wish to make the following points:

Ardbroilach Road;

For most of its length Ardbroilach Road is of single track width with narrow over-run verges and no footways.

All junctions off it are either steep or blind .

Drainage is poor and inadequate

The public road ends in a turning head by Strathlynn and thereafter continues as a private estate road.

There are 2 houses currently under construction alongside the Public road

This road is already popular with walkers and with the additional pedestrian traffic from the new footpaths feeding into it, it would be dangerous to add more vehicular traffic from the private section of the road.

It would be reasonable to take a private access from the end of the new site service road for 3 or 4 houses as done in Newtonmore.

Dunbarry Road;

It is proposed that about half of the new development be fed into Kerrow Drive and Dunbarry Terrace thence down Dunbarry Road.

There is already a considerable housing area feeding into Dunbarry Road which, from Garraline Terrace to the main road junction ,has a steep gradient and a single narrow footway.

The junction itself is sub-standard with poor visibility splays; Manse road opposite; a row of cars in a parking area to the East; and to the West, generally, a row of cars effectively making the High Street into a single carriageway from the junction to Duke Street.

It would be dangerous and unnecessary to put this additional traffic on to Dunbarry Road.

New Junction With the A86 Trunk Road;

The visibility splays, junction radii, and a carriageway of 6m width with contiguous footways of 2m width looks good for the spine road .

The Applicant has agreed to construct a haul road along the line of the spine road so that he can develop that part of the site exiting by Dunbarry Road.

He said the development could take 20 to 30 years or more depending on demand.

If he chooses to develop only the easy sections of the site the area could be a mess for a very long time.

The whole site should be developed progressively from the new junction with the trunk road.

During the past autumn and winter there was considerable flooding of the A86 from this land and the drainage of the A86 itself is poor in this area.

This would give the opportunity for all to see how successful the suds ponds were in practice

There appears to be a preponderance of junctions with the spine road which suggests short cul-de-sacs or private courts .

I understood that the preferred layout for all or most houses was to be facing SE or SW so that the sun shone on all aspects thro the day.

Also ideally the snow plough would cover all roads without having to reverse.

I suggest that a better layout could be achieved which would benefit all and give the snow plough a chance to cover the bulk of the roads in a reasonable time.

Yours faithfully

DB CUMMING



'Ardbroilach'
Ardbroilach Road,
Kingussie

10th March '09

Area Planning and Building Standards Manager
Highland Council
100 High Street
Kingussie
PH21 1HV

Cairngorms National Park Authority

Planning Application No. 09/048/CP

REPRESENTATION

ACKNOWLEDGED 24/03/09 JM

DUVALL DEVELOPMENTS LTD.—LAND NORTH OF KINGUSSIE

Dear Sir

Having examined this submission closely, I write to register my objections.

- 1) The number of houses proposed is too great. Kingussie will cease to be a country village, and become a small town (without the amenities and services of a small town.) The construction at the NE – (see diagram SK003) has no place in a rural setting.
- 2) The rate of construction proposed could result in continuous building works (noise and dust) over many years! Will a detailed construction schedule be agreed with the Developers, to avoid odd dwellings etc. being built haphazardly about the sites?
- 3) The Developers proposal to use the Dunbarry-Croila access for the construction of the first 80-100 houses, before starting construction of the new access road at the North- East of the village surely cannot be acceptable. Lorries and construction traffic travelling for months/years through a housing estate with a fair number of children cannot be right.
- 4) The Transport Assessment does little to alleviate concerns. See in particular, **Conclusions page 31.**

See 9.4 **Cycling**—is not as safe as they suggest - you do so at your own peril !


9.5 **Available Public Transport within Kingussie** will provide _____
Commuter Travel. (They have never had to travel at commuter times—
10.20am & 12.20pm from Kingussie & 2.20pm or last bus 17.10pm from
Inverness.

Please note that walkers and cyclists will leave the site, particularly on the West side, through the lane on Acres Road , and then going down the Crescent, or Ardbroilach Road. There are no pavements on Ardbroilach Road, except for the first 50yds. at the lights.

Pedstrians must take to the muddy, grassy verges ,when any large vehicle passes.

