

CARR-BRIDGE COMMUNITY COUNCIL

Pre-Consultation Response on Housing Development Carr Road and Main Road

Carr-bridge Community Council welcome the opportunity provided by the Pre-consultation related to Housing Development along Carr Road opposite Carr Place and also on the main Road at the Southern end of the village opposite Landmark Forest Park.

The Community Council organised a Public meeting on 22/03/2012 in the Village, and that is the main source of our information, together with discussion with some residents who were unable to attend

The Attendance figure at the Public Meeting was 82, and included residents from all areas of the village.

The Concerns of our Community are in 7 categories in the following order:

Carr Road and traffic

One third of the questions / comments addressed this issue. There is considerable concern over Safety, and this is one of our "Safer Routes to School". There is no pavement and the width of the road precludes one being constructed. Assurances were given that the traffic Survey results said that the road was adequate for the anticipated future traffic, and also for the Construction vehicles. We noted that the Survey was done in April and October omitting our busy summer period when Traffic would have been heavier. When we think of the safety of our children, the adequacy of the road is viewed as being very doubtful and sincere concerns still exist amongst the majority of Carrbridge residents.

Affordable Housing

Opinion is in favour of Affordable Housing being integrated into the developments, therefore the preference is for half the Affordable Houses to be opposite Landmark Forest Park and half to be along Carr Road.

It was noted that it was stated that the building at the main site would be staggered, but the affordable houses would be built all at once. If the Affordable houses were sited as we suggest, they could also be staggered which would allow most of the houses to allocated to local people from Badenoch & Strathspey, who have adequate Need Points including Local Criteria points.

Phasing of Housing Build

Effect on our village and the amenities

Carrbridge is considered by its residents as a 'friendly' village, and it is a rural community with special culture and environment.

Amalgamation of the people from the large new Development will be smoother and easier over ten plus years, rather than a shorter period. In all communities there are fluctuations in the size of the intakes into the School, and these are bound to show yearly increases.

Density of Housing

In a village environment such as that found in Carrbridge, a Development with urban density would not incorporate well into the village.

Environment and Ecology

Our Carr Wood is a special area with rare plants, bogland, wood-ants and red squirrels – to mention a few of the important features. We will look for the Environmental and Ecological Assessment with interest and concern.

Infrastructure

Assurances from the Agencies seem thin when compared to ‘unfortunate issues’ which we have experienced. Currently the new supply from Scottish Water has taste, colour and aeration issues which have not yet been resolved.

Note – Because of Data Protection we have omitted all names from our Meeting Report, but the numbers of residents from each Road are as follows:

Community Council members 7

Rowan Park 6

Carr Road 11

Carr Place 7

Crannich Park 6

Main Road 5

Mannfield Place 5

Station Road 5

Urquharts’ Brae 3

Inverness Road 3

Dalmore Road 3

Some did not want to say where they lived, and others were from further out, so these are not included in the list

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