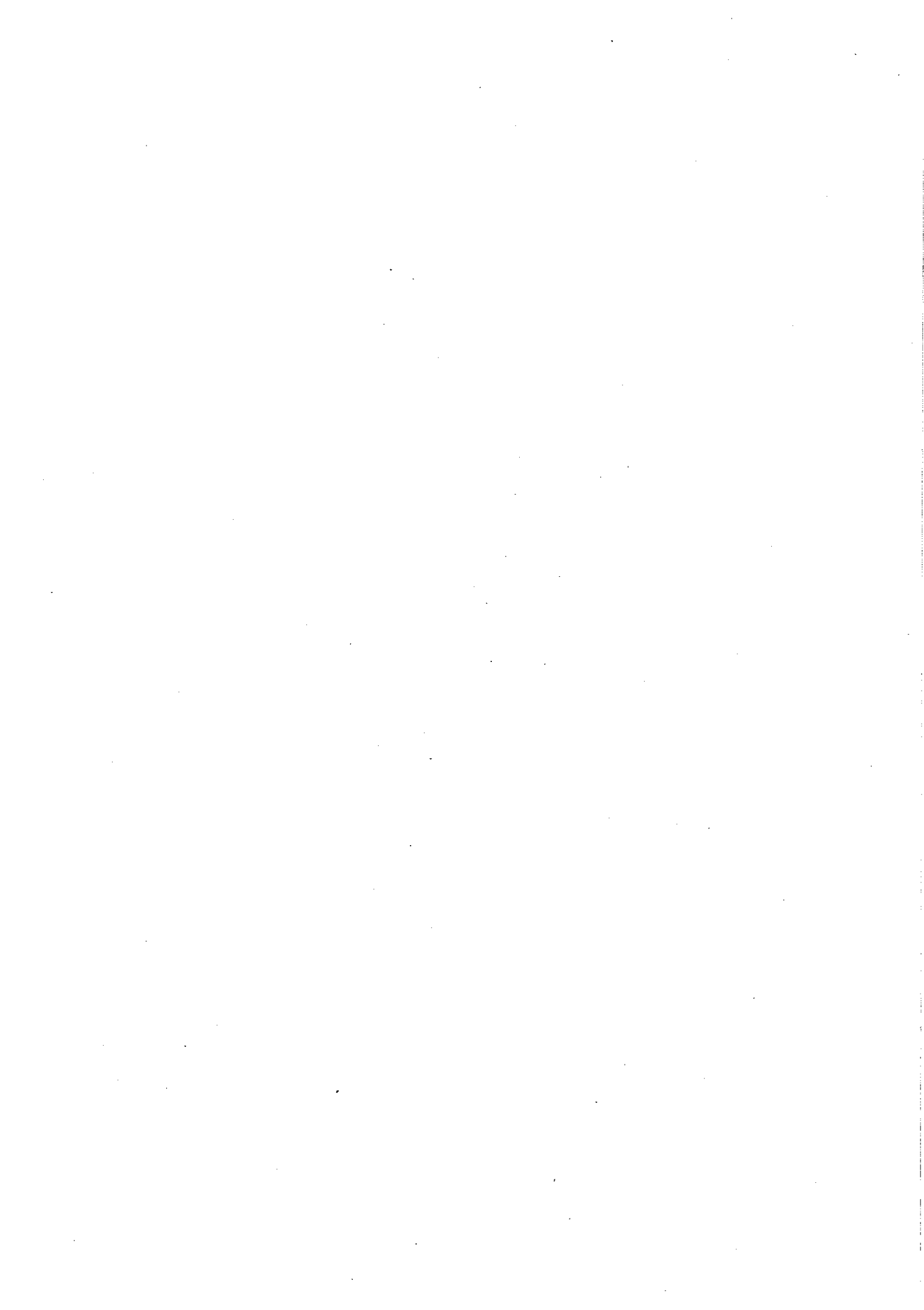


**APPENDIX 2**

**CNPA LETTER TO AGENT**

**DECEMBER 2006**



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Your Ref:  
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21 December 2006

Dear Sirs

**PLANNING APPLICATION ON LAND BETWEEN SEAFIELD AVENUE &  
CASTLE ROAD EAST, GRANTOWN ON SPEY FOR MUIR HOMES**

I refer to the above proposal that is currently under consideration by the Cairngorms National Park Authority. I regret the delay in contacting you on the matter, however this was primarily due to the fact that it has been necessary to engage in discussions with a number of external consultees, and await receipt of their responses and recommendations on a number of issues relating to the development proposal. Please address the following points.

