



Committee report

Development proposed:

Proposal of application notice - 35no. residential units at land adjacent to Lettoch Road, 160m south of Lynstock Park, Nethy Bridge

Reference: PRE/2024/0026

Applicant: AW Laing

Date called-in: N/A

Recommendation: For information only

Case officer: Katherine Donnachie, Planning Officer



Purpose of Report

1. To inform the Planning Committee of:
 - a) A Proposal of Application Notification (PAN)
 - b) To allow members to raise any views on the issues to be addressed in an application.

Background

2. The Planning etc. (Scotland) Act 2006 requires that any developer proposing to submit a major planning application must undertake statutory pre-application consultation with the community. Before commencing on this consultation, the developer is required to serve a “Proposal of Application Notice” (PAN) on the Planning Authority.
3. The Cairngorms National Planning Authority (CNPA) Planning Committee in December 2015 agreed a procedure to allow member involvement in pre-application advice for major planning applications – such major applications are called in for determination by the CNPA. This report informs the Planning Committee of a Proposal of Application Notice (PAN) for a proposed housing development at Nethy Bridge. The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006. It explains that the applicants propose to carry out two public events as required by legislation. The applicants have now confirmed that this will comprise a walk-in event on 13 November 2024 at Nethy Bridge Community Hall between 4pm and 7pm and a further walk-in event on 27 November 2024, also in the Nethy Bridge Community Hall. These events will be advertised in the local press – Strathspey Herald.
4. The PAN was lodged on 25 September 2024 with the Highland Council and made valid on 10 October 2024. Members are asked to note that this PAN may form the basis of a subsequent planning application. The submitted information is attached as **Appendix 1** and comprises the PAN and Site Plan.



5. The procedure agreed at the December 2015 Planning Committee meeting involves officers presenting the information provided by the applicant and a short covering report to highlight the relevant policy framework, likely material considerations and key issues associated with the proposed development.
6. Planning Committee members then have an opportunity to note any relevant issues that a future application would be expected to address. Members may wish to note that in this case the applicant sought pre-application advice from the Highland Council and CNPA officers provided input into that process. A copy of this advice is attached as **Appendix 2**. This sets out issues to be addressed, relevant policies and a summary of internal consultee responses.
7. Members are not being asked to approve the pre-application advice of officers or to discuss the merits of the proposal. Instead, as noted above, they are being asked to note any relevant issues that a future application would be expected to address.

The Proposal

8. The proposal is for the erection of 35 new houses with associated landscaping, access and drainage infrastructure. Access is proposed onto Lettoch Road with an internal loop road running through the site to service the plots. Landscaped areas are shown in the western part of the site between the housing the River Nethy, with two landscape corridors running through the housing development west - east to Lettoch Road. Connecting paths are indicated through these corridors. A SuDS feature is proposed in the south western part of the site and a play area is proposed in the south eastern part of the site. See **Appendix 1 (a) for site plan**.

Site Description

9. The site comprises approximately 3.5 hectares of undulating agricultural land located on the southeastern edge of Nethy Bridge, bounded by the River Nethy to the southwest and Lettoch Road to the northeast. Existing housing on the edge of the village lies to the northwest while the southeastern



boundary comprises rising ground culminating in a more complex knolly outcrop. Land in the western part of the site is identified in SEPA's flood maps as being at risk of flooding and the River Nethy is part of the River Spey Special Area of Conservation. Part of the site lies within an area designated for housing as H1 – Lettoch Road.

10. A copy of the location plan is attached as **Appendix 3**.

Development Plan Context

11. Any proposed development will be considered against the relevant policies and guidance as contained within the Development Plan. This now comprises the Cairngorms National Park Local Development Plan 2021 (LDP) and the National Planning Framework 4 (NPF4). Where there is conflict between policies, NPF4 policies will be used.

Policies

National policy	National Planning Framework 4 (NPF4) Scotland 2045	
Policy 1	Tackling the climate and nature crises	
Policy 2	Climate mitigation and adaptation	
Policy 3	Biodiversity	
Policy 4	Natural places	
Policy 5	Soils	
Policy 6	Forestry, woodland and trees	
Policy 9	Brownfield, vacant and derelict land, and empty buildings	
Policy 12	Zero waste	
Policy 13	Sustainable transport	
Policy 14	Design, quality and place	
Policy 15	Local living and 20-minute neighbourhoods	
Policy 16	Quality homes	



Policy 18	Infrastructure first	
Policy 20	Blue and green infrastructure	
Policy 21	Play, recreation and sport	
Policy 22	Flood risk and water management	
Policy 23	Health and Safety	
Policy 25	Community Wealth Building	

Strategic policy	Cairngorms National Park Partnership Plan 2022 – 2027	
Local plan policy	Cairngorms National Park Local Development Plan (2021) (Policies relevant to the assessment of this application are marked with a cross (x))	
Policy 1	New housing development	X
Policy 2	Supporting economic growth	
Policy 3	Design and placemaking	X
Policy 4	Natural heritage	X
Policy 5	Landscape	X
Policy 6	The siting and design of digital communications equipment	
Policy 7	Renewable energy	
Policy 8	Open space, sport and recreation	
Policy 9	Cultural heritage	
Policy 10	Resources	X
Policy 11	Developer obligations	X

Planning Guidance

12. Supplementary guidance also forms part of the Local Development Plan and provides more details about how to comply with the policies. Guidance that is relevant to this application is marked with a cross.

Policy 1	New Housing Development Supplementary Guidance	X
Policy 2	Supporting Economic Growth Non-Statutory Guidance	



Policy 3	Design and Placemaking Non-Statutory Guidance	X
Policy 4	Natural Heritage Non-Statutory Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Supplementary Guidance	
Policy 8	Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Obligations Supplementary Guidance	X

Potential Material Planning Considerations and Issues to Address

13. Key material planning considerations for any subsequent application are as follows:
- The principle of development
 - Local Development Plan designation
 - Landscape impacts
 - Design and layout
 - Flooding and surface water management
 - Environmental impacts (including impact on any designated sites)
 - Impacts on amenity of residential properties in the area
 - Access and servicing, including path links
 - Affordable housing delivery
 - Developer obligations

Conclusion and Next Steps

14. The report presents the information submitted to date as part of the PAN. Officers have summarised the policy considerations against which any future planning application will be considered as well as potential material planning considerations and key issues. The summary is not exhaustive, and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.
15. It is recommended that the Committee notes the submission of the PAN and advises of any additional material issues it wishes be brought to the applicant's attention.



Recommendation

That members of the committee:

- a) Note the Proposal of Application Notification;**
- b) Note the CNPA Officer's pre-application advice on the issues to address; and**
- c) Advise of any additional relevant issues to be addressed in any future application.**