

# Cairngorms National Park Proposed Local Development Plan 2020 Representation Form



## Introduction

The Proposed Local Development Plan (the Plan) sets out a strategy for future development in the National Park. It includes sites and proposals for development as well as the policies that will be used to make decisions on applications for planning permission. We aim to formally adopt the Plan in 2020 when the current Local Development Plan 2015 comes to an end. The Plan focuses on the five year period until 2025. It also includes development proposals for the 10 year period until 2030, as well as providing a general indication of the likely scale and location of development as far as 20 years into the future.

## How to comment

You can use this form to submit your comments on the Plan. Please complete a separate form for each part of the Plan you want to comment on. **All comments should be submitted no later than 5pm, Friday 5<sup>th</sup> April.** Comments should be submitted to -

Email: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk)  
Post: Cairngorms National Park Authority  
FREEPOST NAT21454  
Grantown-on-Spey  
PH26 3BR

You must submit your name and address to ensure your comments can be considered valid. This is because the CNPA is required by legislation to contact you in relation to your response.

## Fair collection statement

As a registered Data Controller, the CNPA will collect, store and use your personal data for the purpose of informing the content of the Cairngorms National Park Local Development Plan 2020. You may request to see personal information held by the CNPA at any time. Information will be shared with the Scottish Government Department of Planning and Environment Appeals and may be published on our website. We will not publish address details but may publish the name of the person who has completed the form. By completing and submitting the form, you are consenting to the above.

## Your details

|         |                  |              |                  |
|---------|------------------|--------------|------------------|
| Name    | Rachel Williams  | Organisation | Residential..... |
| Address | [REDACTED] ..... |              |                  |
| Email   | [REDACTED] ..... |              |                  |

If you are representing a third party, please give their details below

|         |       |              |       |
|---------|-------|--------------|-------|
| Name    | ..... | Organisation | ..... |
| Address | ..... |              |       |
| Email   | ..... |              |       |

## Your comments

### 1. Which section of the Plan would you like to comment on?

(Please state clearly which policy, settlement, site reference number, paragraph number etc. your comment relates to)

HI:Carr Road, Carrbridge, potential development of 36 properties  
.....

### 2. What is your comment on this section of the Plan?

(Your comment should not exceed 2,000 words plus limited supporting material, please use a separate continuation sheet if necessary)

.....  
This site is unsuitable for the development of 36 houses. This site could possibly cope with a small number of properties (maybe 12) to mirror the opposite site at carr place. As has been raised previously, there are several major issues with a development here:  
.....

1. The 36 suggested number of units in half of this plot will undoubtedly be crammed in and have small overlooked plots in comparison to other local developments, and if allowed it will only be a matter of time before an attempt to fill the plot with another similar development, so we are back to the original number which was deemed unsuitable originally. It highlights that this is not about building appropriate affordable and necessary housing but simply about profit. ....*continued on next page*

### 3. Please state clearly what change/s you wish to see made to the Plan to address your comment

(Please use a separate continuation sheet if necessary)

Only 12 properties should be built on this site to mirror the opposite current development, mostly affordable with suitable space and potential for families to grow if needed (smaller houses with planning potential).

If building goes ahead it should **only** be once a road safety mitigation that the local community agrees is suitable and extra road safety should be in place before, during and after construction.....

## What happens next?

Following the consultation period, all responses will be collated and assessed. The Proposed Local Development Plan and all consultation responses will then be submitted to Scottish Ministers and subject to an Examination by an independent Planning Reporter.

You can keep up to date with progress via [www.cairngorms.co.uk](http://www.cairngorms.co.uk) as well as on Facebook and on Twitter via [@cairngormsnews](https://twitter.com/cairngormsnews).

## Queries

If you have any queries about the consultation process, please contact a member of the Planning Policy team by email at [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk) or by telephone on 01479 873535.

*Continued...*

2. Carr Road has NO footpath and is largely single track, this is already a dangerous stretch of road with current usage, add to that at least 36 more vehicles daily, or more likely at least 60 since most families have 2 cars, the risks will eventually be fatal. This coupled with the multiple access driveways and new road entrances suggested at the recent meeting only confirm this matter is not taken seriously.

3. Construction of this many properties could take years (The Dalbeg development has only just finished over 10 years on) and with a narrow country road and few passing places this will lengthen the build time, cause disruption and create an even greater risk to pedestrians.

4. The attempted mitigation for the road risks have been poor or dangerous and prove there is no real solution, so fewer, if any properties should be added to this road.

5. This continuous revision of planning shows how many issues are faced by this site and still the number of houses creeps up yet again. It is clear that every attempt will be made to add more properties to the back of this site in future if this current proposal is granted.

6. I am not convinced that if these houses were built and then more in the future that the contributions from the construction company will actually be enough to cover necessary school, sewage and leisure facility needs.

I would also like to query why at the H2 development site (which is not significantly smaller) only 23 spacious plots are being created when this would be a much safer and more accessible alternative suited to a larger development.