

Archived: 02 July 2019 14:25:58

From: MIKE BAXTER

Sent: Fri, 8 Mar 2019 17:08:13 +0000X

To: Planning

Subject: Cairngorm National Park Local Development Plan Consultation - Housing Development Areas H1 and H4, Chapel Brae, Braemar

Sensitivity: Normal

Good Afternoon,

We attended the Local Development Plan consultation presentation in the Village Hall Braemar on 7th February, 2019.

We own [REDACTED].

Having scrutinised the plans we would like to make the following comments/concerns:

1/. **Proposed Vehicular access to both sites H1 and H4 via Chapel Brae (road).**

This road width is completely unsuitable for such an increase in traffic as it can easily be assumed that the addition of 12 houses will probably attract up to a further 24 cars, plus increased delivery activity (not withstanding the building activity with HGVs etc) to a road which can barely accommodate the width of two vehicles.

At present the only paved area on the entire road, is outside the frontage of our house and Airlie House (both at the very foot of Chapel Brae). Recently, plans for a new build with access for a garage diagonally opposite our house had to be modified to stop vehicular access from Chapel Brae, because the road was not wide enough there.

An increase in housing will inevitably increase the number of footfall pedestrians using the road including access to school. There is insufficient room to extend the pavement from our house (No2) to either H1 or H4 Chapel Brae, making this a major Safety issue.

There is insufficient room for building in passing places either.

Proposal: planning could only be agreed on condition that the contractors create two new roads from the site via the Lin o'Dee road and not have vehicular access via Chapel Brae. However, that would still not create a safe pedestrian access from the sites to the village centre as the Lin O'Dee road probably cannot accommodate pavements either, but really should, given the number of walkers that use that road. If no new roads or pavements can be created, then the proposal should be refused on the grounds of Road Safety (lack of)

Therefore, Road Safety is a major issue in our opinion which may negate building on these sites.

2/. **Site H4:**

Site H4 can be argued that it is a vital scenic area and a key public amenity space currently having larch trees with red squirrels, occasional black grouse at lek and often red deer grazing then sheltering in the winter there. There are also outstanding views for tourists walking up Chapel Brae to the duck pond then beyond on well marked walks.

We would therefore be opposed to the H4 proposal to build there.

In Summary,

1. The road on Chapel Brae is unsuitable to support these proposals and cannot be improved on.
2. Building on H4 in particular, and to a lesser extent, H1 will be to the detriment of Tourists visiting the area. A village which relies very heavily on Tourism.
3. The current proposals to incorporate H1 and H4 areas into the Local Development Plan for housing, should therefore be rejected.

Your Sincerely,

Mr. Mike & Mrs. Isobel Baxter

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