

# APPENDIX 2

Paper 2 - 09/052/CP

Letters of Representation

Cairngorms National Park Authority	
Planning Application No. 09/052/CP	
REPRESENTATION	
ACKNOWLEDGED	22/6/09

BYNACK VIEW  
 DIRTY COURT  
 NETRY BRIDGE  
 INVERNESS SH12 6  
 PMS. 285.  
 154, June '09.

Attn. Ms. M. Grial  
 Development Control  
 Cairngorms National Park Authority  
 Albert Memorial Park  
 Station Square  
 Ballal AB 35, 5QB.

Cairngorms National Park Authority 19 JUN 2009 RECEIVED JM
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Dear Ms. Grial,  
 re, proposed development at School Rd / Rannoch Ln  
 Nettybridge (C.N.P.A. Ref 09/052/CP)

I am concerned re the above proposed development  
 as this would appear to involve a considerable  
 area of woodland, where presently, there is a  
 thriving population of the red squirrel. Undoubtedly  
 this development would cause a major disruption  
 to the breeding pattern of this now protected  
 species.

I do trust further consideration to this planning  
 application (which has now been 'called in')  
 will identify that this area of woodland should  
 be preserved to assist in the preservation of  
 the wild life in the area & hence add to  
 the amenities of the Cairngorms National Park.

Yours sincerely

[Redacted signature]

TO

Area Planning & Building Control Office  
Cairngorm National Park Authority  
Albert Memorial Hall,  
Station Square  
Ballater

FROM

John and Mary Clube  
Auchgounie  
23 Dirdhu Court  
Nethy Bridge  
Inverness-shire  
PH25 3EG

Cairngorms National Park Authority	
Planning Application No.	09/052/CP
REPRESENTATION	
ACKNOWLEDGED	20/4/09

19 April 2009

Dear Sirs

**OBJECTION TO PLANNED DEVELOPMENT**  
**CNPA 09/052/CP**  
 Local authority ref: 09/00037/REMBS

Cairngorms National Park Authority	
20 APR 2009	
RECEIVED JM	

I wish to object to this development, which will reduce the amenity of the village and the Park without any obvious corresponding benefit.

**Business Units:** The availability of land at Achnagonlin 5 miles away, and of various premises in Grantown 5½ miles away suggests there is little demand for such units, and that if built they would be difficult to let at any economic rent. I would not want to oppose something that would provide local jobs, but I do not believe this has any significant economic potential. Has market research or a feasibility study been done? The danger is that these can be put up cheaply as part of the price of planning permission, and the likelihood is that they will be an ongoing problem to their neighbours, the village and the Park.

**Affordable housing:** There is a need for affordable housing, although the 40 metre separation should be adhered to for the amenity of both developments, and so as not to obstruct the movement of the wildlife in the current woodland. Deer in particular use that section of wood, there are plenty of red squirrels, and a marked walking trail goes nearby.

As the affordable housing is the only positive feature of this development, if the development goes ahead all the affordable housing needs to be built in priority to anything else. We would welcome affordable housing being built, but we object to simply plots being made available, which may never be built on at all for various reasons. The offer of plots alone is unacceptable as the price of planning permission.

**Erection of 30 houses:** This would be the largest single housing development in the village, and wholly out of character with the village. The houses are of a size that means they are likely not to be available to local people, the people who need any additional housing. The village is already blighted by an unoccupied housing estate of enormous houses built for an unimaginable market, and the village does not need a repetition of this. I trust the planning authorities will check to see if the same developers are involved.

These houses must be intended as holiday homes, the largest supply of holiday homes ever put forward for the village. In a housing estate setting, like Dalfaber, holiday homes will be relatively unattractive in this village, particularly if combined with business units. Dalfaber has the shopping, leisure and entertainment facilities of Aviemore for the whole family to use, Nethy Bridge does not, and older children in particular are likely to object. Not everyone likes walking - it sometimes rains - and those who do are likely to prefer the existing scattered development. Again, is there market research or any feasibility study?

**Park amenity:** Nethy Bridge contributes to the area and to the Park as being a quiet village where visitors can enjoy the friendly atmosphere and relax in peace in woodland surroundings, with little traffic.

This development will reduce the woodland in an area with community sponsored walks, and greatly increase the traffic - most people would consider the shop far enough away to need to drive. The access road is narrow, and not designed for an extra 48 premises, or even the thirty that will most probably be built if permission is given.

**Village and Park amenity:** This narrow road also provides access to the school, and most children and parents get to the school and back by bicycle or by walking, along a specially built track that will be cut by the access way to the development. This twice daily procession is another source of village cohesion. It will be made hazardous by having to cross an entrance to a housing estate used by people who will not be expecting this.

We wish to object to this development on the grounds that in its present form the development cannot be expected to bring any benefits to the village or the Park, while clearly significantly detracting from the amenity of both.

Yours sincerely

  
John and Mary Clube

**Neil Stewart**

---

**From:** Mary Grier  
**Sent:** 16 April 2009 09:47  
**To:** Marie Duncan  
**Cc:** Neil Stewart  
**Subject:** FW: Inverburn Homes Ltd Planning Application Nethybridge

Marie,

Can we acknowledge this rep. please.

Thanks,  
Mary

---

**From:** GEORGE BENNETT [REDACTED]  
**Sent:** 09 April 2009 10:31  
**To:** Mary Grier  
**Subject:** Inverburn Homes Ltd Planning Application Nethybridge

Dear Ms Mary Grier,

I have some concern over the lack of detail of the planning application, and object to the apparent and devious encroachment of the boundaries on the existing homes in the area, from the original planning proposal.

Nethybridge is renowned as a village within a forest, a unique Abernethy Forest, home to a host of wild life and natural fauna.

There is no reference in the planning application, to the preservation of the forest within specific boundary constraints, nor the subsequent reduction of the wild life population.

I would appreciate that this topic is as important to Scotland as affordable homes.

On a constructive note, our concerns would at least be minimised if we could be shown the physical boundary limit by marking the protected trees around the construction site.

Regards

Dr George Bennett CBE FRSE  
1 Dirdhu Court  
Nethybridge  
Inverness-shire PH25 3FG

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HIGHLAND  
**RED SQUIRREL**  
GROUP

Highland Red Squirrel Group  
C/O Forestry Commission  
Woodlands  
Fodderly Way  
Dingwall  
IV15 9XB

Ms Mary Grier  
Cairngorm National Park Authority  
Albert Memorial Hall,  
Station Square  
Ballater  
AB35 5QB

Cairngorms National  
Park Authority

09 APR 2009

JM

Dear Ms Grier,

**Red Squirrels in the Highlands -- School wood, Nethybridge planning application**

Following discussions with local residents who are worried about the above development, I am writing to outline the conservation of Red Squirrels in the Highlands.

Scottish Natural Heritage and Scottish Wildlife Trust are lead organisations in the Highlands as regards the Biodiversity Plans and legal protection of Red Squirrels.

