

# AGENDA ITEM 5

## APPENDIX 8a

05/495/CP

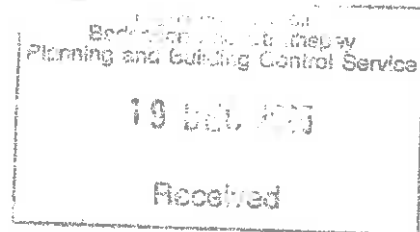
REPRESENTATIONS  
CIRCULATED  
WITH 2007  
REPORT

REPRESENTATIONS  
RECEIVED ON  
ORIGINAL PLANS

# CARR-BRIDGE COMMUNITY COUNCIL

'bogroy'  
CARR-BRIDGE  
Inverness-shire  
PH23 3BX

The Highland Council  
Planning and Development  
100 High Street  
KINGUSSIE  
Inverness-Shire  
PH21 1HY



30<sup>th</sup> November 2005

Dear Mr McCracken,

**PROPOSED HOUSING DEVELOPMENT, CARR-BRIDGE**  
**Ref no. 05/00325/REMBS**

Thank you for sending us copies of the above plans. May we request that you or someone from your office, come through to Carr-Bridge and explain them to us as there are a lot of plans to understand along with the hydrological assessment.

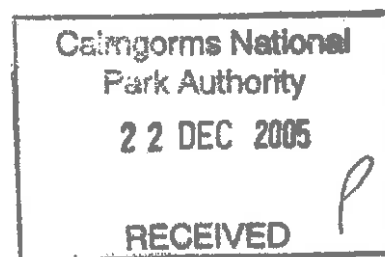
We do not wish to see all the affordable housing in the one corner of the development and the phasing of those houses needs to be clarified.

Again, please do not hesitate to contact me regarding any of our comments.

Yours sincerely

Mary Grant  
Carr-Bridge Community Council

cc. Mr S. Black – Highland Councillor



**CARR-BRIDGE COMMUNITY COUNCIL**

*'bogroy'*

**CARR-BRIDGE**

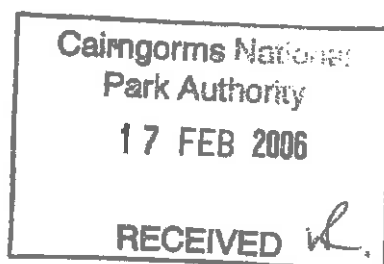
**Inverness-Shire**

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**Tel. 01479 841612**

Don McKee  
Head of Planning  
Cairngorm National Park  
Ground Floor  
Albert Memorial Hall  
Station Square  
BALLATER  
Aberdeen-Shire  
AB35 5QN

1<sup>st</sup> February 2006



Dear Mr McKee

**PROPOSED HOUSING DEVELOPMENT, CARR-BRIDGE**

After the community council meeting on Thursday 26<sup>th</sup> January, the following concerns/objections were raised.

**SITE CONCERNS**

- In the Cruden report, the general recommendation was for all houses to be built above a minimum level of 256.5m. We have concerns that a number of plots are bordering or below this minimum requirement.
- In the event of new material being brought in to raise the sites, we have no information as to what this material would be and what effect this would have on the water drainage.
- We understand that investigations are in progress by SEPA, Scottish Water and CNPA and look forward to receiving their results.

**AFFORDABLE / LOW COST HOUSING**

- A housing needs survey was performed in 2005 by The Small Communities Housing Trust at our request. The two sites which already have planning consent, Dalrachney and Ecclefechan, will fully cater for the present housing needs of our community. Therefore we strongly advise that the affordable housing should NOT be built in the first phase, and that 12 should be built in Phase 2 and 12 in Phase 3.

- The current plans states that all development traffic would be going through phase one. The rate of 15 completions per annum (from the Reporter's advice) would lead to 10 years of construction, and consequently road safety issues would be a significant problem for the whole period. The ideal situation would be for the road infrastructure to be developed and for phase 3 to be the first area of build, thus reducing the safety risks greatly.
- The well attended public meeting for the outline planning application of this site was strongly in favour of integrating the affordable housing throughout the site. This would also be consistent with the rate of required build shown in the housing survey.

**PLAY AREAS, LANDSCAPING SCHEMES and FOOT PATH DESIGN**

- Before planning is approved, we would like to see more detailed plans of the above areas as required by the Reporter.

Please do not hesitate to contact me if you have any queries about the above comments.

Yours sincerely



Mary Grant  
Carr-Bridge Community Council

CC ~ Andrew Tait  
Stuart Black  
Highland Council Planning Dept  
Donald Lockhart

Cairngorms National  
Park Authority  
16 JAN 2006  
RECEIVED

Cairngorms National Park Authority  
Planning Application No. 05/495/CP  
REPRESENTATION  
ACKNOWLEDGED 16/01/06

Heatherdene  
Carr Road  
Carrbridge  
PH23 3AD

12<sup>th</sup> January 2006

Planning Dept  
Cairngorm National Park Authority,  
Albert Memorial Hall,  
Station Square  
Ballater,  
Aberdeenshire,  
AB35 5RB

Dear Sirs,

Re: Planning Application for Proposed Development at Land Bounded by Crannick Park, Rowan Park & Carr Road.

I write with regard to the above planning application by Aviemore & Highland Developments. Having reviewed the information submitted, as made available at Carrbridge Post Office, I would make the following points.

