

CARR-BRIDGE COMMUNITY COUNCIL
'bogroy'
CARR-BRIDGE
Inverness-Shire
PH23 3BX
Tel . 01479 841612

Don McKee
Head of Planning
Cairngorm National Park
Ground Floor
Albert Memorial Hall
Station Square
BALLATER
Aberdeen-Shire
AB35 5QN

1st February 2006

Dear Mr McKee

PROPOSED HOUSING DEVELOPMENT, CARR-BRIDGE

After the community council meeting on Thursday 26th January, the following concerns/objections were raised.

SITE CONCERNS

- 1 In the Cruden report, the general recommendation was for all houses to be built above a minimum level of 256.5m. We have concerns that a number of plots are bordering or below this minimum requirement.
- 2 In the event of new material being brought in to raise the sites, we have no information as to what this material would be and what effect this would have on the water drainage.
- 3 We understand that investigations are in progress by SEPA, Scottish Water and CNPA and look forward to receiving their results.

AFFORDABLE / LOW COST HOUSING

- 1 A housing needs survey was performed in 2005 by The Small Communities Housing Trust at our request. The two sites which already have planning consent, Dalrachney and Ecclefechan, will fully cater for the present housing needs of our community. Therefore we strongly advise that the affordable housing should NOT be built in the first phase, and that 12 should be built in Phase 2 and 12 in Phase 3. ?We are currently discussing this with Albyn Housing Association?

- 2 The current plans state that all development traffic would be going through phase one. The rate of 15 completions per annum (from the Reporter's advice) would lead to 10 years of construction, and consequently road safety issues would be a significant problem for the whole period. The ideal situation would be for the road infrastructure to be developed and for phase 3 to be the first area of build, thus reducing the safety risks greatly.
- 3 The well attended public meeting for the outline planning application of this site was strongly in favour of integrating the affordable housing throughout the site. This would also be consistent with the rate of required build shown in the housing survey.

PLAY AREAS, LANDSCAPING SCHEMES and FOOT PATH DESIGN

- 1 Before planning is approved, we would like to see more detailed plans of the above areas as required by the Reporter.

Please do not hesitate to contact me if you have any queries about the above comments.

Yours sincerely

Mary Grant
Carr-Bridge Community Council