- (1)(a) Please submit comprehensive surface water drainage proposals for the development. As you will be aware from correspondence circulated to you from SEPA, reference is made in the response to previous discussions and correspondence with SEPA. Please submit details of all surface water drainage proposals and confirm that the proposals are in accordance with those previously discussed with SEPA.
- (b) The consultation response from the Area Roads and Community Works Manager of Highland Council has also made reference to drainage measures and required that a drainage impact assessment is carried out. The consultation response also requires that drainage measures shall accord with SUDS principles and that the measures shall ensure the following : -
- The post development run off for a 1 in 25 years flood event shall be attenuated to the level of the corresponding pre-development run off for a 1 in 2 years flood event;

- A 1 in 100 year flood event shall be safely contained within the drainage network and road network;
  - A 1 in 200 years flood event shall be safely contained within the site without causing flood risk to properties or resulting in an unacceptable depth of inundation at any location;
  - There shall be no increase in flood risk to properties upstream or downstream of the development.
- (c) It is essential that adequate information is provided on the detailed SUDS methods to deal with runoff from access roads, roofs and hard standing around houses. There is concern from a natural heritage perspective that sediments and nutrients within the runoff could enter the fens and mires and cause them to become enriched, with a consequent change in their floristic composition. Adequate evidence should also be provided to demonstrate the means by which this possibility can be prevented.
- (2) The response from SEPA also makes reference to proposals for a number of water crossings which were detailed at the pre-application discussion stage. Please submit details to clarify whether or not such water crossings form part of the current proposal, and where relevant provide comprehensive details of all such crossings.
- (3) The consultation response from SEPA raises a number of concerns in relation to flood risk, and in summary states that the Planning Statement and Flood Study Report submitted with the application supply little information on how the results were produced or how flood risk is to be mitigated. Consequently in order to allow SEPA the opportunity to examine the issue of flood risk further and offer comment and recommendation on the matter, additional detailed information is required, which should in particular follow the guidance contained within SPP7 – Planning and Flooding and Annex B of SEPA’s Policy 41, A SEPA-Planning Authority Protocol Development at Risk of Flooding : Advice and Consultation. It is essential that the issue of flood risk is resolved prior to determination of the planning application. I have enclosed a copy of the consultation response from SEPA which includes significant additional comments in relation to flood risk.

Also on the subject of flood risk, the consultation response from the CNPA’s Natural Heritage Group also expresses concern at the lack of explanation associated with the predictions and conclusions of the Flood Risk Report. The report details a much smaller flood risk area in a post development situation than that for the current situation and it also indicates a 35% reduction in flow rates at the bridge under Seafield Avenue. The reasons for the changes have not been explained in the text and there is concern that the predicted reduction in the flood area

could only be achieved if the potential flood area was physically reduced by ground infill. This would be unacceptable beyond the built area owing to impacts on the biodiversity / conservation interests of the site. Detailed information must be provided in order to explain the conclusions and clarification is also sought as to whether or not infilling is proposed outwith the areas of the site in which development is proposed.