Design Related Issues:

1. No details of the proposed sewer system are provided however, from inspection of the site, it appears unlikely that it will be possible for the new sewers to feed to the existing infrastructure under gravity. This would suggest that a pump station will be required. Where will this be located, who will be responsible for it's maintenance and what provision will be made for breakdown – will an emergency outfall be required? If so to where? There are no obvious acceptable locations. Such issues should be satisfactorily resolved prior to permission being granted.
2. The routes for the links between the new and the existing sewer infrastructure are not shown. Routing of new any new infrastructure should be limited to the footprint of the plots and associated road network to avoid damage to the areas to be retained.
3. The scheme indicates that surface water drainage will be dealt with using soakaways. The hydrological assessment recommends the use of SUDs to deal with surface water. No details of these provisions are given for any aspect of the scheme. Measures for dealing with surface water should be fully designed before the scheme is allowed to proceed. The provision of swales and the like SUDs may well impact on the layout of the scheme and land use proposed.
4. Equally no details of how hydrocarbons in surface run off from roads and driveways will be dealt with are given. Will interceptors be required? If so where will they be located given that the lower lying areas of the site would appear to be prone to flooding thereby negating their role?
5. No information is provided as to how power will be brought into the site. Will this be in the form of overhead cables or as buried services? As above, routing of new any new infrastructure should be limited to the footprint of the plots and associated road network to avoid damage to the areas to be retained.
6. If new infrastructure for Phase 1 is required to be routed across the remaining areas of the site how will this be dealt with under the phasing arrangements?

7. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.1 & 42.4) requires that the design of the footpaths be developed for all areas prior to approval. No details are provided of the proposed work to be undertaken, only indicative notes.
8. No details are given of any proposed street lighting along the footpaths that are to be used to access the village. This matter, including agreement as to who will be responsible for these lights, should be addressed prior to approval.
9. Given the significant increase in the number of people using the existing cycleway the route as a result of the development it should be widened to allow safe segregation of cyclists and pedestrians. The route should also be surfaced over the section through the development.
10. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.1 & 42.4) requires that the design of the play areas be developed for all areas prior to approval. No details are provided of the scope and nature of the provision to be made, only indicative statements.
11. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.1 & 42.4) requires that a fully developed landscaping scheme is developed for all areas prior to approval. No details of the proposed landscaping are provided, only indicative statements.
12. Section 6.3 of the hydrological report states that steps to create natural treatment of surface water will need to be designed into any changes to the habitat. Any landscaping proposals developed should clearly demonstrate how this requirement has been addressed.
13. The trees to be planted as a screen between the B9153 and the Phase 1 housing should be specified as semi-mature in order to immediately fulfil the function they are provided for.
14. The area of dead ground in the SE corner of Phase 1 should be planted with young trees to replace some of those felled.
15. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.1 & 42.4) requires that a management scheme covering the landscaped areas and retained natural habitat is in place prior to approval being granted. No details of any management proposals have been provided.
16. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.1 & 42.4) requires that the design of the fencing be developed for all areas prior to approval. No details are provided for plot 27 in Phase 1, nor are any provided at all for Phases 2 & 3.
17. The 1m high fences indicated around plots 25 & 26 in Phase 1 do not constitute an adequate restraint against trespass as required by 42.4 above.
18. No fencing is shown along the boundaries of the road to restrict trespass into the retained natural habitat. Fences should be provided at the boundary between the access roads and these areas, in particular on the section between Phase 1 and Phase 2 where short cuts may otherwise develop.
19. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.6) requires that no more than two houses are constructed off Rowan Park unless junction visibility has been improved. The drawings submitted show improvements to Carr Road which will increase pedestrian safety but do not improve visibility, yet five houses are shown as being developed off Rowan Park.
20. A review of the reduced levels of the existing ground in the area yields approximately 45 plots which are below the minimum 256.5m AOD level recommended by the hydrological report for plots in the SW corner of the site. In some cases the difference is of the order of 1m.
21. Of these plots approximately 30 are also below the minimum 256.3m AOD level recommended by the hydrological report for any plot on the site. The proposal therefore does not comply with the recommendation of the hydrological report.

22. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.4) requires that all dwelling houses should be designed to a 1:200 year flood event. Section 4.5 of the hydrological report indicates that within the design life of the development the return period for a flood event will be halved as a result of global warming. It is not clear from the Decision of the Reporter whether it was intended that the 1:200 year criteria should apply at the beginning of the design life for the development or at the end. If it is the later then the criteria defined in the hydrological report should be revisited as they are based on a present day level of event. Clearly a design which will yield a satisfactory result currently has the potential for significant ground water problems in later years.
23. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.7) requires that details of the arrangements for ensuring that the affordable housing units "remain within this 'social' sector are to be submitted prior to planning approval. No details are provided.
24. Equally, how is it to be ensured that the affordable housing is initially purchased by those it is intend for given that it is equally affordable to all interested parties irrespective of their purpose in purchasing such a property?
25. Whilst the Decision of the Reporter sets a minimum of 24 affordable houses it based this on a minimum of 20% being affordable. It is not clear whether this assumes that all houses in the development are equal in terms of the number of people they can accommodate. Based on the information provided it appears that the planned affordable housing will not accommodate 20% of the people who will live in the new development, but in fact rather less than this. It is arguable that the percentage should be based on the number of bedrooms, and will therefore reflect the number of people occupying the property, rather than the number of actual houses. If this is the case then it is clear that additional 'affordable houses' will be required to be incorporated into Phases 2 & 3.
26. Notwithstanding the above, in light of the comments made by the Reporter in paragraph 31 of his letter as a minimum it should be made a condition of approval that the requirement for additional 'affordable housing' is reviewed prior to the start of each of the subsequent phases to determine whether more is needed at that time. This would better reflect the fact that further demand for 'affordable housing' within the village will arise over time and it is far from clear as to where else within the village this would be accommodated other than within the large area of land taken by this development. If this demand is not met then it will simply mean that the local young people will be forced to move away from the area as they mature.