In Great Britain, red squirrel numbers have reduced drastically over the last 50 years. It is thought this reduction is due to fragmentation of suitable habitats, disease, lack of tree seed food and in some areas, road casualties. But by far the greatest threat to the native red squirrel is competition from the non-native grey squirrel. Luckily there have been no official confirmed records of wild greys in the Highlands .....yet.

The Highlands are unique in Britain, as we do not have any wild greys and the red population is the last stronghold in Britain. How secure this stronghold is open to debate.

The Highland Red Squirrel Group was set up in September 2001. The group hopes to raise the profile of the red squirrel by raising awareness, surveying and monitoring, promoting conservation management plans and looking out for any invasion of the grey squirrel. A core steering group consisting of Forestry Commission, Forest Enterprise, Scottish Wildlife Trust and Highland Council meet regularly and are producing an action plan for Red Squirrels in the Highlands.

One important issue the group will be looking at in depth is the fragmentation and loss of suitable habitat.

Yours faithfully

Julie Robinson

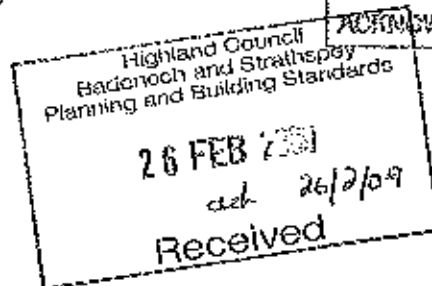
Red Squirrel Conservation Officer for the Highlands

"Dunedin"  
18 Dirdhu Court  
Nethy Bridge  
Inverness-shire  
PH25 3EG

24 February, 2009

Area Planning & Building Control Office  
Highland Council  
100 High Street  
Kingussie  
Inverness-shire  
PH21 1HY

Cairngorms National Park Authority	
Planning Application No.	09/062/CP
REPRESENTATION	
ACKNOWLEDGED	25/3/09



Dear Sirs,

**School Road & Craigmere Road Nethy Bridge**

As the owner of the house at 18 Dirdhu Court, Nethy Bridge I have received a neighbours' notice from Inverburn Homes Ltd with regard to their proposed development in the wood behind my property at School Road.

I wish to object to this development on two main counts.

1. The wood corridor between the rear of my property and the nearest proposed property is less than the 40 metres specified at the outline planning consent meeting.
2. School Wood is a red squirrel habitat area and although I am not a lawyer, I would have thought that areas of red squirrel habitation are now legally protected e.g. Schedules 5 and 6 of the Wildlife and Countryside Act. The woods at School Road and Craigmere Road are certainly full of red squirrels.

I would make a further point for you to consider. Not long after the outline planning consent meeting was held a number of trees were marked to signal that these should be left standing during any development. These marks have now disappeared because of the time lapse. The planning application drawings do not show any individual trees which care must be taken to ensure that they are left standing during the development.

I look forward to hearing that the planning authorities have rejected this application.

Yours faithfully,

R H Robbie (Mr)

"Dunedin"  
18 Dirdhu Court  
Nethy Bridge  
Inverness-shire  
PH25 3EG

Cairngorms National Park Authority  
Planning Application No. 09/062/CP  
REPRESENTATION  
ACKNOWLEDGED 09/0 25/3/09

Highland Council  
Badenoch and Strathspey  
Planning and Building Standards  
09 MAR 2009  
Received

6 March 2009

Area Planning & Building Control Office  
Highland Council  
100 High Street  
Kingussie  
Inverness-shire  
PH21 1HY

Dear Sirs,

**School Road & Craigmore Road Nethy Bridge**

As the owner of the house at 18 Dirdhu Court, Nethy Bridge I have received a neighbours' notice from Inverburn Homes Ltd with regard to their proposed development in the wood behind my property at School Road.

Further to my letter dated 24<sup>th</sup> February I wish to lodge a further reason for objecting to the application. This is that the application does not meet the requirements of the outline planning decision in as much as the detailed application calls for 30 houses; 10 house plots whereas the outline planning approval was for 20 houses, 10 affordable houses and 10 house plots. Your report number PL65/2005 dated 12<sup>th</sup> September 2005 refers.

I look forward to hearing that the planning authorities have rejected this application.

Yours faithfully,

R H Robbie (Mr)



TANAGHMORE  
2 DIRDHU COURT  
NETHYBRIDGE  
PH25 3EG

[REDACTED]

Area Planning and Building Standards Manager  
Highland Council  
100 High Street  
Kingussie  
PH21 1HY

Scottish Natural Heritage  
Planning Application No. 09/052/CP  
REPRESENTATION

Highland Council  
Badenoch and Strathayr  
Planning and Building Standards  
ACKNOWLEDGED 25/3/09  
0.5 MAR 2009  
Received

3 March 2009

Dear Sir/Madam,

**OBJECTION TO PROPOSALS CONCERNING -  
INVERBURN LTD - LAND AT SCHOOL ROAD & CRAIGMORE ROAD NETHYBRIDGE**

Owing to the current state of the housing market and the fact that Nethybridge already has a large number of unsold properties for sale, we do not consider this development to be appropriate.

Yours faithfully,

[REDACTED]

Jane M Whitworth

[REDACTED]

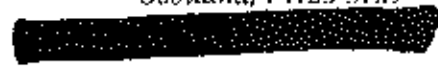
Patrick H Whitworth



BY APPOINTMENT TO HER  
MAYESTY THE PRINCESS OF WALES  
MANUFACTURER AND REPAIRER  
OF FISHING TACKLE

# Clan Fishing Rods Ltd.

Dorback Road, Nethybridge  
Scotland, PH25 3FD



09/052/CP
23/3/09

18/3/09

Cairngorms National Park Authority
20 MAR 2009
RECEIVED JM

Cairngorm National Park Planning Office  
The Square  
Grantown on Spey  
Moray.

Planning Application at Nethybridge, between the School and Craigmore.

Dear Sirs,

As you can see by my letter heading my business is very much connected to nature and its well being, it is for this reason that I wish to point out the existence of an Otter that winters 100 yards from my house at Craigmore Mill, the constant existence of brown trout and eels in the ditches in these local waters feed this mother and pup until its time to return to the Spey.

This Otter makes evening circuit's from its Holt on the Aultmore Burn, then cross's the main Dorback Road to pick up the Spring in the forest, this spring was going to be used by a Whiskey Distillery many years ago, the plans were turned down and now we have a fresh application which forms part of this rare animals terrain.

I feel that if the plans are excepted for this development then the stream in the forest should not be touched in (anyway).

I enclose a photo of the Otters tracks outside my house and I will offer a guide tour of the Otters area.

Yours sincerely,



Harry Jamieson.