- (4) Please submit detailed proposals for waste management facilities within the development, i.e. details of how recycling bring facilities will be accommodated in the design and layout of the proposed development, with all such proposals meeting the requirements of the North East and Highland Waste Plans, as well as Pan 63 (Waste Management Planning) – paragraphs 51 and 83, and NPPG 10, paragraph 82.
- (5) Records indicate that part of the proposed site has an historic use as a military rifle range. This may have resulted in land contamination and consequently it is necessary to submit evidence that the site is suitable for its proposed use. This should be in the form of an assessment of potential contamination issues. Such an assessment should be consistent with the approach to land contamination contained within the new contaminated land regime as reflected in PAN 32 and with the British Standard for investigation of potentially contaminated sites.
- (6) Submit details of all mitigation measures likely to be put in place in the event of construction occurring on the site, in order to enable otters to escape from any excavations that they might accidentally fall in.
- (7) In a consultation response from Scottish Natural Heritage it is recommended that the watercourse that runs through the site should not be culverted or canalised. However SNH also recognise that a culvert may be required under a road at the northern end of the proposed site. Please submit details to clarify whether or not this is the case, details of the exact location and also details of construction and any particular measures to ensure that passage is maintained for any fish or otters present in the watercourse. Prior to responding to this, consideration should be given to comments elsewhere in this letter regarding the currently proposed location of the seven serviced plots that would be served by the road and associated culvert in this area.
- (8) Where in curtilage car parking is proposed each plot layout shall be designed to allow for two car parking spaces per property, and allowing for all vehicles to enter and leave each plot independently. It has been noted in a consultation response from the Area Roads and Community Works division of Highland Council that the submitted proposals do not appear to satisfy the requirement for independent access and egress.

In addition please note that all communal parking and manoeuvring space shall be provided at a rate of 1.5 car parking spaces per property.

- (9) Submit details of all proposed management and maintenance mechanisms for any play areas, hard or soft landscaped areas, roads and footpaths / cycle links that would not be adopted by Highland Council. It is noted that reference is made in the Design Statement to the use of The Greenbelt Company or similar for the future maintenance and management of open space provision. Please note that Highland Council will only consider for adoption pedestrian / cycle links that are considered to be strategic routes and that have been designed and constructed in accordance with the requirements of the Council's Roads Guidelines for New Developments.
- (10) The developer is advised to contact Highland Council's Transport Development Officer to discuss whether or not the proposed development would give rise to the necessity to improve the local bus service. In the event of improvements to the bus service being deemed necessary they shall be implemented at the developer's expense. Further to discussions with Highland Council's Transport Development Officer, please submit details of any proposed improvements, including an indication of the timescale envisaged for such improvements.
- (11) Submit details of proposed street lighting, including in particular elevation drawings of proposed street lighting. The scheme of lighting shall be to the satisfaction of Highland Council's Lighting Manager. In addition to the aesthetic design requirements for street lighting, it should be designed to minimise light pollution, to both save energy and prevent additional light pollution from the town.
- (12) Please submit detailed proposals for the provision of improved junction / pedestrian crossing facilities at the junction of Seafield Avenue with the High Street / The Square. It is advisable to engage in discussions with the Area Roads and Community Works Division of Highland Council, as well as community representatives, prior to the submission of any proposals. It should also be borne in mind that any improvement works required must be provided entirely at the developer's expense.
- (13) In conjunction with amendments being made to the layout and design as a result of other requirements in this letter please address the following issues relating to the affordable housing provision –
  - Submission of a revised site layout plan and associated detailed drawings to show a reduction in the number of two bedroom amenity bungalows and the provision of six four bedroom houses

in order to reflect Highland Council's demand profile. Reference has been made to the tenure profile having previously been issued to Servite Homes by the Housing Development Section of Highland Council;

- There is a reference to 'warden call' on drawing no. RMDL/066/04. Highland Council's Housing Development Section has indicated that there is no requirement for a warden service or any other supported service. The amenity bungalows are to meet demand created by the general demographic shift towards older, smaller families and not for specialist housing. Submit details to clarify that the 'warden call' facility will be omitted from the proposal;
  - The car parking cluster for the proposed amenity housing (plot no's 66 – 75) is too dense and would dominate the outlook from the adjacent properties that it is intended to serve and it would also be a visually obtrusive feature in this relatively prominent position close to the main entrance to the proposed development. The position of the proposed adjacent housing should be re-arranged, in conjunction with proposals to create smaller pockets of car parking, broken up by appropriate areas of planting, in order to visually enhance this area.
- (14) The level of detail provided in the present drawings and documents in relation to non vehicular access is insufficient to allow a detailed assessment of access provision. The only map that appears to outline path proposals is contained within the Brindley Associates' report on the Landscape and Visual Assessment and this is inadequate. Please submit a site plan, clearly detailing all existing access provision as well as proposed new access provision. The purpose of all pathways, including the end destination and any linkages into the paths should be clearly detailed. Reference is made on page 17 of the Environmental Information Package to the proposal including "a structured hierarchy of footpaths within the development." Please submit explanatory details of the hierarchy of paths envisaged and also clearly illustrate this hierarchy on an accompanying site layout plan.