- 5) Four houses are shown on a plot above Tigh mhor and Fairwinds, at the top of Ardbroilach Road These houses are in an area not shown in both the Regional and Park Local Plans Also shown, is a steep twisting access road, branching off the Estate Road up through the wood, to the planned 4 houses on the plateau above.

- 6) The Developers Soils Investigation Survey (carried out in July) detected no water or flooding. See 26/C – Ground not suitable for surcharges, percolation not suitable. However APP. E, Drg. 904 shows the positions of S.U.D.S ponds to be constructed at various points on the site, some near play areas. There is one situated close to St. Giles, Acres Road, that could overflow into lower properties.
The report says there is no evidence of flooding. They should look behind ARDGUISH, and in the garden of BRIARGROVE, ARDBROILACH ROAD, where substantial quantities percolate from the field behind, which is part of the proposed construction site.
- 7) When would the tree planting become effective: 5 years after the construction? unless semi mature trees are used initially.
- 8) No information on energy efficiency / green issues. Some buildings frontages are North facing!—Surely an error.
- 9) Boundaries of houses on North of Acres Road to be adjusted in drawings—also applies to Glenwood, Ardbroilach Road.
- 10) Greenfield sites are being lost—non renewable resources.
Impact on wildlife habitat, squirrels in particular,
Scenic value to community and visitors.
Being easily seen from the A9, who will want to visit a building site!
- 11) Many anomalies have been found in both drawings and reports, during long hours of study by an Architect friend and myself, which leads us to the conclusion that this project would benefit from much longer and more careful preparation., there being plenty of time before the final detailed submission is required.



MR R. A. McCANN

Fernville
Spey Street
Kingussie PH21 1JQ

March 2009

Dear CNPA

Cairngorms National Park Authority	Cairngorms National Park Authority
Planning Application No. 09/048/CP	19 MAR 2009
REPRESENTATION	
ACKNOWLEDGED 19/3/09 JM	RECEIVED

Re: Outline Planning Proposal for Northeast Kingussie by Davall Developments Ltd – Ref: 09/00033/OUTBS

I wish to object to the above outline planning proposal for Northeast Kingussie. Kingussie is one of the last traditional villages in the Strath that has remained relatively unscathed by wholesale house building developments. I believe there is a real opportunity for the planning authority and the National Park Authority working closely with the developers and the community of Kingussie to do something quite special with this proposal and deliver a creative model for a rural community development that can genuinely be held up internationally as an example of how it can be done.

With these criteria in mind I wish to object to the above proposals on the following grounds:

- 13 The scale and in particular the density of the development is inappropriate, given the size and essentially rural nature of the existing settlement. It will increase Kingussie's population by 50% or more. The density arrangements may meet planning guidelines for urban areas but do not complement or add to the existing village environment.
- 14 Parts of the proposed development are inappropriate, given the density of the surrounding dwellings. The proposed three-storey blocks of flats should be no more than one and a half or two storeys to match existing buildings nearby. (Indeed a condition of planning for the nearby new builds were that they did not exceed one and a half storey). This precedent needs to be maintained.
- 15 It appears that the proposed plans actually show build in areas that are outside the areas designated under the development plan. Build needs to be contained within the development plan and provide suitable buffer protection for the birch and pine forest, flora and fauna at the boundaries of the said development. The current buffer zone is insufficient.
- 16 Affordable housing definition needs to be clarified and guaranteed for perpetuity by a confirmed agreement/partnership with a recognised social housing authority.
- 17 Dunbarry Road is already a point of vehicle/pedestrian conflict: it will become much more so if it is used as the access road for construction traffic for the first phase of the build, as planned. The road width at the traffic-calming pinch-point is not sufficient to bear high volumes of construction traffic. A great many children live in the vicinity of Dunbarry Road and form a high proportion of the pedestrian traffic as they walk to and from school. The Dunbarry Road/High Street junction already has poor visibility and turning opportunities, which become more exacerbated with large vehicles either on the high street or trying to turn up Dunbarry from the high street. It will become particularly dangerous during this building phase. The stated intention to sell plots of the land to other developers, and to build the new access road only after the first phase of the development has been completed raises the question as to when the new access road will be built, if at all. A new access road needs to be considered as a starting point.
- 18 It is also noted that the traffic study was conducted out with the high volume pedestrian traffic and vehicle periods i.e between 8.15am and 9am and also again at the end of the school day 3pm – 4.30pm and therefore does not offer a realistic traffic flow analysis on which to base decisions.
- 19 The increased volume of cars, up to 600 (calculated from the developers' own projections of parking spaces to be allocated to each dwelling) once the development is complete, will overwhelm the heart of the village – Where will this additional parking be provided in the village? There is no provision for public transport provision up into the area or clearly linking the development via a cycle path or footpath network to the heart of the village. The development should clearly demonstrate a commitment to remove the need to use cars and encourage footpath or cycle access to the village. Or something more creative like a community funicular system up and down the hill run on waste sewage? (see Graz – Austria).
- 20 There is no indication in the plans for enhanced community infrastructure for education, health and changing demographics. The High school and Wade Centre are both in a poor state of repair. The GP surgery is strained, with long waiting times, and there is no NHS dental surgery. These facilities need to be upgraded/built before the addition to the village of 300 dwellings. If the earmarked land is taken entirely for housing there will be no suitable sites left for such facilities.
- 21 Waste water run-off and sewage disposal are currently unresolved issues. The waste water treatment works need upgrading already, and Scottish Water has confirmed that the current facility can only service an additional 160 houses. The proposed upgrade in the treatment works will accommodate 300 dwellings but that would essentially cap any further private or development opportunities for the village.
- 22 The soil survey was conducted during the summer months and allows for an emergency event every 200 years. Recent local history demonstrates that 2 decimal points need to be taken off that time scale. A further soil survey