BADANFHUARAIN NETHYBRIDGE INVERNESS-SHIRE PH25 3ED

from David Dean OBE

Ms. Mary Grier,  
Cairngorms National Park Authority,  
Albert Memorial Hall,  
Station Square,  
Ballater.  
AB35 5QB

Cairngorms National Park Authority
Planning Application No. 09/052/cf
PLANNING APPLICATION
Application Received 19/3/09



15<sup>th</sup> March, 2009.

Dear Ms. Grier,

**Residential/Commercial Development in Nethy Bridge  
Proposed development by Inverburn Homes Ltd. ref. 09/00037/REMB5  
30 houses, 10 affordable house plots, 8 small business units**

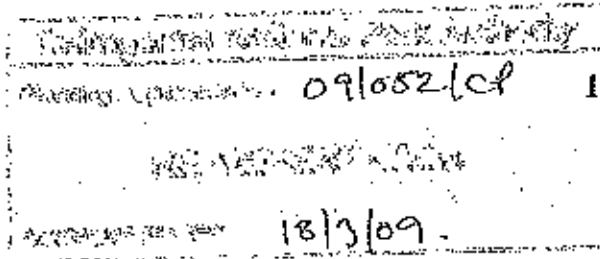
I wish to lodge an objection to this development for the following reasons:-

1. The application fails to follow the detail given for gaining outline planning permission. The 'affordable housing' allocation has disappeared and a new category of 'affordable house plots' introduced. The original 'self build plots' category has also disappeared. As I understand matters it is not admissible for such a merging of categories to be introduced at the expense of deleting the statutory obligation to provide for affordable housing.
2. The increase in provision from three to eight business units, already a significantly controversial provision because of its proximity to an ecologically important watercourse, the Caochan Fuaran, should be rejected.
3. New European legislation adopted in the UK which gives protection to the red squirrel may possibly have an issue of date implementation to be considered but I am advised that the CNPA may lay itself open to committing an offence were it to allow a development to proceed in an area where red squirrel drays could be disturbed or damaged.
4. It may well be stating the obvious but with Nethy Bridge already heavily committed to new housing projects which are now in place, can it be wise for CNPA to promote the building of yet more executive dwellings as are specified in this application and which are unlikely to find a market in the current financial climate or, should that climate improve, have the level of year round occupancy any higher than in existing developments in the village. Dirdhu Court, for instance, currently has eleven of the twenty three houses used for permanent living. There is a current 60% plus figure on housing stock in the village overall not occupied by year round residents. CNPA would be failing in two of its four published aims were it to allow this development to add to the challenge this village faces already in achieving social cohesion.

Yours sincerely

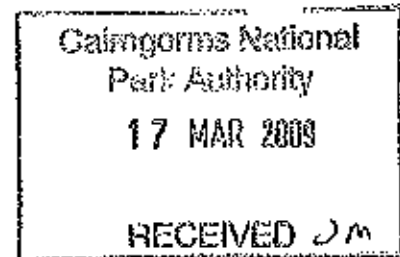
  
David Dean

12 March, 2009



"Guithas"  
15 Dirdhu Court  
Nethy Bridge  
Inverness-shire  
PH25 3EG

Ms Mary Grier,  
Cairngorm National Park Authority,  
Albert Memorial Hall, Station Square,  
Ballater



Dear Ms Grier,

**Reference School Road & Craigmore Road Nethy Bridge**

I am the owner of the house at 15 Dirdhu Court, Nethy Bridge and have received a neighbours' notice from Inverburn Homes Ltd with regard to their proposed development in the wood behind my property.

I wish to object to this development on three main counts.

1. The wood corridor between the rear of some of the properties is less than the 40 metres specified at the outline planning consent meeting.
2. School Wood is a red squirrel habitat area and one of the last strongholds for this endangered creature. I am concerned as to the destruction of its habitat, and under the wild life legislation feel that the development may destroy or obstruct the present habitations in the wood.
3. The detailed plans provided, displayed 10 affordable plots for housing, but there was no information or plans on the actual affordable houses to be built. As far as I am aware the outline planning agreement was not just for affordable plots, but for the inclusion of affordable houses to go with the these plots.

Certain trees within the wood were marked for the purposes of retention, as they were particular interest. These marks have weathered and are now no longer visible. I trust these trees will be remarked prior commencement of this development.

I look forward to hearing your views on this matter.

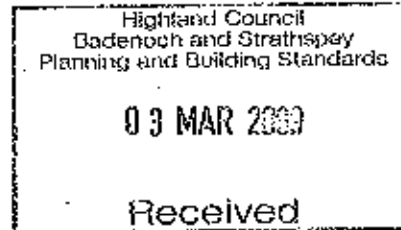
Yours faithfully,

Eric Foulds

**"Guthas"**  
**15 Dirdhu Court**  
**Nethy Bridge**  
**Inverness-shire**  
**PH25 3EG**

28 February, 2009

Area Planning & Building Control Office  
Highland Council  
100 High Street  
Kingussie  
Inverness-shire  
PII21 1HY



Dear Sir or Madam,

**Reference School Road & Craigmore Road Nethy Bridge**

I am the owner of the house at 15 Dirdhu Court, Nethy Bridge and have received a neighbours' notice from Inverburn Homes Ltd with regard to their proposed development in the wood behind my property.

I wish to object to this development on three main counts.

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2. School Wood is a red squirrel habitat area and one of the last strongholds for this endangered creature. I am concerned as to the destruction of its habitat, and under the wild life legislation feel that the development may destroy or obstruct the present habitations in the wood.

I look forward to hearing your views on this matter.

Yours faithfully,



Eric Foulds

BADANFHUARAIN, NETHYBRIDGE, INVERNESS-SHIRE PH25 3ED

[REDACTED]

Ms Mary Grier  
Cairngorm National Park Authority  
Albert Memorial Hall,  
Station Square  
Ballater  
AB35 5QB

Cairngorms National  
Park Authority  
17 MAR 2009  
RECEIVED dm

Cairngorms National Park Authority  
09/052/CP  
12<sup>th</sup> March 2009  
18/3/09

Dear Ms Grier,

I am writing with reference to the recent application for detailed planning permission for houses and commercial units in School Wood, Nethy Bridge, and would like to lodge my objection to this application on two grounds.

Firstly, the status of the red squirrel population has gained a higher profile since outline permission was granted and it is now widely known that these animals are protected under schedules 5 and 6 of the Wildlife and Countryside Act 1981 and are under serious threat to survival nationally. As a **priority woodland for red squirrel conservation**, with a high number of occupied dreys within it, School Wood will have to be treated now as a protected habitat.

Secondly, there were numerous competent representations made against this proposed development at outline planning stage, including some specifically related to conservation of our **natural and cultural heritage** and the **sustainability** of this village community. At that time the CNPA was clearly not yet in a position to carry out the function of 'conserving and enhancing the national park' and avoiding damage to the 'natural and cultural heritage in this village'. Please therefore take into account my own points relating to these areas of concern from enclosed copies of **two letters** from 2002.

And finally, **This application does not (even) comply with the outline consent previously granted** in at least two respects.

