

Housing Development at Corrie Quarry

The village meeting on Thursday discussed how to respond to the proposal to build 18 houses on the site of the Corrie quarry. It was agreed that this is a substantial proposal that could have a profound impact on the village both physically and socially. [In view of this the small turn-out was disappointing.]

The attached draft letter summarises the views expressed at the meeting. Anyone who feels it is inaccurate should contact David Underdown (810640 or arranunderdown@btinternet.com) as soon as possible. The aim is to post the letter on Tuesday 12th February.

Individual representations to NAC will reinforce our views. They should be addressed to Chief Development Officer, North Ayrshire Council Legal and Protective Services, Cunninghame House, Irvine KA12 8EE and quote reference N/08/00046/PP.

Secretary Corrie & Sannox Village Committee

Mr J Miller
Chief Development Control Officer
North Ayrshire Council
Legal and Protective Services
Cunninghame House
Irvine
KA12 8EE

Dear Mr Miller

Housing on Corrie Quarry Site: Application Ref N/08/00046/PP

Following an open meeting in the village on Thursday 7 February I am writing on behalf of the Village Committee to set out our views on the above application.

Background

The proposal to construct 18 houses on this site would have a profound effect on the village. One detailed calculation presented at the meeting suggests that it could, at a stroke, increase the population of Corrie and Sannox by approximately one third. It therefore raises complex issues and deserves proper prior consultation between **all** the relevant stakeholders. At a minimum these are: the local landowner (Sannox Estates); the chosen developer (Thomson Construction); the potential owner (Arran Homes); NAC as the planning authority and provider of local services; and the local community both as potential tenants and neighbours.

We know that substantive discussions must have already taken place between at least some of the above parties. Despite a number of efforts on our part to become involved in the process, so far no one has sought our views as a community. We feel that this is a great pity. It leaves us in a position of appearing negative about the application whereas there is in fact a strong consensus within the village on, for instance, the urgent need for local provision of affordable housing for young people and families. However, in the circumstances we have no choice but to object to the proposal.

Objection to the Proposal

We object strongly to the application as it is currently framed. Inevitably, individual views vary on what sort of development could merit support, and there is a substantial minority that, while recognising the need for affordable housing in or around the village, feels the quarry is the wrong site for any sort of housing.

Nevertheless, the majority view is that, provided proper environmental and other safeguards are put in place, the site could be used to provide a mixed development of up to eight houses on the following lines:

- **Overall use of the site:** houses should be situated on the eastern side of the site away from the quarry face. Under the current plan the six(???) houses at the rear of the site under the quarry cliff would be almost sunless for large parts of the year as well as possibly prone to flooding and open to the risk of rock falls.
- **Housing mix:** there should be a good mix of house size with an emphasis on provision for families and young couples.

- **Rural ‘Feel’:** the overall aim should be to create a development with a rural feel in keeping with the village rather than a suburban ‘ghetto’. This has implications for building design, spacing, configuration (for instance two small terraces would be preferable to semi-detached ‘units’ and would avoid a cul-de-sac), access roads (width, curbs, verges etc), and lighting (to be kept to a minimum and sensitively designed).
- **Site specific problems:** proper safeguards need to be put in place to deal with the current drainage problems at the site, control of vermin (the site is infested with rats), and the provision of services (utilities, septic tanks etc) in a way that minimises their visual and environmental impact.
- **Access:** although road safety issues are important and need to be taken into account we question the need to infringe on the garden land currently enjoyed by residents of the Terrace.

We would welcome an opportunity to explain our views further at a meeting, preferably in the village (possibly to include a site visit) but, failing that, elsewhere.

Yours sincerely

D J Underdown
Secretary, Corrie and Sannox Community Body