Construction related issues:

27. What is the proposed timing of the three phases? Are earliest permitted start dates for each phase to be built into the planning acceptance?
28. It is not clear from the information provided whether the road and infrastructure works are to be carried out in phases or in a single visit.
29. The extent of the working area which will be required by the Contractor in order to execute the works is not indicated on the drawings. This should be defined in advance and the measures to be put in place to prevent inadvertent damage to the areas of retained natural habitat also defined prior to approval. This would ensure that the impact of construction on the existing areas to be retained is kept to a minimum.
30. Each phase of the works should be fully fenced around it's perimeter during the construction period to ensure that persons can not enter the site.



31. Given that the existing trees, shrubs and ground cover offer potentially valuable nesting habitat for birds initial clearance of each phase of the site should not be permitted during the bird nesting season (March to Aug or thereabouts).
32. It is not clear how the upgrade of the existing paths and the cycleway is to be achieved. Will they be closed during the works and diversions provided? If so what route will these diversions take? These should be agreed as part of the planning acceptance. If it is intended that the paths will simply be closed temporarily the period and timing of each closure should be defined as part of the planning acceptance.
33. The conclusions of the hydrological report recommend that the level of the existing wetland is monitored during and after construction. Details of who will undertake this monitoring, who will assess the information gathered, what magnitude of change will trigger action, what action will be taken in the event of change and how action will be enforced should all be resolved prior to approval being granted.
34. It would appear, given the prevailing hydrogeological conditions, that the wetland is particularly at risk from damage to the impermeable clay layer on which it sits, the clay layer being only 300mm thick in places, and which would result in the wetland draining into the permeable ground below. Supervision of the construction of the works in the vicinity of the wetland and the road between Phase 1 and 2 areas in particular should therefore be given close attention.

In addition to the points raised above I have a general concern as to how it is to be ensured that the various requirements placed on the developer by the planning approval are complied with. I am assuming that Highland Council Building Control Department will monitor the construction of the houses, but who will monitor and enforce the many wider issues which relate to this particular development?

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Gavin Gerrard.

**Andrew Tait**

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**From:** Dr A M Jones [gus.jones@zetnet.co.uk]  
**Sent:** 13 January 2006 11:57  
**To:** Andrew Tait  
**Cc:** David Bale; David Hetherington  
**Subject:** Acknowledgement and clarification request.

## Badenoch & Strathspey Conservation Group

Fiodhag, Nethybridge, Inverness-shire PH25 3DJ Tel/Fax 01479 821491  
 email [bscg@zetnet.co.uk](mailto:bscg@zetnet.co.uk)

Andrew Tait  
 Planning Officer (Development Control)  
 CNPA

13.1.06

Dear Andrew,  
**Carr Bridge AHD Housing Application**

Thank you for providing copies of two reports pertaining to the "detailed survey" that is a planning condition for the AHD Carrbridge housing application.

The documents I have now received from the CNPA pertaining to the current application are as follows:  
 1. **The Status of *Formica exsecta* (Hymenoptera Formicidae) In and around Carr Plantation.** A report for Bracewell Stirling Architects by Jonathan Hughes, ecological consulting, November 2005.

This report runs to 6 A4 sides (including a title page with a photograph and a map) and contains:

- A 6 point summary;
- A table with 25 (not 26) grid references of *Formica exsecta* nest locations (there is no number 8);
- A list of 9 suggested measures to mitigate against the impact of the development on *F exsecta*;
- A map indicating the location of 16 "ant nests".

2. **Proposed Development at Rowan Park, Carr Bridge. Report on survey to assess the presence of badgers, red squirrels and common wintergreen, with additional comments on wood ants.**  
 Dr Phillip R Ratcliffe, Bidwells, 29 July 2005.

This report contains seven subheadings and is slightly over 2 sides of A4. On the last page this includes the statement "The wood ant nests recorded correspond closely with the numbers and locations of *Formica exsecta* nests recorded by Jones (2003)". However no reference list is provided to indicate what document is referred to by Jones 2003.

I have not found in either of the above two reports any indication of time spent on the surveys or dates on which survey work was undertaken. However, it appears from the dates on which the reports were produced that the survey work by Hughes was undertaken some months after the July report by Ratcliffe (titled "...additional.." comments on wood ants).

Thank you for advising me that the hydrological study relating to this application is available at the Grantown CNPA office. Yesterday I lodged a request in person for a copy of this hydrological report that is kindly being attended to by Dr David Hetherington of the CNPA Natural Heritage Unit.

Please can you confirm that there are no other reports submitted with this application pertaining to the planning conditions for a "hydrological survey" and a "detailed survey" specified in the 2nd and 3rd bullet points of paragraph 42.4, page 13, of the Inquiry Reporters Unit letter (1 Feb 2005)?

16/01/2006

Yours sincerely

Gus Jones  
Convener

cc. David Bale, David Hetherington

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David and Pilar Carstairs  
5 Rowan Park  
Carr-Bridge  
PH23 3BE

12 December 2005

Mr Robert Cameron  
Area Planning & Building Control Manager – Badenoch and Strathspey  
100 High Street  
Kingussie  
PH21 1HY

Dear Sir

Ref: New Housing, Carr-Bridge

With reference to the proposed development of housing in the land bounded by...Rowan Park...I should like to raise one point.