Details of construction, finishes and maintenance are required and the information is of particular importance where paths are proposed in the lower lying, wetter areas of the site.

The nature of the pathways likely to be created within a development of this nature and setting is of significance. In general bitmac paths should be avoided – such would be unsympathetic in their juxtaposition to the birch woodland / wetland environment and consideration should be given

to robust aggregate surfaces that could accommodate multiple uses due to appropriate surface construction and width.

Efforts should be made to ensure that all paths are in locations which help direct people and provide clean safe access. Proposed new pathways should ideally link into footpaths within the woodland. However, it is vital to ensure that any such proposal do not have a negative biodiversity implications.

- (15) The site layout plan / landscape proposals map contained in the Brindley Associates report submitted indicates that an important existing access point into the woods and leading onto the former railway track (at Grid Reference 031285) would be completely lost in the event of development proceeding. Such a blockage is unacceptable and must be avoided. Please submit amended details to ensure that any proposed development does not interfere with this existing access route.
- (16) Please submit details to confirm that the existing pedestrian path linking Mossie Road and Seafield Avenue will be retained and that a link will be provided into the western most part of the development (phase one) up to the caravan park, with the latter link also being clearly identified on the site layout plan.
- (17) Please submit details of the proposed boundary treatments for all of the external boundaries of the subject site. Please note that any boundary treatments adjacent to public roads, for example adjacent to Seafield Avenue and Castle Road should be aesthetically appropriate and should allow the proposed development to assimilate with the existing surroundings to read as an extension of the town, rather than forming a barrier between the existing built environment and the proposed new development or creating the appearance of a 'gated' development. Low level boundary treatment combined with landscaping may be an appropriate option to consider.

Comprehensive details, including elevation drawings, should also be provided of boundary treatments adjacent to existing properties and also for any proposed new boundaries adjacent to areas of open space. In both instances it is vital to ensure that boundary treatments fulfil the dual purpose of providing security and privacy, as well as having an aesthetic benefit.

- (18) Please submit a detailed site plan clearly plotting the alignment of all sewer easements, foul and storm, to ensure that there is no encroachment into the wooded area or any of the trees that are to be retained.



- (19) It is noted that Appendix A (Brindley Associates Tree Survey Information) of the Environmental Information Package, includes correspondence stating that due to the numbers of trees of the same species in the woodland, "there seemed to be no point in surveying them individually." The only detailed information provided in Appendix A is in relation to a mixed group of 14 trees, of Scots Pine and open grown birch.

The extent of information provided is considered insufficient and does not facilitate a comprehensive assessment of the potential effects of the development. Please submit a comprehensive tree survey and in conjunction with this submit a detailed site plan and written information indicating the numbers, species type and location of trees to be (a) retained and (b) felled to facilitate the development.

- (20) Having regard to the first aim of the Cairngorms National Park which includes reference to the conservation and enhancement of the natural heritage of the area, it is vital to ensure that any development proposal within the area does not offend this aim. Whilst it is recognised that the land on which the development is proposed has the benefit of a housing allocation in the Badenoch and Strathspey Local Plan, there are nonetheless some concerns regarding the impact of the development in its currently proposed form on natural heritage features at the site, including on the woodland, fen and mires, the semi natural grassland and breeding birds.

(a) Woodland

Although the woodland is rightly valued by the developer, there is nonetheless an incursion into the woodland edge in the area of the proposed development which is parallel to Mossie Road. The location of the proposed kick about pitch also intrudes into the woodland and a further minor incursion would result from the group of houses proposed to be located beyond the small existing cul de sac off Mossie Road.