1. there are no affordable houses being applied for. The application makes reference to 10 'affordable plots', however these are actually the 10 'self-build sites' that were included in the outline permission, in addition to the 10 affordable houses which are not now included.
2. the number of industrial units has grown to 8 from the number of 3 that were granted in the outline permission.
3. I understand that the actual location of the boundary is different from that originally designated for development.

Thank you for taking these points forward.

Yours sincerely,

[REDACTED SIGNATURE]

Valery Dean

**BADANFHUARAIN,  
NETHYBRIDGE, INVERNESS-SHIRE PH25 3ED**

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Robert Cameron,  
Area Planning and Building Control Manager,  
The Highland Council,  
100, High Street,  
Kingussie  
PH21 1HY

26<sup>th</sup> Feb 2002

Dear Mr Cameron,

**Proposed New Private Housing Development of 40 Dwellings  
and Business Unit on School Road and Craigmere Road, Nethy  
Bridge.**

I would like to make formal objection to the above application for planning permission on the basis of what I believe are real and material considerations relating to the case.

1. There are significant conservation/tourism issues.

The felling of more than 20 acres of School Wood would be contrary to the recommendation made by Highland Council Planning Committee in their rejection of Eagle Star's first application when they identified the 'general nature conservation value of this site'.

As an area mentioned in the Inventory of Ancient Semi-natural Woodlands, School Wood has a recognised importance as an woodland corridor for Capercaillie between Abernethy Forest and Craigmere Wood, both now designated as European Special Protection Areas. It is also inhabited by Red Squirrels and used by crossbills which are 'a unique part of the biodiversity of Scotland and well worthy of conservation' (RSPB).

The relationship between tourism and biodiversity in Scotland is currently being reported to the Scottish Parliament (Scottish Biodiversity Forum, Feb 2002). The Tourism and the Natural Environment report by Scottish Environment LINK, states that 'If Scotland is to optimise the tourism resource mix to improve the economic performance of the industry, it must plan tourism carefully to enhance the very natural resources on which the industry survives'.



Because School Woods, Nethy Bridge is designated to fall within any of the three possible boundaries for the Cairngorms National Park as proposed by SNH, any planning applications within this area must be considered in the context of National Park legislation being currently developed. Identifying key features for inclusion in the Cairngorms National Park, Scottish Natural Heritage states that areas included will be those offering 'the highest value to the nation for their scenery, wildlife and cultural heritage', and that they will be 'managed in a way that safeguards their special qualities for the long term'.

On the strength alone of the points above I would oppose this application, adding that as a speculative housing development for the sole profit of a wealthy international financial institution and an absentee landowner this is directly contrary to the values of this conservation and natural heritage site and against the interests of the people of Nethy Bridge and their long term dependency upon tourism.

2. In addition, I would suggest that there are certain issues that would have to be clarified before the will of the community can properly be discerned.

It has become clear that some heavy financial burdens would have to be passed on to the community by this proposed development, including a) the upgrading of School Road / Craigmore Road and b) the disposal of sewage, for neither of which detailed proposals have been given by the applicants. Both of these areas need to be fully explored and properly publicised before it can be ascertained whether the community would be in favour of this planning proposal or not.

Despite assurances made by Gillespies on behalf of Eagle Star that the development would incorporate a certain percentage of low-cost and self-build homes in answer to requirements made in the first round of community involvement, it remains quite clear that if planning permission were to be granted the land would be developed by the purchaser and that there is currently no legislation to uphold any requirements made at this stage. Therefore it follows that the properties would go on the open market and in the current climate probably as second homes. This situation has not been clarified for the purpose of determining the will of the community.

My perception is therefore that in view of the considerations above and the complexity of the issues involved this application may best be handled under the 'Call In' procedures of the Scottish Executive.

Yours sincerely,

Valery Dean

Badanfhuarain, Nethybridge, Inverness-shire PH25 3ED  
[REDACTED]

Margaret Curran MSP  
Minister for Social Justice  
The Scottish Executive  
Development Department  
Planning Division  
Victoria Quay  
Edinburgh  
EH6 6QQ

1<sup>st</sup> November 2002

Dear Ms Curran,

**BS/02/45**

**Application for outline planning permission for the erection of 40 dwellings and business unit on land at School Road and Craigmore Road, Nethy Bridge**

With reference to the above I am writing to request that this application be 'called in' for purposes of proper consideration by the Scottish Ministers.

The issues in this case are widely known to be both complex and controversial, have been well documented over some considerable period of time, and will by now have been brought to your attention.

From amongst the various other significant and material considerations to be found in the documentation, I would like to make particular mention 1) of the currently on-going discussions between the European Commission and the UK Government with regard to this particular piece of Ancient Woodland, and 2) of its impending status as part of the Cairngorms National Park from early next year.

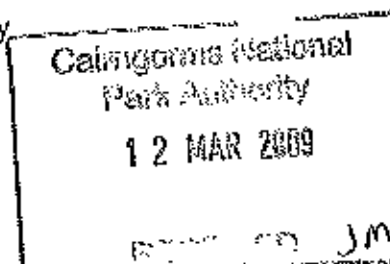
Yours sincerely,

Valery Dean

<b>Cairngorms National Park Authority</b>	
Planning Application No.	09/052/CP
<b>REPRESENTATION</b>	
ACKNOWLEDGED	13/3/09

Bethany  
Dirdhu Court  
Nethybridge  
Inverness-shire  
PH25 3FG

Ms. Mary Grier  
Cairngorm National Park Authority  
Albert Memorial Hall  
Station Square  
Ballater



9<sup>th</sup> March 2009

Dear Ms. Grier,

My wife and I have received notice from Inverburn Homes Ltd. regarding their Application to develop 30 residential units and 10 affordable plots plus small Business units within the School Road and Craigmore Road, Nethybridge. I would like to submit the following points.

1. During the first planning application it was stated that School Wood was not an ancient wood, yet in the past few years I have found a few hundred tree stumps in this wood -- some up to one metre in diameter -- so the truth is that School Wood is an ancient part of the forest and that planning permission should not have been granted. I believe that a new correct survey should be carried out.
2. Bearing in mind that Red Squirrels are now a protected species, and that many live within this stretch of forest, which is part of the National Park. I believe that more consideration should be given to them. I have personally kept a daily record of the number of Red Squirrels within my garden, at any one time, since September 2004 and whilst the numbers vary (as you would expect) they have been as high as 9 with an average of 5/6 at any one time. These records you can view if you so wish. Therefore it is obvious that there must be many drays within this small section of forest.
3. When the original plans were submitted it was shown that there should be a corridor of 50 meters from the back of the Dirdhu Court properties -- this (as shown on the current plans) has been reduced to 30 meters. Also the footpath immediately behind the back gardens of Dirdhu Court was to be moved into the forest about 20 meters, where there is already a more enjoyable footpath in existence. The small footbridge at the corner of Dirdhu Court and Craigmore Wood needs to be moved, of which there are volunteers willing to do this once permission is given. Explore Abernethy are aware of this.
4. I would also point out that I feel it would be a great disadvantage, to the children of the area, if the proposed footpath in School Road were to be broken to give access to the proposed buildings. Surely children's safety should be a very high priority. If it becomes necessary to build in School Wood may I suggest that the only access is via an entrance from Craigmore Road. If this is not possible may I suggest that the affordable homes are sited nearer to the School, so that children's lives are not so likely to be put at risk.