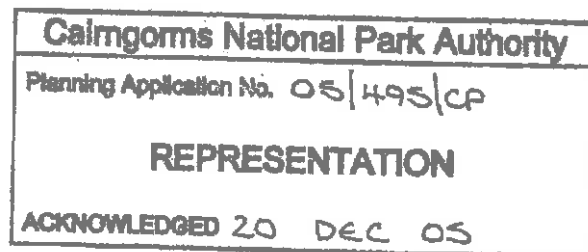
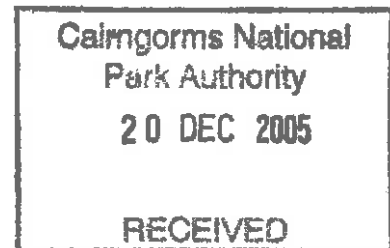
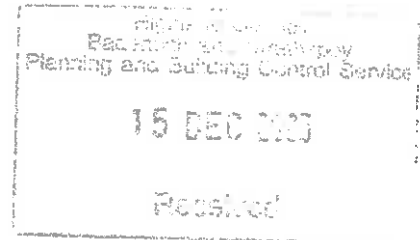
Why are the five new houses (113 – 117) planned for construction immediately south of Rowan Park, going to abut with the boundaries of the existing properties? At a public meeting held in the village, an assurance was made, indicating that there would be a fifteen metre buffer zone between the property boundaries of the Rowan Park houses and the new development. Is this not the case?

Look forward to hearing from you.

Yours faithfully



David and Pilar Carstairs



## HYDROLOGY REPORT

I don't claim to be an expert in this area: I offer my comments simply as someone with first-hand knowledge of the site and the surrounding area from regular (usually daily) visits stretching back over some 14-15 years.

### *Site investigation*

The site investigation was carried out in December 2003, at the end of one of the driest years for many years, with low rainfall, higher than average temperatures and little snowfall before Christmas. Water in the marsh at that time was abnormally low and it is no great surprise that groundwater was not detected in many of the pits. Had the same exercise been undertaken in the years either side of 2003, I would confidently expect that the findings would have been consistently on the wetter side. Just now in early December 2005, there is deep standing water in the ditches, with the level in the marsh just a matter of inches below the top surface of the wooden Snaky Bridge — a much more typical state of affairs for this time of year. In the circumstances, I would question to what extent the report can be said to provide a representative picture of the hydrology of the site when seeking to characterise the scale and consequences of a 1 in 200 year flood event.

### *Upstream impacts of the development*

When the hydrology report was referred to at public meetings in the village, I for one came away with the impression that this would address the issues of concern from several different points of view, notably:

- ★ flood risk to the development itself
- ★ impacts on the surrounding wetland as a consequence of the development
- ★ implications for surface drainage and increased flood risk in the southern end of the village.

In the event, the report presented only really seems to address the first of these two points in any detail. Possible impacts on the rest of the village are dismissed in section 6.2 with: "no flood risk upstream".

This assertion would appear to be based on the principle that water collects in the marsh because of underlying impermeable clay deposits, but that any overflow will run away unhindered through the surrounding free-draining sands and gravels. There is also an assumption that, aside from direct precipitation, the only significant input to the development site, and thence to the marsh, would be from the Landmark pond via the under-road culvert — the so-called "unnamed burn". I am concerned that this might be an oversimplification, especially in relation to seasonal factors and to the disregard of other groundwater inputs.

Reference is often heard within Carr-Bridge to the existence of underground streams running beneath the village to the south of Carr-Road, draining away south and east from the main street towards the marsh and the proposed development site. As I have noted in connection with previous planning applications for this site and others nearby, several projects in recent years have already affected surface and groundwater flows at this south end of the village, all tending towards an increase in the rate of water accumulation/runoff:

- ★ Construction of the water slides at Landmark
- ★ Creation of the new extension car park on a former landfill at the rear of Landmark
- ★ Removal of trees from the extension car park site
- ★ Thinning of the pine plantations in Carr wood and at the rear of Landmark
- ★ Construction of all weather footpaths from Landmark to the cemetery, plus associated drainage
- ★ A start on new housing on wet ground to the rear of Crannich Guest House and Braeval

Whilst theoretically the underlying sands and gravels might be expected to provide free drainage of storm runoff, in practice this is frequently observed not to be the case after heavy rain or snowmelt, with panning of the top soils and widespread surface accumulations of water, both summer and winter.

As just one anecdote of groundwater levels, when trenches were dug to lay services for the new Carr Wood house, at the rear of the Struan House Hotel, these very rapidly filled with water to a significant depth. My empirical observation over many years would be that there is a period of several months each winter when ground conditions do not permit free downward drainage of surface water.

#### *Imagining a 1 in 200 year event*

The following sequence of weather conditions would by no means be uncommon for Carr-Bridge:

- ★ A cool and wet summer and autumn leading to high levels of standing water in the marsh
- ★ A cold snap before New Year with temperatures below  $-15^{\circ}\text{C}$  for several nights in succession
- ★ Heavy snowfall on top of deep ice in the marsh and the surrounding frozen ground
- ★ A sudden change of weather, raising the temperature of the air but not that of the ground
- ★ Warm air and heavy rain melting the lying snow but not lifting the frost from the ground

I would contend that the present hydrology report does not adequately address the consequence of a 1 in 200 year event under such a scenario. Neither does it consider the extent to which either overflow from the marsh or surface runoff into the marsh from the rest of the village might be hindered under such conditions.

#### *Immediate and longer-term changes to surface runoff*

The changes to the volume and rate of surface runoff from the development are calculated on the basis of an estimated one third of each property being rendered impermeable. Various questions arise, particularly in relation to the so-called affordable housing, which will be on the wettest, most flood-prone part of the site.

- ★ Is the impermeable % area likely to be greater for lower cost, more-densely packed properties?
- ★ How will the maintenance of essential SUDS areas be guaranteed in years to come?
- ★ Who will have the final say over changes to properties that could increase future flood risk?
- ★ Could the impermeable % area increase if residents convert gardens to parking, extend houses, etc?