In order to afford greater protection to this woodland area, it is suggested that the woodland fringe parallel to Mossie Road could be retained by developing one side of the access road only. This would also address previously expressed concerns regarding security and surveillance of areas of public open space, as well as the aesthetic benefits of housing fronting onto such areas as opposed to rear gardens backing on, regardless of the height of boundary treatments proposed. Such an alteration would also allow the development pattern to follow the woodland edge in a more organic way as opposed to artificial straight boundaries being created at proposed rear gardens.

A relocation of the kick about pitch would also be beneficial in protecting the woodland area. A more detailed comment on this issue will be offered later in this letter.

(b) Fens and Mires

There is concern that the area of land off Mossie Road, close to the existing recreation ground and the rear of Grant House would cut across part of an extensive fen and mire community that lies just beyond the existing field entrance off Mossie Road. Development in this area could result in the direct loss of habitat, the loss of the natural and uneven edge and the creation instead of a straight line, as well as possibly impacting on the mire's hydrology. There is also a concern that a further block of development proposed at the north of the site close to the hospital also appears to intrude upon the fen and mire community.

In an effort to reduce the impact on the fen and mire community, the layout should be revised so that the outer edge of the housing area to the north could be confined by the new access road between the hospital and Grant House. The omission of the proposed housing between the southern side of the access road and the most northerly of the proposed pedestrian access routes off Mossie Road would avoid intrusion on the fen and mire i.e. plot no's 76 – 91, 130 – 139 and 140 – 148). In addition to protecting the fen and mire, it is also considered that the omission of development in this area would have further benefits, including facilitating a continuity of open space from the existing housing and fields through to the open space and woodland on the slopes. It would also facilitate a much stronger relationship between the open space and the housing allowing clear views from the road side across the valuable wet areas to the woodland in the centre of the site,

The omission of housing and associated infrastructure in this area would however also eliminate the opportunity to construct the proposed access road through this area to serve the remainder of the housing proposed to the rear of the properties on Mossie Road. Revised access proposals should be submitted to serve the remainder of houses proposed within that area of the site. The revised proposals are likely to be either (a) an extension of the proposed vehicular access to serve the area concerned or (b) use of the existing access between properties off Mossie Road. Prior to making such revisions to the layout it is advisable to discuss any roads related amendments with the Area Roads and Community Works division of Highland Council in order to establish whether or not such revisions would be acceptable. It is my view that option B in particular is likely to prove unacceptable for a variety of reasons.

(c) Semi Natural Grasslands

The presence of a number of species rich grassland communities is of high value and the indications are that the development will result in a large part of this valuable grassland area being lost. This is considered to be a non replaceable loss to the biodiversity of the National Park. Whilst accepting that much of the proposed site is allocated for development in the existing Local Plan, it is nonetheless essential to minimise the loss of grassland. In an effort to achieve this, it is considered appropriate to remove the seven proposed serviced house plots from the area to the west of the stream and allow this area to remain undeveloped and retain the natural qualities of this area of the site.

The removal of the seven serviced plots from this area would also have the benefit of addressing additional concerns associated with development in this particular area of the site. Due to the location on higher ground and beyond the burn, development in this area would weaken the strong pattern of development around Grantown on Spey, which is characterised by housing and general development on the lower, flatter ground, with the woodland retained on the upper levels. The burn is considered to represent a clear development boundary, although this too must be allowed a buffer zone on the eastern side in order to maintain its setting and natural character. The omission of development from this area would also avoid the need to create an additional large crossing over the burn and would lessen the potential impacts of development on the burn.

The removal of the proposed serviced plots from the upper levels of the development site should not result in the complete loss of the serviced plots. In conjunction with other amendments to the layout the provision of a number of serviced plots at an alternative location within the proposed site would be welcomed.