is required to be undertaken during the wettest months to full understand the implications of the drainage and run off.

- 23 It is proposed that surface water run-off be directed to the Giebe Ponds, raising the real possibility of flooding for the sheltered housing beside the ponds. The location of the sump ponds need to be reconsidered – these are located close to children’s play areas and in winter with freeze - thaw conditions present an environmental safety hazard.
- 24 Any future building needs to have sustainability at its core. Mention is made in the plans of possible inclusion of renewable energy sources for heating the new dwellings, and cycleways are indicated. The detailed plans need to include these at the core. The buildings need to be constructed to the highest environmentally-sound standards, taking Scandinavian planning guidelines as their benchmark not UK guidelines - particularly given the climate in the Highlands and recent structural problems revealed by the Robertson build in Aviemore. This development needs to create the sustainability standard not follow it.

Long term sustainability of the community needs to be considered. The plan acknowledges high dependency on the private motor car and suggests a large majority will commute north to Inverness or south to Perth. The development needs to demonstrate a long term view by building in a high degree of self-sufficiency for people living in the village. That means suitable spaces allocated for domestic wind turbines and central heating plants powered by bio-mass boilers for clusters of houses; allotments, polytunnels, community orchards, recycling and composting. Currently no such spaces are allocated.

I wish to contribute to ensure that Kingussie continues to be a thriving, viable community through a suitable scale and type of development.

Yours sincerely



Jillian Robertson

Fernville
Spey Street
Kingussie PH21 1JQ

March 2009

Dear CNPA

Calningorms National Park Authority	
Planning Application No.	09/048/CP
REPRESENTATION	
ACKNOWLEDGED	19/3/09 JM

Calningorms National Park Authority
19 MAR 2009
RECEIVED

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I wish to contribute to ensure that Kingussie continues to be a thriving, viable community through a suitable scale and type of development.

Yours sincerely,



David Robertson

REPRESENTATION

APPROVED 12/3/09 JM

Marie Duncan

From: Amy Lyons
Sent: 11 March 2009 12:44
To: Planning
Cc: Amy Lyons
Subject: FW: Website (www.cairngorms.co.uk) Contact Form

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

From: automailer@cairngorms.co.uk [mailto:automailer@cairngorms.co.uk]
Sent: 10 March 2009 14:47
To: Mail Manager
Subject: Website (www.cairngorms.co.uk) Contact Form

From: MR. STEVE PURDIE [REDACTED]

