

**CNPA draft Local Development Plan 2020  
Proposals for Kincaig, Badenoch  
Submission by John & Lorna Mackay, [REDACTED]**

Our house is at the northern end of the Macbean Road development, immediately next to the former, temporary, A9 site compound and looking onto the proposed housing development.

We are not against development that benefits the vitality of the community provided that it is appropriate in scale and type for Kincaig.

**KINCRAIG**

**Preferred new site allocation**

**Northern part of THCO46/THCO54**

**A9 site compound – allocated for economic development**

We **object** to this proposal. The reasons for objection include...

- CNPA have misdirected themselves in making this suggestion
- ⑩ it contradicts CNPA's own Settlement assessment
- ⑩ approval threatens to “legitimise” this temporary yard site, and
- ⑩ increases future use as a contractors yard
- ⑩ risks undermining legal action by THC to enforce reinstatement of the site to agricultural land with the same surface profiles as before.

This site was developed under Permitted Development regulations, ie no Planning Approval required, as a temporary contractors yard for the contract to dual the adjoining section of the A9. Kincaig residents were assured by public officials and the contractors that occupation was temporary and the site would be fully reinstated.

This never happened.

Continual deferment for “snagging” works by contractors stopped THC from taking enforcement action.

This temporary site is exactly that, temporary.

It is outwith the 2015 Settlement Boundary for Kincaig.

The base level of the temporary site is too high; it is an unwelcome visual intrusion on the amenity of Kincaig and also detracts on views from the A9 into the National Park.

The noise levels are increased, at times unacceptably so.

There is significant and obtrusive light pollution.

Traffic volumes are increased on the B9152.

We are dismayed that the former, temporary A9 site compound has been designated for “... economic development...” It is especially upsetting that

reasoned and objective comments made were completely disregarded and dismissed without any credible justification. Consultation, a waste of time?.

Kincraig is a successful residential village and, simply put, this is an inappropriate proposal in the wrong place. If the temporary compound had not been developed would it now be designated for “economic development”? Low Hanging Fruit, an easy tick in the box; careless, unprofessional, contradictory by CNPA. Accordingly, it should be dismissed as inappropriate.

If “economic development” is necessary in Kincraig, then the land adjoining Ross's Garage is suitable. It is within the existing Settlement Boundary and Railtrack use part as a storage compound.

The former A9 site compound raises exceptional issues; it is reassuring that a Scottish Government Reporter, independent of CNPA, will make the final decision on this site.

## **Preferred Site Options Carried Forward From the 2015 Local Development Plan**

### **H1 (opposite school) amended boundary housing for 40 houses**

We do not object to this proposed designation. However, the development needs to be appropriate in scale and density, and sympathetic in style and design for Kincraig.

We have **concerns** that the development of this site will not meet those criteria:-

Developers are currently marketing the site for **70** houses...

including flats...

a proposed footbridge across land owned and maintained Macbean Road residents...

and,

Sewage? Private land separates the Macbean Road WWPS from this proposed housing site. A new WWPS, avoiding Macbean Road, will be required.

We **recommend** that a Planning Condition is made against short term letting, to prevent Buy To Let investors buying the Affordable Homes, and avoid Air BnB anti social behaviour.

Please acknowledge receipt of this submission.

***John and Lorna Mackay***

4th April 2019