Yours faithfully,

09/37

BETHANY  
DIRDNU COURT  
NETHYBRIDGE  
PH 25 3EG.

Bethany

Area Planning and Building Control Office  
Highland Council  
100 High Street  
Kingussie  
PH21 1HY

Highland Council  
Badenoch and Strathspey  
Planning and Building Standards

04 MAR 2009

28<sup>th</sup> February '09

Received

Dear Sir,

My wife and I have received notice from Inverburn Homes Ltd. regarding their application to develop 30 residential units and 10 affordable plots plus small business units within School Road and Craigmore Road, Nethybridge. I would like to submit the following points.

1. During the first planning application it was stated that School Wood was not an ancient wood; yet in the past few years I have found a few hundred tree stumps in this wood -- some up to one metre in diameter -- so the truth is that School Wood is an ancient part of the forest and that planning permission should not have been granted. I believe that a new correct survey should be carried out.
2. Bearing in mind that Red Squirrels are now a protected species, and that many live within this stretch of forest, which is a part of the National Park; I believe that more consideration should be given to them. I have personally kept a daily record of the number of Red Squirrels within my garden at any one time since September 2004 and whilst the numbers vary (as you would expect) they have been as high as 9 with an average of 5/6 at any one time. Therefore it is obvious that there must be many drays within this small section of forest.
3. I would also point out that I feel it would be a great disadvantage, to the children of the area, if the footpath in School Road were to be broken to give access to the proposed buildings. Surely children's safety should be a very high priority. If it becomes necessary to build in School Wood may I suggest that the only access is via an entrance from Craigmore Road.

Yours faithfully,

  
Paul F. Shackleton

[REDACTED]

"Faithlie"  
4 Dirdhu Court  
Nethy Bridge  
Inverness-shire  
PH25 3EG

Cairngorms National Park Authority	
Planning Application No.	09/052/CP
REPRESENTATION	
ACKNOWLEDGED	13/3/09

11 March, 2009

Ms Mary Grier  
Cairngorm National Park Authority  
Albert Memorial Hall,  
Station Square  
Ballater  
AB35 5QB

Cairngorms National Park Authority	
13 MAR 2009	
RECEIVED jm	

Dear Ms Grier,

**Development at School Wood and Craigmore Wood, Nethy Bridge**

I wish to lodge an objection to the above planning application which the Cairngorm National Park Authority "called in" at their meeting on Friday 6<sup>th</sup> March. The reasons for my objection are:

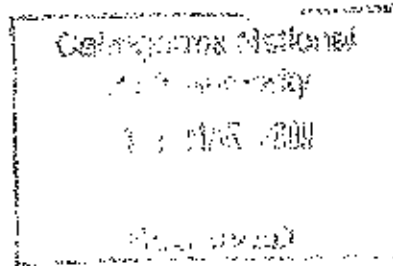
1. It is not in keeping with the outline consent granted.
  - a. The boundary between Dirdhu Court houses and the development is not at least 40 metres at all points.
  - b. The outline consent was for 30 houses, 10 of which should be affordable plus 10 self build plots. The detailed application does not make mention of 10 affordable houses.
  - c. At the outline planning meeting one of the councillors pointed out that a number of the trees should be preserved as they are of particular interest. This resulted in trees being marked but the marks have now weathered away. These trees should be remarked so they are preserved as stipulated at the outline planning meeting.
2. Red squirrel preservation is now far more prominent than when outline consent was granted and I understand the red squirrel is a protected species by legislation. It is undisputable that these woods are full of red squirrels

Yours sincerely,

[REDACTED SIGNATURE]

Margaret Nicol (Mrs)

Tigh na Siris  
Dirdhu Court  
Nethybridge  
PH25 3EG



09 March 2009

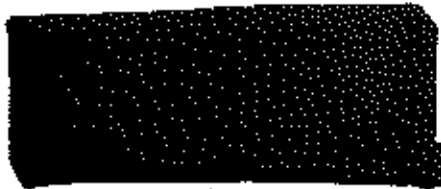
PROPOSED DEVELOPMENT OUTLINE CONSENT 02/00045/OUTBS  
SCHOOL ROAD & CRAIGMORE WOOD, NETHYBRIDGE

Dear Ms Grier,

Please find enclosed copy of the letter of objection to the planning application mentioned above, which I sent to the Highland Council Planning Department.

As the National Park Authority have "Called In" this application, I would like my enclosed objection to the planning application for development of School Road & Craigmore Wood, Nethybridge, be recorded by the Park Authority.

Yours Sincerely



Frank A Anderson

<b>Cairngorms National Park Authority</b>	
Planning Application No.	09/052/CP
<b>REPRESENTATION</b>	
ACKNOWLEDGED	11/3/09.

Tigh na Siris  
Dirdhu Cour  
Nethybridge  
PT25 3EG

<b>Cairngorms National Park Authority</b>	
11 MAR 2009	
RECEIVED	

16<sup>th</sup> February 2009

Proposed Development Outline Consent 02/00045/OUTBS  
School Road & Craigmorc Wood, Nethybridge.

Dear Sir/Madam,

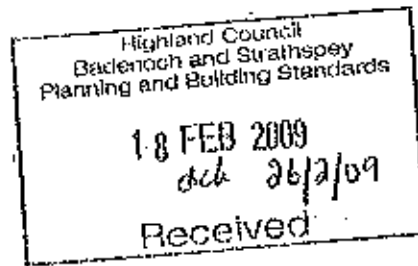
I am writing to object against the proposed development mentioned above. I feel there should be no development of the school wood for the following reasons:

1. There is a path which runs parallel to the road which is separated from the tarmac road by a grass verge and wood and wire fence. This path runs from the corner of Dirdhu Court to the Primary School. It is a safe path for children to walk or ride their bikes to and from school. If this development was allowed to go ahead, it would mean the access road to the development would cut across the path. The young children would then have to deal with large trucks and building vehicles during the building phase, and also the regular traffic of the residents when the houses were occupied. I feel this is an unnecessary risk the children should not have to deal with.
2. I regularly have six or seven red squirrels visit the peanut feeding stations in my garden which backs onto school wood. I have counted as many as eleven at one time in the past few years. These red squirrels have their drays in the school wood. I feel that the red squirrels and indeed their habitat would be put under severe stress should this building work go ahead.
3. In 2008 my wife and I and our neighbours at No 13, heard, on several occasions, the call of Capercaillie from School Wood. Even though we did not see the birds, we heard them quite clearly. School Wood has many pine trees and the pine shoots may well be an important factor in the presence of the Capercaillie. This development would remove a large section of trees with the resultant loss of habitat for both red squirrels and Capercaillie.