## **WILDLIFE SURVEYS**

### *Deer*

My observation has always been that deer frequent the area earmarked for phase one of the development much more than the phase 2/3 side of the powerlines (where the tracks and footpaths are more commonly used by human visitors: walkers, cyclists, dog owners, etc).

### *Red squirrel*

Red squirrel are commonly seen (at the appropriate times of year) throughout the wood, but especially in the woodland corridor from Rowan Park to the trees beyond the Snaky Bridge where the new road will cross.

### *Ants nests*

I believe I remember having narrow headed ants nests pointed out to me in the edges of the marsh alongside the Snaky Bridge, though these particular nests do not seem to be noted for the survey plan.

### *Pine marten*

In the past I have observed evidence of pine marten in the belt of lodge pole pine and ancient Scots Pine alongside the road to Aviemore, to the south of the low-cost housing development. Bones, fur, feathers are common in the wood here, though I do not know whether this would be from pine marten or other predators.

## **THE ROWAN PARK TO SNAKEY BRIDGE CORRIDOR**

With housing development now planned for each side of the powerlines, I would argue that it is even more important to safeguard the woodland corridor from behind Rowan Park and Ellanwood Road through to the Snaky Bridge and into Carr Wood. This is not only from a point of view of public access, amenity and recreation but also because this area is so closely associated with conservation concerns, including the bog woodland and the priority ant nest sites.

### *Safeguarding and enhancing public access to Carr Wood*

The proposed new access road will cut across the existing footpath access into the woods at a point just beyond the (upgraded) Snaky Bridge. I couldn't see any particular evidence on the plans of efforts to minimise the visual impact of the road, or to make the crossing as safe as possible. Would there for example

be a case for some form of traffic calming, as proposed elsewhere — bearing in mind that unaccompanied children might frequently be crossing the road to go into the woods at this point?

#### *Undesirable location for a house at plot no. 27*

What the present proposal does show is a housing plot (no. 27) immediately opposite the far end of the Snaky Bridge. This is the only property on that side of the “unnamed burn” and is clearly detached from the rest of the development, either in phase one or the subsequent phases. I would contend that this plot has been included for purely economic reasons and that a house on that site would in fact be to the severe detriment of the visual, amenity, access, wildlife and conservation value of the open woodland corridor from the village through to Carr Wood. I would strongly urge that permission for development on plot 27 should be refused and that all development for phase one should be restricted to the other side of the “unnamed burn”.

#### *A better use of plot 27*

I would suggest that if there is to be any development on the site opposite the end of the Snaky Bridge at plot 27 then a far more appropriate use would be for a discrete, modestly-sized off-road pull-in point, with the potential perhaps for a few picnic tables and a small display of footpath/conservation information.

#### *Boundary of phase one*

By virtue of the proposed house on plot 27 the present boundary proposed for phase one extends all the way to the Snaky Bridge. If plot 27 is removed from the plans, then the road need not be constructed beyond the “unnamed burn” for phase one at all. This would leave the present access to Carr Wood undisturbed for access and wildlife until such time as the developers were proposing to proceed to subsequent phases.

#### *Footpath surfaces*

In the light of the comments of the hydrology report regarding the importance of SUDS measures, I would urge a presumption in favour of permeable surfaces for all linking footpaths, cycletracks, etc associated with the various phases of development. This would seem to be particularly relevant along the access from Rowan Park/Ellanwood Road in view of the priority given to safeguarding and enhancing the bog woodland.

#### *The Frog Pond*

I have drawn attention in the past to what we have always referred to as “The Frog Pond”, situated immediately to the rear of the Crannich Guest House and Braeval sites. This feature has two fold value:

- ★ For the collection of surface water drainage from the neighbouring properties, notably Braeval, Crannich and my own house, Seann Bhruthach (labelled on the wrong plot on all the plans).
- ★ As an uncommon amenity/conservation resource, representing an unusually enriched pond habitat

With a start on the construction of the first houses on the rear gardens of Braeval and Crannich changes to the water level and rate of rise and fall of the Frog Pond have already been observed and I would suggest that this can only become more marked once all six new properties are ultimately completed and occupied. At its height (usually in winter) the water level of the Frog Pond will already reach to the edge of the rough footpath. In anticipation of higher water levels in future, I would offer the following suggestion:

- ★ In the course of upgrading the access path from Rowan Park and Ellanwood Road through to the Snaky Bridge, the short section alongside the Frog Pond could be straightened and shifted back up the slope into the trees (towards the power lines) to avoid flooding by overflow from the pond.
- ★ The derelict and increasingly dangerous fencing could be removed to avoid injury to people or animals, with replacement only as required by any modification to the pond.
- ★ The Cairngorms National Park have an interest in the conservation/improvement of ponds and they could be consulted with a view to the development of the Frog Pond and the surrounding stand of mature trees as a nature conservation asset for the village. This might form one part of a wider conservation strategy for the entire Rowan Park to Snaky Bridge corridor incorporating ants nests, red squirrel habitat, etc.

#### **OTHER POINTS**

I wasn't entirely clear from the plans whether it was proposed to extend the pavement along the Main Street beyond Crannich Park and round into the access road to the new development? I see that a path is shown linking round to the inner end of Crannich Park but I am sure that human nature will have people (including children) walking along the edge of the main road, even if a safe footpath is not installed.