In addition to the removal of the seven proposed serviced plots from the area to the west of the burn, additional measures are required to compensate for the inevitable loss of further grassland. The CNPA's Natural Heritage Group have examined other fields in the general vicinity of the development site and have noted that the fields on the southern side of Seafield Road are of particularly high value for their grassland and fen communities. Accordingly the CNPA wish to explore with the developers and the owners of that particular area of land the possibility of bringing those fields into permanent protection, to ensure their management in a manner that retains their amenity and conservation interest indefinitely. In order to further this, it is suggested that a meeting

is arranged between all relevant parties prior to the submission of a response to the issues collectively raised in this letter.

(d) Breeding birds

Development on the proposed site will reduce the breeding bird assemblages both through direct loss of breeding habitat and by increased disturbance through the presence of much higher numbers of people. The larger the intact area of open space retained, the greater the possibility that some breeding waders will remain. In conjunction with other issues raised and requirements to amend aspects of the layout and design, it is considered possible to retain a larger intact area of open space.

- (21) The Environmental Information Package refers to the proposed layout being a compact and formal arrangement of buildings and streets. The type of layout described is indeed consistent with specifications for development of the allocated land as per section 3.1.1 of the Badenoch and Strathspey Local Plan. However, with the exception of Phase 1 of the proposal i.e. the area immediately adjacent to Seafield Avenue, the concept of a compact and formal layout does not translate into the remainder of layout. Greater consideration of the layout is required, having regard in particular to its locational context, which is within the planned settlement which characterises the core of Grantown on Spey. Grand open spaces and tree lined avenues created in the Victorian era set the benchmark for the creation of an appropriate urban environment in the context of this Highland town. Revisions to the layout are required in order to more appropriately reflect the characteristics of Grantown on Spey. The following points should be taken into account in preparing a revised layout and it is also essential that this request for amendments to the layout is read in conjunction with further issues raised in this letter –

- Significant amendments are required in the area to the north of the access road off Castle Road East, to avoid the somewhat sprawling nature of development currently proposed. Consideration could be given to creating pockets of higher density development in the form of apartments / flats or terraced units designed around courtyards and informal spaces, with such spaces having a well developed tree structure. The incorporation of some elements of higher density development would also have the potential to compensate for the required omission of housing units within the fen and mire area of the subject site;
- Reference has already been made in earlier sections of this letter to the need to omit housing within the fen and mire area of the site and in so doing allow a continuity of open space and woodland;

- Amendments should be made to the layout to ensure that wherever possible housing overlooks public areas, in particular the large expanse of open space and natural woodland. The proposals currently show a large number of back gardens backing onto the public open space, which is unacceptable. The layout should be amended to achieve housing fronting the open space, with the road running between the housing and the woodland;
- (22) Highland Council's Badenoch and Strathspey Local Plan (1997) is the plan applicable at present and as such it is necessary that development on the site takes account of and appropriately reflects the land use allocations applicable to the area, whilst also reconciling development proposals with the four aims of the Cairngorms National Park.

The Local Plan identifies distinct zones of development, surrounded by areas allocated as amenity woodland. The proposed layout broadly follows the pattern of the zoned areas, yet fails to achieve breaks between the individual zones or provide the extent of amenity woodland indicated between zones in the Local Plan. In addition, the development should also be designed to meet the 'Design and Sustainable Construction' standards set out in Highland Councils Development Plan Policy Guidelines (2003).

In order to reflect more appropriately the intent of the Local Plan, as well as taking into account the aims of the Cairngorms National Park, the proposed layout should be revised to reflect the following –

- Creation of a layout that incorporates more distinctive zones of development, surrounded by significant belts of 'amenity woodland' and also small informal spaces for planting. The layout currently proposed, whilst providing a large coherent block of public open space in a relatively central position otherwise has the appearance of a dense, almost sprawling urban development, particularly in proposed phases 2 – 4 of the development. There is a strong need for a well developed tree structure across the entire area of the site proposed for development, replicating the street trees and groupings which characterise Grantown on Spey. A revised layout should create a variety of spaces suitable for planting, which would assist in breaking up the mass of housing and improve the proposed streetscape considerably. A detailed landscaping plan should be submitted in conjunction with this and should incorporate proposals for pine, lime and horse chestnut;
- Creation of a significantly increased belt of landscaping in the western area of the site i.e. between the boundary of the caravan

park and the rear garden boundaries of properties proposed in this area;

