Your full name and address

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2 May 2013

ePlanning Centre

The Highland Council

Glenurquhart Road

INVERNESS, IV3 5NX

Email: eplanning@highland.gov.uk

Dear Sir or Madam,

**Application number**: 2013/0120/DET

**Reference number**: 13/01281/FUL

**Proposed development**: Erection of 96 houses, associated roads & footways

**Location**: Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

I write to you regarding the above mentioned planning application. I would hereby like to appeal against this development based on the following reasons (tick or rank by number in order of your most pressing concern – i.e. 1 is of most concern, 5 is of least concern, if left empty it is of no concern to you):

* **Carr Road** is unsuitable for the amount of traffic that will result from this build. With the proposed build of 74 houses on Carr Road, this will significantly increase traffic along Carr Road. Carr Road is a road that is heavily used by pedestrians (people walking their dogs to and from the forest and children walking to and from school) and is used by many to play on. It lacks sidewalks and is very narrow in places. The visibility coming out on the main road is not great either. The proposed development will make Carr Road unsafe and change it character. Even if safety measurements are put into place, this will result in a more “city-like” appearance (e.g. by putting in speed bumps, traffic lights) and again will spoil the small village character that is the appeal to living here.
* The **size** of this development is not in proportion to the size of the village and will have serious effect on the **village culture &** **atmosphere and community spirit** (which were voted as the best things of living in Carrbridge [Carrbridge Survey]). Previous developments in Carrbridge have been around 20 houses at a time, whereas this development proposes to build 96 houses in total. With a current population size of around 1000, this development would likely increase the Carrbridge population by a fourth (based on an average household of 2.4 people), which would alter the culture of the village.
* This increase in population size would lead to insufficient services in Carrbridge (e.g., schooling, shops, play areas for children).
* It is also likely that a large number of the houses will be bought as second homes and holiday houses. This will turn Carrbridge into a more **dormant village** and again have negative effects on the village atmosphere.
* A **phased building** has been proposed (build as houses are sold), which means that direct neighbours as well as new residents, will be living near (and looking at) or on a building site for a prolonged amount of time (this could be 2 years, 5 years or even 10 years or more, all depending on the speed of the sales).
* The proposed area for the development comprises the “bull field” (agricultural grassland), land opposite Landmark Visitors Centre and an area of ancient woodland (Scots pine), which would lead to habitat destruction for iconic, **protected species** such as the red squirrel and wood ants and would have an overall negative effect on the **biodiversity**. Even more concerning however, are the effects of the proposed development on the surrounding woodlands, as the proposed development would lead to a significant recreational disturbance with people walking (with and without dogs) and cycling in the surrounding woods. Such recreational activity has been shown to have a large negative impact on protected species, such as the Capercaillie (*Tetrao urogallus*), an iconic woodland bird species in decline. This development would therewith directly compromise the integrity of the SPA (Special Protected Area) network for Capercaillie that is part of the Natura 2000. The UK receives a considerable amount of funding to protect and increase the number of sites for capercaillie and the number of SPAs should be increased wherever possible, not encroached upon. Capercaillie have been observed in the woodland area of the proposed building location and although the location is not identified as a SPA, the location and its surrounding woods are essential to form a network of habitat for the Capercaillie, especially if this species is to recover and increase in population size.
* Other reason(s) not listed above:

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Yours Sincerely,

Signature & Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_