**Andrew Tait**

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**From:** Mary Grier  
**Sent:** 13 December 2005 09:25  
**To:** Andrew Tait  
**Subject:** FW: Aviemore & Highland Developments: land bounded by Crannich Park, Rowan Park and Carr Road, Carr-Bridge

---

**From:** Sara Krawczynska  
**Sent:** 12 December 2005 16:20  
**To:** Mary Grier  
**Subject:** FW: Aviemore & Highland Developments: land bounded by Crannich Park, Rowan Park and Carr Road, Carr-Bridge

---

**From:** Andrew McCracken [mailto:Andrew.McCracken@highland.gov.uk]  
**Sent:** 12 December 2005 15:47  
**To:** Mary.Grier@cairnngorms.co.uk; allan.rennie@bracewell-stirling.co.uk  
**Subject:** FW: Aviemore & Highland Developments: land bounded by Crannich Park, Rowan Park and Carr Road, Carr-Bridge

FYI/acknowledgement/response

-----Original Message-----

**From:** David Gasking [mailto:supermax@tiscali.co.uk]  
**Sent:** 11 December 2005 21:39  
**To:** Andrew McCracken  
**Subject:** RE: Aviemore & Highland Developments: land bounded by Crannich Park, Rowan Park and Carr Road, Carr-Bridge

Dear Mr McCracken

Further to my previous comments on the above application, I am sure I would not be alone in saying that I would be concerned if upgrading of tracks and improved access to Carr Wood should have the result of encouraging riding of quad bikes, motorbikes, etc , with all the associated nuisance and hazard to other users of the wood.

I would suggest that this is perhaps a topic on which the views of the community council and other interested parties might be sought before agreeing the final details of the layout and design of footpaths and tracks?

Yours sincerely.

Dr David Gasking  
Seann Bhruthach  
Carr-Bridge  
Inverness-shire  
PH23 3AA  
01479 841555  
[supermax@tiscali.co.uk](mailto:supermax@tiscali.co.uk)  
[www.mr-big.ik.com](http://www.mr-big.ik.com)

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13/12/2005



**Pip Mackie**

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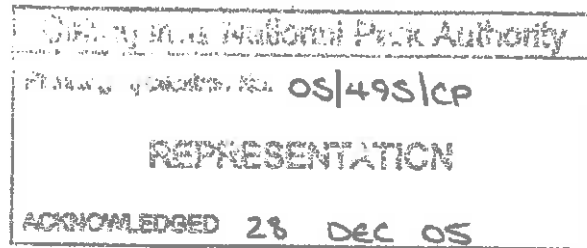
**From:** Andrew Tait  
**Sent:** 28 December 2005 09:35  
**To:** Pip Mackie  
**Subject:** FW: Aviemore & Highlands Develop: land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

Hi Pip,

Could you log as objection.

Cheers

Andrew



---

**From:** Mary Grier  
**Sent:** 19 December 2005 09:33  
**To:** Andrew Tait  
**Subject:** FW: Aviemore & Highlands Develop: land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

---

**From:** Sara Krawczynska  
**Sent:** 14 December 2005 09:16  
**To:** Mary Grier  
**Subject:** FW: Aviemore & Highlands Develop: land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

---

**From:** Andrew McCracken [mailto:Andrew.McCracken@highland.gov.uk]  
**Sent:** 14 December 2005 09:08  
**To:** Keith Urquhart  
**Cc:** Mary.Grier@cairnngorms.co.uk  
**Subject:** RE: Aviemore & Highlands Develop: land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

This application has been called in by CNPA so I have forwarded your comments to them. All future correspondence will come from/should go to, CNPA directly.

A.

-----Original Message-----

**From:** Keith Urquhart [mailto:urquhart@enterprise.net]  
**Sent:** 13 December 2005 10:17  
**To:** Andrew McCracken  
**Subject:** Aviemore & Highlands Deve.I: land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

Dear Mr McCracken

I refer to the above application and the plans and documents relating to it in Carrbridge Post Office, which I have reviewed.

28/12/2005

I have also seen the three pages of comments produced by Dr David Gasking dated 5 December 2005.

I wish to confirm that I concur with all of the points made by David Gasking.

I trust that this reinforces those points, and that you will take account of them in your assessment of this application and any restrictions you may place upon it.

Yours sincerely

Mrs Elisabeth Urquhart

Lilac Cottage  
Carrbridge  
Inverness-shire  
PH23 3BX

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28/12/2005

**REPRESENTATIONS  
RECEIVED ON  
AMENDED PLANS**

LTR/2467/48/LN

02 November 2006

Cairngorms National Park Authority  
Albert Memorial Hall  
Station Square  
Ballater  
AB35 5QB

For the attention of Mr Andrew Tait

Dear Mr Tait

**05/495/CP Planning Application at land bounded by  
Crannich Park, Rowan Park & Carr Road, Carrbridge,  
for Avlemore & Highland Developments.**

Thank you for your letter of 25<sup>th</sup> October 2006 enclosing a copy of the Carrbridge Community Council's letter dated 5<sup>th</sup> October 2006.

We can respond as follows.

1. Affordable Housing

We refer to our letter of 27<sup>th</sup> June 2006 responding to the Community Council's letter of 1<sup>st</sup> February 2006 and our letter of 23<sup>rd</sup> August 2006 responding to the Community Council's letter of 18<sup>th</sup> July 2006, and quote extracts from these Responses for your convenience.