- The provision of improved recreational facilities within the development, in accordance with the requirements of the aforementioned 'Development Control Guidelines.' In particular within a development of the size proposed, it is expected that play spaces appropriate for use by pre-school children are provided within one minute walk of the majority of all properties, and that larger play areas, for older children in the 4 – 8 year old age group would be strategically positioned to allow access within 5 minutes walk from the majority of homes. The play area located on land to the north of the hospital is considered to be particularly inappropriately located, in a remote area, only in close proximity to a limited number of properties and with little natural surveillance. A revised site layout plan should incorporate a far greater number of play spaces in accordance with the hierarchy mentioned in the Development Plan Guidelines, and appropriately located to facilitate ease of access, as well as natural surveillance / supervision from the majority of the properties;
- Consideration should also be given to re-locating the proposed 'kick about' pitch to a more central position within the large area of public open space. It is currently proposed to be located partially within the existing woodland edge and could also be perceived to be associated with Phase 1 of the development, rather than being in a more central position location, easily accessible by all. The revised layout should show the 'kick about' pitch in the main area of public open space, with appropriate footpath linkages provided from all areas of the proposed development. The opportunity should also be taken in revising the layout in this area to allow for the creation of an enhanced entrance to the public open space area, particularly from Phase 1 of the development. The current pinched 'alley' type entry arrangement between two of the proposed properties is not considered appropriate.

(23) It is acknowledged that efforts have been made in the currently proposed layout to protect and maintain a significant track of woodland within the site and to take into account the aims of the National Park. It is also accepted that this has necessitated a layout which avoids a number of the zones identified for development in the Badenoch and Strathspey Local Plan. Nonetheless, as mentioned in earlier sections of this letter the area in which development is proposed encroach to a certain extent on lands identified as 'amenity woodland' which is intended to provide a

visual break between zones of development. Furthermore, Section 3.1.1 of the Local Plan identifies the land within the development site as having a potential capacity of 180 houses (150 houses over 12.8 hectares of land between Seafield Avenue and Castle Roads East, and the remaining 30 houses on a 2.8 hectare site off Mossie Road). Whilst the currently proposed site area extends to 21.2 hectares, it is conceded in various items of supporting documentation that the developed area is in fact 10.2 hectares, on which 228 dwelling units and 7 additional serviced plots are proposed.

In the event that revised layout proposals fail to accord with the land use allocation applicable to the area, and the development capacities indicated in the existing Local Plan, please submit supporting information to justify any deviations from the Local Plan provision.

- (30) Please submit details to clarify the purpose of the open space area at the entrance to the proposed site from Castle Road East. The extent of planting identified on various site plans and in the Brindley Associates 'Landscape Proposals and Mitigation Measures' does not suggest that the area would function particularly well as a type of 'green' entrance feature. It is noted that the Local Plan identifies a small block land adjacent to the public road as 'amenity woodland' and the current landscaping proposals may have been derived from this. However, having regard to the pattern of development in the vicinity, and the need to ensure that any development occurring on the approaches to Grantown on Spey assimilate into the townscape, it is considered that the area could be more appropriately utilised for an appropriately designed landmark building, which would strengthen the built fabric of this area of Castle Grant Road.

In conjunction with comments expressed in previous sections of this letter regarding the opportunity to introduce a greater variety of housing units and in particular to incorporate some higher density apartments / flats, it is considered that this area could serve as a suitable location. Please submit a revised site layout plan and where relevant detailed drawings for an appropriately designed building at this location. All landscaping proposals should also be amended to take account of any revisions to the layout.