It is for the above reasons that I wish to again express my objection to the proposed development in School Wood.

Yours Sincerely

  
Frank A Anderson



Tigh na Siris  
Dirdhu Court  
Nethybridge  
PIT25 3EG

16<sup>th</sup> February 2009

Proposed Development Outline Consent 02/00045/OUTBS  
School Road & Craigmore Wood, Nethybridge.


Dear Sir/Madam,

I am writing to object against the proposed development mentioned above. I feel there should be no development of the school wood for the following reasons:

1. There is a path which runs parallel to the road which is separated from the tarmac road by a grass verge and wood and wire fence. This path runs from the corner of Dirdhu Court to the Primary School. It is a safe path for children to walk or ride their bikes to and from school. If this development was allowed to go ahead, it would mean the access road to the development would cut across the path. The young children would then have to deal with large trucks and building vehicles during the building phase, and also the regular traffic of the residents when the houses were occupied. I feel this is an unnecessary risk the children should not have to deal with.
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These red squirrels have their drays in the school wood. I feel that the red squirrels and indeed their habitat would be put under severe stress should this building work go ahead.
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It is for the above reasons that I wish to again express my objection to the proposed development in School Wood.

Yours Sincerely



Frank A Anderson



<b>Cairngorms National Park Authority</b>
Planning Application No. 09/05A/CP
<b>REPRESENTATION</b>
ACKNOWLEDGED 11/3/09

9 Dirdhu Court  
Nethy Bridge  
Inverness-shire  
Scotland  
PH25 3EG

09-March-2009
Cairngorms National Park Authority
11 MAR 2009
RECEIVED

Ms Mary Grier  
Cairngorm National Park Authority  
Albert Memorial Hall  
Station Square  
Ballater

Dear Ms Grier,

**NETHY BRIDGE: PLANNING APPLICATION - SCHOOL WOOD & CRAIGMORE WOOD**

The above reapplication for the building of 40 houses on two sites in the woods of Nethy Bridge has been made by Inverburn Homes Ltd.

We wish to object to this application on the following grounds.

1. The woodland where the development is proposed is an ancient woodland site, marked on the O.S. map of 1875 and which has been subject to wartime felling. Its soils, however, are largely undisturbed since the last Ice Age and it now is a mix of planted and regenerated pine but is also rich in broadleaved trees such as aspen, cherry, juniper, rowan, birch, willows and whitbeam.
2. The animal life is equally diverse and in some cases very rare. Species identified include otters, capercaillie, pine marten, red squirrels, crossbill, crested tit and woodcock. Several wood ant species and special flowering plants and orchids are also present. This is an increasingly valuable woodland on Strathspey and is vital to Nethy Bridge, "The Forest Village". In particular, the housing development is at variance with the important national objective of protecting the habitat of the Capercaillie and the Red Squirrel.
3. In 1999 the Cairngorms Partnership published a framework "to conserve and enhance the natural heritage and biodiversity of the area". Article 10 of the Habitats Directive emphasises the importance of 'stepping stone' woods which link together to form woodland corridors for migration, dispersal and genetic exchange. This housing development fragments the woodland corridor between the RSPB and Craigmore Wood SPAs.
4. The Cairngorms National Park Authority has a duty to safeguard the landscape, flora and fauna and protect areas of woodland which contribute to the character and amenity of a locality such as Nethy Bridge. If the steady destruction of our woodlands is not halted then in a few decades it will be insignificant.

We feel that conservation issues are not being given the proper priority in this matter. The driving force is profit not the needs of the local population and the unique wildlife of the area and we look to the CNPA to correct this.

Yours sincerely,



Mr. G. McGeachie

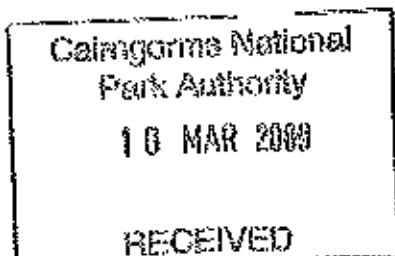


Mrs. A. S. McGeachie

Atten: Ms M Grier  
Development Control  
Cairngorm National Park Authority  
Albert Memorial Hall  
Station Square  
Ballater  
AB35 5QB

Monadh Ruadh  
Dirdhu Court  
Nethybridge  
Inverness-shire  
PH25 3EG

09 March 2009



Re: Proposed development at School Rd. & Craigmore Rd., Nethy Bridge  
(CNPA Ref. 09/052/CP)

Dear Ms Grier,

We are pleased the above planning application has been "called in" as we were disappointed that the original "planning outline consent" was not deferred until the Cairngorm National Park Authority was set up.

All major developments in Nethy Bridge over the past two decades have been carried out on open ground or land bordering the forest and this would be the first that involves the destruction of a large area of woodland that has never been built on.

We object to the development on the basis that it will have a very detrimental impact on the local environment and will involve the destruction of a large area of woodland that forms a substantial part of the habitat of a major Red Squirrel population.

Since the granting of the original "outline planning consent" we understand legislation has been changed to give the Red Squirrel and its habitat greater protection, and that many schemes have been set up throughout Scotland to achieve this, some running into millions of pounds. We therefore cannot see how a development that destroys so much of the natural habit of a population that has flourished and grown over the past decade fits comfortably in the Cairngorm National Park.

We also object on the basis it appears that there are discrepancies between the "outline planning consent" and the current submission regarding types of housing and reduction in the corridors of woodland being left.

Yours sincerely

Ray Cranfield

Barbara Cranfield

Cairngorms National Park Authority
Planning Application Ref. 09/052/CP
REPRESENTATION
ACKNOWLEDGED 10/3/09



**CAIRNGORM EXECUTIVE**  
*quality of life in the Highlands of Scotland*



Area Planning & Building Control Office  
Highland Council  
100 High Street  
Kingussie  
Inverness-shire  
PH21 1HY

Highland Council  
Badenoch and Strathspey  
Planning and Building Standards

26 FEB 2009

ack 26/2/09

Received

Dear Sirs,

Proposed Development School Road & Craigmere Road Nethy Bridge

Osprey House and Red Kite House, 19 and 20 Dirdhu Court, Nethy Bridge are properties owned by Cairngorm Executive Ltd. We have been served two notices regarding the above development proposed by Inverburn Homes Ltd.

This proposed development is in the wood to the rear of Osprey House but I note that Inverburn Homes have acquired large areas of land in the surrounding area as follows

Site 2

Woodland on the opposite side of the road from the site proposed in this development from the small car park to Nethy Bridge School.

Site 3

Woodland directly across the road from the back of Osprey House and Red Kite House from the small car park towards The Causer crossroads.

Sites 22 - 23 - 24

Large areas of land lying behind the proposed developments on Craigmere Road.