Letter from Carrbridge Community Council dated 1<sup>st</sup> February 2006

Site Concerns

*The Community Council rightly points out that all houses are to be built above a minimum level of 256.5 m. We assume the plots referred to as 'bordering or below' this requirement are Nos. 5-10. In each case, the houses are positioned on or higher than, the 256.5 m contour. The rear garden boundary of each plot will be raised by a maximum of 150 mm (6 inches) to achieve the required level.*

*Bearing in mind the factors of safety embodied in the Hydrology report, these measures are entirely acceptable.*

*Any material brought on site will be subject to detailed approval by TEC Services as part of the Road Construction Consent process.*

### Affordable Low Cost Housing

*It is clear that there is demand for the 24 affordable units based on an assessment of need and it is stipulated by the Reporter that these units be "amongst the earliest to be completed".*

*Similarly, the proposed phasing is required by the Reporter's decision.*

### Letter from Carrbridge Community Council dated 18<sup>th</sup> July 2006

1. *We note that the Community Council is "totally against having the affordable housing in phase1.*

*a) The Community Council states " Due to the recent building of affordable housing at the Ecclefechan there is no current housing need" but follows with " If houses are built now they will be filled now which would, arguably, create a greater need in the future which we will be unable to meet".*

*We fail to see the logic of this argument. Plainly, if there is no "current housing need", the houses will not be "filled now".*

*The fact is that there is substantial need for affordable housing confirmed by the Highland Council's current statistics.*

*b) The proposed phasing complies with the Reporter's decision, allowing our appeal, specifically, item 4, 5<sup>th</sup> bullet point, which states:  
"A detailed phasing scheme for the entire development together with the staged provision of infrastructure and landscaping etc. The development shall in any case proceed generally from the south west to the north east. Except for the 24 affordable units indicatively shown in the south western part of the site and which shall be among the earliest completions, the development shall not exceed a rate of 15 house completions in any calendar year."*

Bearing in mind the foregoing, we are disappointed that the Community Council persists in objecting to the number and phasing of affordable housing.

As we have stated previously demand for these houses can be confirmed by reference to the Highland Council's current statistics.

## 2. Flood Levels

We refer you to our letter of 23<sup>rd</sup> August 2006 specifically point 4, and quote an extract for your convenience.

*Again, we refer you to our letter of 27<sup>th</sup> June 2006 "Site Concerns" and repeat, The Community Council rightly points out that all houses are to be built above a minimum level of 256.5m. We assume the plots referred to as 'bordering or below' this requirement are Nos. 5-10. In each case, the houses are positioned on or higher than,*

*the 256.5m contour. The rear garden boundary of each plot will be raised by a maximum of 150mm (6 inches) to achieve the required level.*

*Bearing in mind the factors of safety embodied in the Hydrology report, these measures are entirely acceptable.*

*Any material brought on site will be subject to detailed approval by TEC Services as part of the Road Construction Consent process.*

*For the absence of doubt, the following is our consulting engineer's confirmatory statement.*

*"The recommended development level of 256.5m as identified in the Envirocentre report relates to development which may be influenced by potential flooding of the wetland and the Unnamed burn – this basically relates to development within Phase 1 of the development. Areas of development to the east of the site, within a separate sub-catchment, are not influenced by flooding of these features as it is separated by an area of higher ground and their final level will be determined in relation to the existing level and their required level to provide gravity fall to surface water and foul sewer services."*

It is clear that the Community Council has failed to understand that the flood level constraint is confined to development within phase 1.

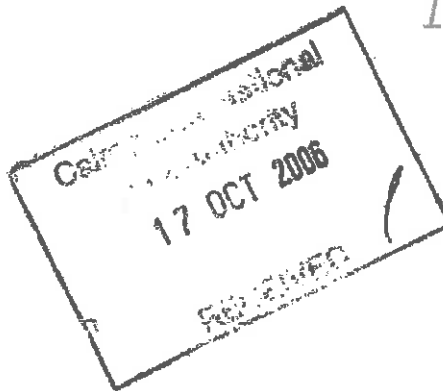
Yours sincerely

Allan Rennie  
for Bracewell Stirling Architects

# CARR-BRIDGE COMMUNITY COUNCIL

'bogroy'  
CARR-BRIDGE  
Inverness-shire  
PH23 3BX

Cairngorms Planning Authority  
Ground Floor  
Albert Memorial Hall  
Station Square  
BALLATER



5<sup>th</sup> October 2006

Dear Mr McKee

We are grateful for receipt of your letter ref: 05/495/CP with enclosure of architects' Bracewell Stirling response.

We approve the suggested rate of build of 15 per calendar year, but feel we must reiterate our concerns:

1) 'Affordable' Housing should be phased over the lifetime of the development. We believe this proposal to be reasonable and fail to understand the Developers obvious resistance to doing so. At the time of his determination, the Reporter was not aware of the eight 'Affordable' Houses at the Ecclefechan site, and this is a material consideration. These have fulfilled much of the 'need' of the local community for the current year, as shown in our recent Housing Needs Survey. Our community advocate that 'Affordable' Houses should be at both ends of the development, as these are the areas most accessible for people without their own transport – the rate should be six houses per 2 years.

2) Flood levels. Whilst Bracewell Stirling have talked about houses above 256.5M, they have not addressed the 30 plots below 256.3M. We draw attention to the Hydrological Assessment and specifically Section 4.2 where there is a general requirement that any development should be above 256.3M. Concern is raised as we, as a community, are aware of a history of water accumulation in areas related to the site.

3) Bracewell Stirling disagree with some of our concerns, but do not give information. We also note that in relation to 12 different areas, they merely refer to matters being covered by "conditions attached to any consent". Please can you clarify whether the Cairngorms National Park intend to involve the community in the development and formulation of these conditions?

With regard to the matter of our concerns over the performance of the Developer, we would point out that in the course of the Ecclefechan development we understand that underground power cables were damaged on a number of occasions along with the roots to the three trees, which were to be retained under the planning consent. These trees may now need to be destroyed, as confirmed by Highland Council's tree specialist.

The proposed development is significantly more complex than the Ecclefechan site. It will run for a period of 8 years. It will require careful working around both the trees to be retained and the wetland area. In addition the site is crossed by a number of public access routes which will need to be safely maintained during the course of the works. You will appreciate that the incidents at the Ecclefechan site must inevitably raise concerns for the successful execution of such a complex development.