- (24) In light of the alterations to the layout resulting from the requirements expressed in this letter, it is necessary to submit revised phasing details. A site layout plan identifying the extent of each proposed phase, and clarifying the extent of infrastructure, play areas, kick about pitch, pathways and cycleways etc. to be provided within each phase, should be submitted. In addition, details of the overall timescale for

development of each phase should be provided. The latter information is of particular benefit in assessing the potential impact of the development on the schools in the area. As you are aware from receipt of a copy of a consultation response from Highland Council's Education Department concern has been expressed as to whether or not the two schools in the area have the capacity in the short term to facilitate any significant population growth in the area which could result from a new housing development of the scale proposed.

- (25) The Design Statement accompanying this application refers to a range of house types developed over recent years for Muir Homes developments in Central Scotland. Having regard to the fact that the proposed site is located within a Highland village within the special setting of the Cairngorms National Park, there is a clear need for a design concept which is unique to the proposed location and reflects the vernacular architecture of the area in which it is proposed. In addition to revised dwelling house designs being required, there is also a need to address the choice of materials proposed. The proposed materials currently proposed include grey roof tiles and reconstituted stonework. In general the use of natural slate is considered more appropriate and efforts should also be made to utilise natural stone.

Whilst a variety of housing designs is generally welcomed, it is expected that there would be some consistency in the design approach regarding overall form, proportions and detailing. Many of the proposed designs are generally acceptable and are considered to have the potential to relate reasonably well to the existing built environment of Grantown on Spey. However, a number of designs are unacceptable and revised proposals should be submitted to replace them. The design types which are unacceptable include Colonsay, Ronaldsay, Isla, Mull and Fraser.

Please also note that the CNPA are currently working on an assessment of housing needs in the National Park and prior to finalising any amendments to the design etc., it may be beneficial to engage in discussions regarding the mix of house types and sizes. In general four bedroom properties or larger should be limited to approximately 10% of the overall development, and there is a recognised need for housing developments to consist of a large proportion of two and three bedroom properties. A number of one bedroom units should also be considered (maximum 10%).

In formulating revised design proposals, consideration should be given to the need to minimise the impact of buildings on neighbouring properties. In particular efforts should be made to introduce properties without overlooking windows adjacent to existing residential properties and also



on land adjacent to the caravan park at the end of Seafield Road. This does not necessarily imply that single storey structures should be introduced in those areas. The issue could be adequately addressed by appropriate orientation of structures or the introduction of 1 ½ storey properties with windows in the upper floors limited in elevations facing existing properties.

Efforts should also be made to introduce double aspect designs at prominent vantage points close to road junctions or areas of open space.

- (26) Please submit details of materials (stonework, timber, roofing materials etc) either in the form of samples or where relevant an original copy of the manufacturers catalogue with the material colour and type indicated thereon.
- (27) The drawings submitted for the terraces of affordable housing fail to include details of proposed materials. Please submit comprehensive details and also please note that all materials proposed should be of a similar quality and visual appearance to those proposed on the open market housing.
- (28) In conjunction with the required amendments to the layout and design, it will be necessary to submit amended streetscape drawings to accurately reflect all revised proposals.
- (29) The Design Statement makes reference to traffic calming measures and it is noted that the site layout plan indicates various areas, particularly at T junctions, as having different surfaces. Please submit details of all traffic calming measures proposed including specific details on surfaces etc..

As you will be aware from our meeting in October 2006 at which consultation responses received to that time were discussed, Highland Council have expressed some concern at the lack of formal recreational provision, in particular pitches / playing fields, serving Grantown on Spey. Suggestions were advanced in that consultation response on the possibility of (a) making provision within the scheme for a facility which would be accessible to the whole community or (b) a developer contribution towards a new pitch. Regrettably I have not been able to get conclusive advice on this matter at the present time. I hope to be in a position to provide you with more definitive information on the matter in January.

Please find enclosed additional consultation responses and letters of representation received in the period since the aforementioned October 2006 meeting.

All advice is given without prejudice to consideration by the CNPA acting as Planning Authority of the subject planning application. In the event that you or your clients wish to discuss this in more detail please do not hesitate to contact me and I will be happy to arrange a meeting at a mutually convenient time in the New Year.

Yours sincerely,

**Mary Grier,  
Planning Officer, Development Control.**