Sites 25 and 26

Large areas of land lying behind the proposed School Road development.

I am concerned that if this application goes through unopposed, it is a doorway to further applications and building on a massive scale all round the village of Nethy Bridge changing the whole character of the area.

1 of 2

**Cairngorm Executive Limited**

Registered Office: Frazz View, Crossroads, Durris, Banchoory, AB31 6BX, SCOTLAND

Incorporated in Scotland Registered No. 190121  
Manager: Mrs I.M. Fraser



I object strongly to this proposed development for the following reasons.

1. A very large building programme at the proposed development site and the acquisition of large areas of land which would suggest further developments in the future. Both would be to the detriment to the nature and character of the village of Nethy Bridge.
2. A very large building programme at the proposed development and the acquisition of large areas of land, which would suggest further developments in the future. This would be to the extremely detrimental to the environmental surroundings and functions of Cairngorm Executive Limited's properties. The surrounding environment is part of a Five Star Grading from VisitScotland.
3. The proposed development is now within The Cairngorm National Park and while we are aware that conservation has been considered in the past, this requires further consideration re Wildlife and Countryside Act regarding,

Wildlife - School Wood and the surrounding woodland is a very well populated red squirrel habitat area and the on-going protection of these animals is high profile meantime.

#### Rights of Way

Destruction of the many woodland walks in the School Wood.

4. The screening forest to the rear of Osprey House between the boundary fence and the proposed development is showing less than the 40 metres that was specified at the outline planning consent.
5. Trees, which in the outline planning consent, were to be preserved are no longer identified in the proposed development area. There are some very old trees in School Wood.

Further thorough consideration of this proposed development, any future developments, which might ensue if this proposal is passed, and their implication for Nethy Bridge and The Cairngorm National Park is required.

I look forward to hearing from you that this application has not been successful.

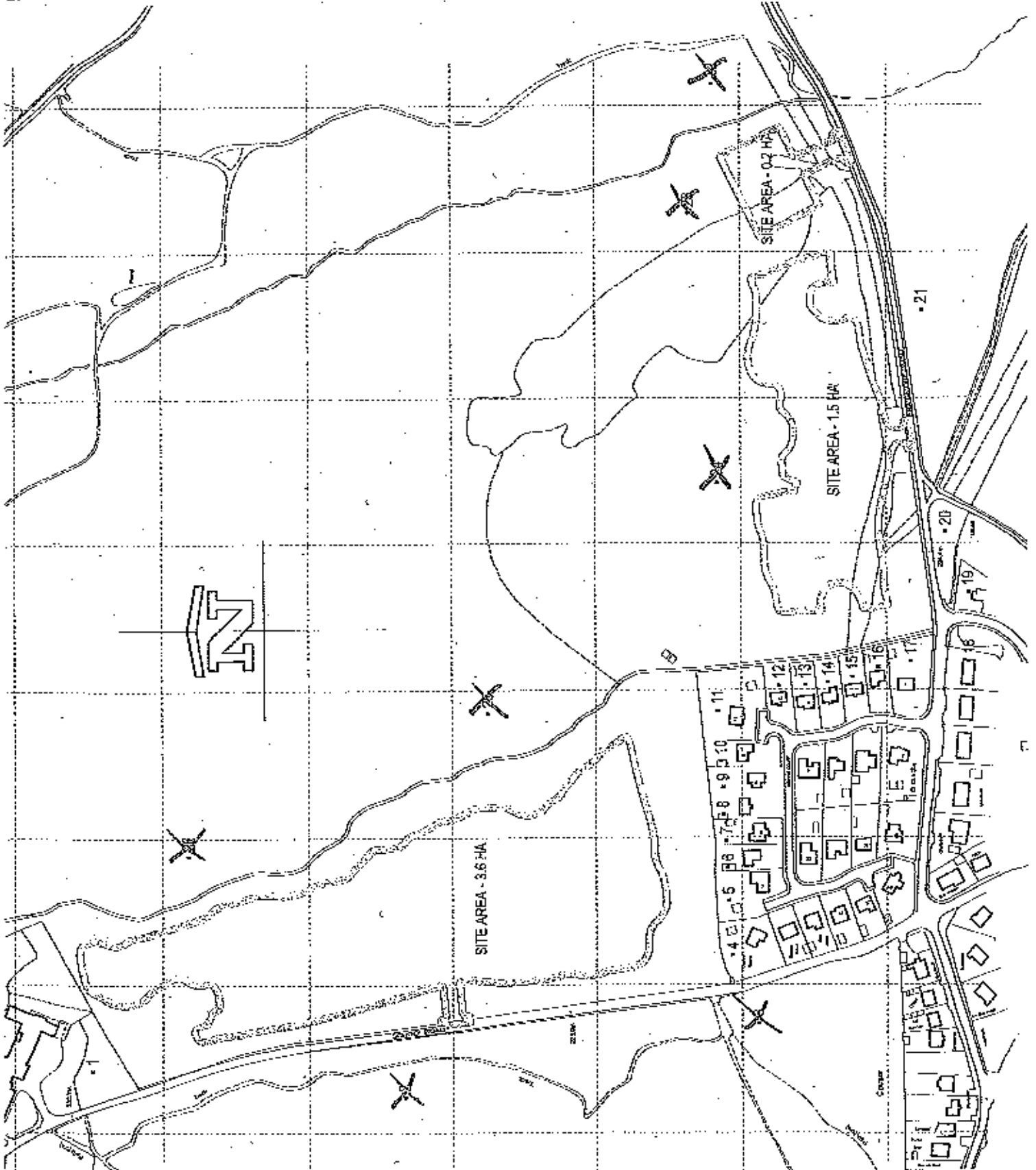
Yours faithfully,

  
Edna M Fraser  
Cairngorm Executive

NEIGHBOUR NOTIFICATION

No.	Address	Interest	Date
1	Highland Council	own/occlass	13.2.1
2	Inverburn Homes Ltd	own/occlass	13.2.1
3	Inverburn Homes Ltd	own/occlass	13.2.1
4	Capey House, Dirichu Court	own/oc	13.2.1
5	18 Dirichu Court, Nethy Bridge	own/oc	13.2.1
6	17 Dirichu Court, Nethy Bridge	own/oc	13.2.1
7	16 Dirichu Court, Nethy Bridge	own/oc	13.2.1
8	15 Dirichu Court, Nethy Bridge	own/oc	13.2.1
9	14 Dirichu Court, Nethy Bridge	own/oc	13.2.1
10	13 Dirichu Court, Nethy Bridge	own/oc	13.2.1
11	12 Dirichu Court, Nethy Bridge	own/oc	13.2.1
12	11 Dirichu Court, Nethy Bridge	own/oc	13.2.1
13	9 Dirichu Court, Nethy Bridge	own/oc	13.2.1
14	7 Dirichu Court, Nethy Bridge	own/oc	13.2.1
15	5 Dirichu Court, Nethy Bridge	own/oc	13.2.1
16	3 Dirichu Court, Nethy Bridge	own/oc	13.2.1
17	1 Dirichu Court, Nethy Bridge	own/oc	13.2.1
18	Craighbank, Craigmare Rd	own/oc	13.2.1
19	1 Dorset St, Nethy Bridge	own/oc	13.2.1
20	Net Isanilla	own/oc	13.2.1
21	KLG Carling Kewas Edinburgh	own/occlass	13.2.1
22	Inverburn Homes Ltd	own/occlass	13.2.1
23	Inverburn Homes Ltd	own/occlass	13.2.1
24	Inverburn Homes Ltd	own/occlass	13.2.1
25	Inverburn Homes Ltd	own/occlass	13.2.1
26	Inverburn Homes Ltd	own/occlass	13.2.1

