

CNPA draft Local Development Plan 2020

Response by Macbean Road Residents Association concerning proposals for Kincaig, Badenoch

Background

The owners of houses in Macbean Road are required by their Title Deed conditions to establish the Macbean Road Residents Association (MRRA) to... among other matters... safeguard the residents interests in matters concerning housing and community life.

The areas of grass and woodland around Macbean Road are in held in shared ownership with each proprietor owning a 28th pro indiviso share.

General Observations

MRRA does not per se object to development, particularly addressing the need for new housing that supports the school and life of the community.

However, we are dismayed that the former, temporary A9 site compound has been designated for "... economic development..." It is particularly disappointing that our previous comments have been completely disregarded and dismissed without any credible justification. Accordingly, we object to that proposal for the reasons set out below.

KINCRAIG

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.

Housing development needs to be appropriate in scale and density, and sympathetic in style and design to the local communities.

We have **concerns** that the development of this site will not meet these criteria. Developers are currently marketing the site for **70** houses...

We shall comment in detail when an application for planning permission is made.

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...

- it contradicts CNPA's own Settlement assessment for Kincaig
- CNPA have misdirected themselves in making this suggestion approval threatens to "legitimise" this temporary yard site, and
- ⑩ increases risk of future, on-going use as a contractors yard
- ⑩ risks undermining legal action by THC to enforce reinstatement of the site to agricultural land.

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.

Kincraig 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 Kincraig

It has a detrimental effect on the character and amenity of Kincraig

The views from the A9 into the National Park are spoilt

The noise levels are increased, at times unacceptably so

There is significant and obtrusive light pollution

Traffic volumes are increased on the B9152

Kincraig is a successful residential village and, simply put, this is an inappropriate proposal in the wrong place. Accordingly, it should be dismissed as inappropriate by the Independent Reporter.

If “economic development” is necessary in Kincraig, then why was the land adjoining Ross's Garage not considered? The ground behind and adjoining the garage are available, and are within the existing Settlement Boundary.

If however, the Reporter approves this site for future economic development then clear guidance is required...

Specifying the type of economic use

With the least impact on the amenity of the village

To lower the site, and

Landscaping and screening to minimise visual intrusion on the village

and

The wider landscape, viewed from the A9 corridor, of Glen Feshie and the western Cairngorms

Summary

The exceptional issues concerning the former A9 site compound deserve careful scrutiny by the Independent Reporter to be appointed by the Scottish Government. We look forward to assisting him/her by providing any additional information and attending a site inspection meeting.

Finally, we reiterate that this submission is made on behalf of the 28 households in Macbean Road.

Please acknowledge receipt of this email and address all future correspondence to the secretary at macbeanroad@googlemail.com

Secretary, MRRA

5th April 2019