Mr S. Purdie

14 Garraline Terrace

Kingussie PH21 1JL

Dear Sir/Madam

I am writing with regard to the proposed development by Davall Developments I am totally opposed to this , as that piece of land earmarked will not be able to sustain 300 homes I live near the bottom of Dunbarry Road an the junction there from high street is not able to deal with the increased traffic an construction traffic there is no pavement on corner there is kids that walk up an down that road to an from school increased traffic construction or otherwise is risking lives of people the village infrastucture is not ready to deal with the influx the water an sewerage system according to Scottish water is not able to deal with 300 new homes the local Schools , Health centre, etc are already full an burdening ,there is no NHS Dentist , parking is sparse , public transport is very limited , there is not the employment here for locals which means these houses would be commuters going to Inverness or Perth not to mention people from other parts of U.K that would buy these houses as second holiday homes an only be here a few weeks or months a year.

I walk the dog everyday over that field that is proposed to be developed I see many people everyday walking there dogs across that area an I have seen the local kids using this field for sledging as well as

the wildlife that is there I have seen deer, birds of prey, red squirrels, etc in that field an woods this development will destroy a wildlife habitat if these houses are built then that wildlife won't come back an a piece of countryside that is used by many walkers I know there is many people in the village that feel the same Kingussie is a good community any new development should be thought through more 300 houses on that hill will ruin the traditional village outlook it's one thing to say you can't halt progress , but surely any future investment should be to improve the current stock of housing, an improve local services, not just throw up new houses for a big building firm to make a fast buck

New houses if built should be kept within the aestic of the village not blocks of flats 3 storeys high or bright coloured like the ones that went up in Aviemore it's a traditional Scottish countryside village not Toy Town or Legoland this is a bad proposal too many things are not ready to handle 300 new homes

i was under the impression that a national park area it's strength comes from being greenbelt an attracting tourism 300 new houses would be either left empty in the current financial climate or snapped up as holiday homes or the supposed affordable houses or council / housing association Stock could be taken by anyone increasing the chances of drugs, an crime etc

I personally think Kingussie doesn't need countryside wrecked so that Davall can increase there profit margins as I already said any investments in Kingussie's future should be to improve public transport an local services

There is far too many issues unresolved I am not alone when I say there is lots of people in village that don't want these houses an are totally opposed to this an I would appreciate if you would take this into consideration an give the locals there chance to be heard an not just disregard public opinion

Thanks for your time

Yours sincerely

Steve Purdie

Brian Kings,
2 Glebe Court,
Kingussie,
Inverness-Shire,
PH 21 1 HG,
28/02/09,

Cairngorms National Park Authority	
Planning Application No. 09/048/CP	
REPRESENTATION	
ACKNOWLEDGED	9/3/09 JM

Cairngorms National Park Authority
02 MAR 2009
RECEIVED

Dear Sir or Madam,

Last week we attended the meeting put on by Daval Developments about their proposal to build three hundred homes in the Kingussie area,

In there talk they hoped it would be part commuter, for people to work out of town, and affordable housing for the people of Kingussie, but they could not tell me how affordable,

After there talk I asked if it was there intention to up grade our transport system for these new commuters who would be living here, they had no idea we only had a bus service one bus every three hours and a similar train service, and no petrol station either,

Others asked about schools not enough places there either, There are nesting Buzzards, deer and red squirrels, in the woods near by, marsh orchids and other wild flowers in the fields they are proposing to build on,

Not one of them had a clue about anything the people of Kingussie asked or told them,

And the final part of the Development brings the road out at Kingussie's own nature reserve Glebe Ponds, we have marsh orchids growing there too Lizards, (yes lizards I have seen them) voles, and wild fowl,

There is already a barren area there caused by the traffic film running off the A9 slip road more traffic will only make it worse,

I know this proposal was put forward a few years ago, but things have changed now, we are now Cairngorm National Park, the papers are always saying we must protect our wildlife and their habitat this is very true, The scenery and wildlife round Kingussie are what visitors come to see and

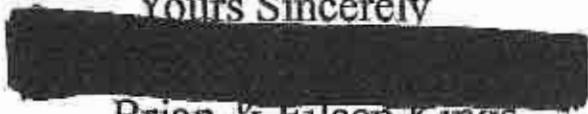
we must help to protect it,

This proposal by Daval Developments is just a money making scheme for their sponsors with no thought for the people or environment of Kingussie,

People will always find a way to survive, but you take away the animals and their environment they will never return,

Please think very carefully before you let this development proceed
My wife and I and many others are totally against this development,

Yours Sincerely

A large black rectangular redaction box covering the signature of the sender.

