

Consultation on Draft Development Brief – Site HI, Carr-Bridge

Give us your views...

Background

As you may know, the current Cairngorms National Park Local Development Plan (LDP) identifies a number of sites for new housing development. These include a site on Carr Road in Carr-Bridge (labelled HI on the plan below). This site is currently allocated for up to 72 houses.



CNPA is required to prepare a Local Development Plan (LDP) every 5 years, identifying sites for developments like housing

The current LDP was adopted in 2015 and allocates site HI for 72 houses

In the meantime, two planning applications for housing on the HI site have been refused by CNPA, leaving uncertainty over its future development

To try and resolve this uncertainty, we have produced a draft Development Brief, setting out key issues that any future development on the site should address

We are seeking views on the draft Development Brief from 24 November 2016 to 3 February 2017

Final Development Brief agreed by CNPA's Planning Committee

We know the HI site generated a significant amount of local opposition during the production of the LDP, and although an independent planning reporter raised some concerns about it Scottish Ministers directed the National Park Authority to include it in the final version of the LDP. Because this site is in the LDP it is considered appropriate for housing development in principle. However, in the past two planning applications to develop houses on the site have been refused because insufficient account had been taken of landscape and visual impacts. We know these applications also generated local objections.

Draft Development Brief

To try and resolve some of the uncertainty about the way this site might be developed we have produced a draft Development Brief. This aims to give more clarity on the most important issues that any housing development on the site should address. Any future housing developer will need to take account of the Development Brief when they apply for planning permission.

The draft Development Brief has been informed by responses to an informal questionnaire that was circulated at the Carr-Bridge 'Big Conversation' event earlier this year. For example, it aims to protect the woodland part of the site from development, as people told us they were concerned about this. It also requires the provision of a new off-road footpath between the site and the primary school to address concerns over road safety. Importantly, it tries to ensure that any houses that are built on the site include a mix of types and sizes, including smaller homes, that are most likely to meet local needs.

Give us your views

We are now undertaking a full public consultation on the draft Development Brief and are **looking for your views** on it.

This consultation is **not an opportunity to reconsider whether the site is appropriate for housing development in principle**. However, the Development Brief provides an important **opportunity to influence how the site could be developed in a way that best benefits the Carr-Bridge community**. By giving us your views you can help us to achieve this.

You can read the draft Development Brief on our website at www.cairngorms.co.uk/working-partnership/consultations, where you will find a response form to send us your views. We have also placed paper copies of the draft Development Brief in the Spar, the Old Bakery, Carr-Bridge Kitchen, the Cairn Hotel, and Old Bridge Garage, where you can collect a response form to return by freepost.

Any comments should be sent to us by 3 February 2017.

Queries

We have arranged two drop-in events where members of the planning policy team will be on hand to answer questions and explain more about the consultation. These will be held at Carr-Bridge Village Hall from 2pm to 7pm on Tues 6 December 2016, and from 2pm to 7pm on Tues 17 January 2017. Alternatively, you can contact the planning policy team on 01479 873535 or by email at planning@cairngorms.co.uk

What happens next?

After the consultation closes we will consider all the comments made and report them to the National Park Authority's Planning Committee, who will decide the final content of the Development Brief.

We hope you will take this opportunity to comment of the draft Development Brief and look forward to hearing from you.