*X Inverburn  
Homes*



CURRENT REVISION

**Bracewell Stirling**  
ARCHITECTS

38 WALKER TERRACE, TILLODULRY, FK13 6EF  
TEL: 0151 760001 FAX: 0151 762016  
3 WESSER BANK, INVERNESS, IV2 4SE  
TEL: 01462 202020 FAX: 01462 202020

RESIDENTIAL / COMMERCIAL DEV	DATE	BY	DATE	REV
NETHY BRIDGE	13.2.1	ES	13.2.1	1
INVERBURN HOMES LTD				
NEIGHBOUR NOTIFICATION PLAN				
SCALE 1:2500	DATE 13.2.1	BY ES	DATE 13.2.1	REV
DWG NO	3619 / 002			

THIS NOTICE IS SERVED ON YOU BY  
OF

\*(a) BRACEWELL STIRLING ARCHITECTS  
\*(b) S WESS BANK  
INVERNESS  
W 2 4SE

TO WHOM IT SHOULD BE RETURNED IN THE EVENT OF NON-DELIVERY

NOTICE FOR SERVING ON NEIGHBOURS

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)  
(SCOTLAND) ORDER 1992**

Notification of and information on application for planning permission

Proposed development at \*(c) SCHOOL ROAD & CRAIGNORR ROAD, WETHYBRIDGE

NOTICE is hereby given that -

1. Application is being made to the Highland Council by  
\*(d) INNERBEEN HOMES LTD  
\*(e) for planning permission to DEVELOP 30 RESIDENTIAL UNITS (10 AFFORDABLE  
PLOTS AND SMALL BUSINESS UNITS - RESERVED MATTER TO  
OUTLINE CONSENT 02/00048/00135
2. A copy of a plan showing the situation or location of the development is attached.
3. The application, plans and other documents submitted may be inspected at all reasonable hours in the register of planning applications kept by the Planning Authority at the Area Planning and Building Control Office at 100 HIGH ST KINGSUSSIE and also at

\*(f)

during the period of 14 days beginning with the date of this notice; and

4. Any person who wishes to make representations to the above-mentioned Council about the application should make them in writing within that period to the Council at the address of the Area Planning and Building Control Office given above.

Signed

Bracewell Stirling Architects

\*On behalf of

Inverbeen Homes Ltd

Date

13.02.09

(\*Delete where appropriate)

- \*(a) Insert name of person serving this Notice
- \*(b) Insert address of person serving this Notice
- \*(c) Insert address or location of proposed development
- \*(d) Insert name of applicant
- \*(e) Insert description of proposed development
- \*(f) Insert other address in the locality at which plans etc. may be inspected (Applicants should ask the Area Planning and Building Control Office for advice regarding this point)

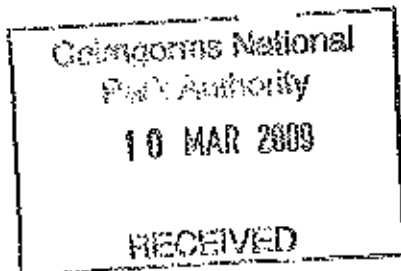


**CAIRNGORM EXECUTIVE**

*quality of life in the Highlands of Scotland*



The Cairngorm National Park  
Planning Department  
Albert Memorial Hall  
Station Square  
Ballater  
AB35 5QB



9 March 2009

Dear Sirs,

Proposed Development School Road & Craigmore Road Nethy Bridge

Osprey House and Red Kite House, 19 and 20 Dirdhu Court, Nethy Bridge are properties owned by Cairngorm Executive Ltd. We have been served two notices regarding the above development proposed by Inverburn Homes Ltd.

This proposed development is in the wood to the rear of Osprey House but I note that Inverburn Homes Ltd have acquired large areas of land in the surrounding area as follows

Site 2

Woodland on the opposite side of the road from the site proposed in this development from the small car park to Nethy Bridge School.

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Woodland directly across the road from the back of Osprey House and Red Kite House from the small car park towards The Causer crossroads.

Sites 22 - 23 - 24

Large areas of land lying behind the proposed developments on Craigmore Road.

Sites 25 and 26

Large areas of land lying behind the proposed School Road development.

I am concerned that if this application goes through unopposed it is a doorway to further applications from Inverburn Homes Ltd for all the other areas of land bought, leading to building on a massive scale all round the village of Nethy Bridge, changing the whole character of the area.

1 of 2

<b>Cairngorms National Park Authority</b>
Planning Application No. 09/052/CP
<b>REPRESENTATION</b>
<b>ACKNOWLEDGED 10/3/09</b>

Cairngorm Executive Limited  
Registered Office: Funch View, Crossroads, Darris, Banchoy, AB31 6BS SCOTLAND



I object strongly to this proposed development for the following reasons.

1. A very large building programme at the proposed development site and the acquisition of large areas of land that would suggest further developments in the future. Both would be to the detrimental to the nature and character of the village of Nethy Bridge.
2. A very large building programme at the proposed development and the acquisition of large areas of land, which would suggest further developments in the future. This would be to the extremely detrimental to the environmental surroundings and functions of Cairngorm Executive Limited's properties. The surrounding environment is part of a Five Star Grading from VisitScotland.
3. At the time of the purchase of the Cairngorm Executive properties in 1999, we were aware that there was outline planning for a small housing development in School Wood. As this land is now in The Cairngorm National Park and in the light of this new status the whole development must be reconsidered.
4. The proposed development is now within The Cairngorm National Park and while we are aware that conservation has been considered in the past, this now, in the light of the land's new status requires further consideration re Wildlife and Countryside regarding,

Wildlife - School Wood and the surrounding woodland is a very highly populated red squirrel habitat area and the on-going protection of these animals is high profile meantime. They can be seen every day in the gardens of my houses. This development would destroy their habitat.

Rights of Way

Destruction of the many woodland walks in the School Wood.

5. The screening forest to the rear of Osprey House between the boundary fence and the proposed development is showing less than the 40 metres at all points that was specified at the outline planning consent.
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I look forward to hearing from you that this application has not been successful.

Yours faithfully

Edna W Fraser  
Cairngorm Executive Ltd