Brian & Eileen Kings,

Cairngorms National Park Authority

Planning Application No. 09/0248/CP

REPRESENTATION

Mr. S. Purdie

14 Garraline Terrace

Kingussie, PH21 1JL

Highland Council
Badenoch and Strathspey
Planning and Building Standards

10 MAR 2009

Received

ACKNOWLEDGED 9/3/09.

Dear Mr McCracken

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Yours sincerely

Steve Purdie

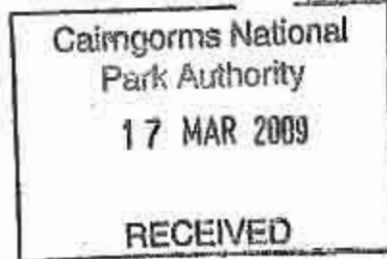
Planning Application 09/048/CP Pro Forma Letters of Representation

The following have all submitted a pro forma objection to the proposed development (sample pro forma attached)

No.	Representee
1.	HE Scott, Dunbarry Terrace, Kingussie
2.	J MacPherson, King St, Kingussie
3.	M J Trevis, Gynack Road, Kingussie
4.	E M Dunlop, Insh
5.	Mr & Mrs G Duncan, Dunbarry Terrace, Kingussie
6.	I Sutherland, High St, Kingussie
7.	J Nibloch, Dunbarry Road, Kingussie
8.	F MacCrae, Campbell Crescent
9.	K & D Anderson, Croila View, Kingussie
10.	D Douglas, Station Cottages, Kingussie
11.	L Nibloch, Dunbarry Road, Kingussie
12.	N K Macdonald, Croila Road, Kingussie
13.	J B Wallace, High St, Kingussie
14.	R Nicol, Acres Rd, Kingussie
15.	E M Macpherson, Newtonmore Rd, Kingussie
16.	J Filshie, Newtonmore Road, Kingussie
17.	E Hay, Station Cottages, Kingussie
18.	E Kay, Manse Rd, Kingussie
19.	I Wright, Dunbarry Terrace, Kingussie
20.	H Carroll, High St, Kingussie
21.	R Donaldson, Cluny Terrace, Kingussie
22.	S Donaldson, Cluny Terrace, Kingussie
23.	Occupier, Dunbarry Terrace, Kingussie
24.	T Noble, Dunbarry Terrace, Kingussie
25.	G Fenton, Manse Rd, Kingussie
26.	P Lyon, Croila Rd, Kingussie
27.	R Prochazka, Spey St, Kingussie
28.	G Wright, King St, Kingussie
29.	P Warwick, Kingussie
30.	B Prochazka, Acres Road, Kingussie

ca Cairngorms National
Park Authority

Andrew McCracken
Senior Principal Planner
Highland Council
Area Planning Office
100 High Street
Kingussie PH21 1HY



Dear Mr McCracken

Re: Outline Planning Proposal for Northeast Kingussie by Davall Developments Ltd
Reference number 09/00033/OUTBS

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7. Any future building needs to have sustainability at its core. Mention is made in the plans of possible inclusion of renewable energy sources for heating the new dwellings, and cycleways are indicated. But the thrust of the plans needs to be on designing the development in a holistic way. The buildings need to be constructed to the highest environmentally-sound standards, particularly given the climate in the Highlands, and there needs to be adequate provision for a high degree of self-sufficiency. That means suitable spaces allocated for domestic wind turbines and central heating plants powered by bio-mass boilers for clusters of houses; allotments, polytunnels and community orchards. Currently no such spaces are allocated.

The principle of development in Kingussie is accepted. I wish to contribute to ensure that Kingussie continues to be a thriving, viable community through a suitable scale and type of development.

Yours sincerely

[Redacted signature]

MRS H.E. SCOTT

Cairngorms National Park Authority
Planning Application No. 09/048/CP
REPRESENTATION
ACKNOWLEDGED 14/5/09 Jm