We look forward to further discussions with Planning Officers at our next meeting on 26<sup>th</sup> October.

Yours Sincerely,



Mary Grant  
Planning representative  
Carr-Bridge Community Council

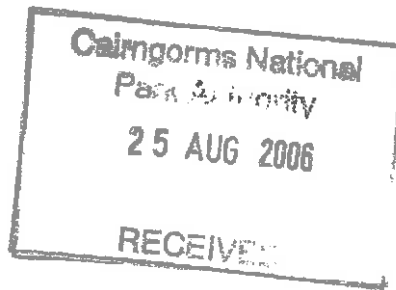
cc. Highland Council  
Stuart Black  
Andrew Rafferty  
Andrew Tait



LTR/2467/47/LN

23 August 2006

Cairngorms National Park Authority  
Albert Memorial Hall  
Station Square  
Ballater  
AB35 5QB



For the attention of Mr Andrew Tait

Dear Mr Tait

**Planning Application at Land Bounded by  
Crannich Park, Rowan Park & Carr Road, Carrbridge.**

Thank you for forwarding the consultations and representations received so far. We can respond as follows.

**Letter from Mr Gerrard dated 31<sup>st</sup> July 2006,**

1. The bund has been detailed to provide an impermeable barrier between the wetlands area and the development area. This is a precautionary measure to ensure there is no pathway for loss of water from the wetlands area. The procedure would involve carefully stripping back the existing topsoil, to expose the impermeable layer, to build up this impermeable layer either with clay material or by incorporating water barrier material and topsoil to the formed bund. This exercise would be one of the initial operations to be carried out as part of construction work.
2. We refer you to our letter of 25<sup>th</sup> June 2006 "Highways/Access" and confirm that, traffic calming measures have generally been accepted by the Roads Authority – final arrangements will form part of the Roads Construction Consent procedure which will take into account any particular localised problems.
3. We refer you to our letter of 27<sup>th</sup> June 2006 "Affordable Housing" and repeat:-

Our view is that the Reporter's decision specifying "not less than 24 dwellings, amongst the earliest to be completed, shall consist of affordable housing" imparts a view that 24 dwellings are acceptable in this case. If the converse were true the Reporter would, we feel, specify and require a percentage, or higher number.

As you are aware, our client is currently developing a site in Carrbridge, providing 8 affordable units (100%). We consider this to be a material consideration.



4. Again, we refer you to our letter of 27<sup>th</sup> June 2006 "Site Concerns" and repeat, The Community Council rightly points out that all houses are to be built above a minimum level of 256.5m. We assume the plots referred to as 'bordering or below' this requirement are Nos. 5-10. In each case, the houses are positioned on or higher than, the 256.5m contour. The rear garden boundary of each plot will be raised by a maximum of 150mm (6 inches) to achieve the required level.

Bearing in mind the factors of safety embodied in the Hydrology report, these measures are entirely acceptable.

Any material brought on site will be subject to detailed approval by TEC Services as part of the Road Construction Consent process.

For the absence of doubt, the following is our consulting engineer's confirmatory statement.

"The recommended development level of 256.5m as identified in the Envirocentre report relates to development which may be influenced by potential flooding of the wetland and the Unnamed burn – this basically relates to development within Phase 1 of the development. Areas of development to the east of the site, within a separate sub-catchment, are not influenced by flooding of these features as it is separated by an area of higher ground and their final level will be determined in relation to the existing level and their required level to provide gravity fall to surface water and foul sewer services."

Letter from Mr Gerrard dated 12<sup>th</sup> January 2006.

Mr Gerrard raises a number of points which have been addressed indirectly by our letter of 27<sup>th</sup> June 2006. We can, however comment as follows.

1. The foul drainage system will incorporate two pump stations and the system itself will incorporate gravity and pumped sewer lines. The layout of the system will be subject to the technical approval of Scottish Water as part of their procedure for approving layout of the system and subsequent adoption. As this is a system which would be adopted by the Water Authority, all maintenance obligations will be met by them. No emergency overflows will be incorporated as this will be taken into account as part of the pump station design.
  2. Sewer lines will generally be within the plots, roadways and open areas. Connection to the existing sewer infrastructure will be in the area of Carr Road. Approval of the line of the sewers will be part of the technical approval process.
5. Disposal of surface water run off from roads is covered within the SUDS Statement.
  6. Detailed discussions on the routes of power infrastructure are yet to be concluded with Scottish and Southern Energy but will be by underground cables.
  7. Overall infrastructure requirements for the whole site will be recognised and any requirements for subsequent phases will be incorporated in Phase 1.

8. Street Lighting arrangements will be agreed with the Highland Council (TEC Services) who will adopt and subsequently maintain the system.
9. We do not agree that the cycleway should be surfaced and refer you to Re CNPA's Natural Heritage Group's comments.

10. & 11.

We envisage these items will be covered by conditions attached to any consent.

12. We refer you to the SUDS Statement.

13. -18.

As 10 -11.

19. Requirement for visibility is noted and will be addressed as part of the Roads Construction Consent process.
20. Mr Gerrard is mistaken – we refer you to our letter of 27<sup>th</sup> June 2006 and point out that the 256.5m development level refers to Phase 1 only – the remaining phases fall within a separate sub-catchment.
21. As 20.
22. The flood levels predicted within the hydrological report comply with current planning guidelines SPP 7 Planning and Flooding.

23, 24 & 25.

We invite CNPA to contact Albyn Housing Association to confirm compliance.

26. Phasing will be in accordance with the submitted phasing plan and the reporter's findings.
27. As 26.
28. This will be covered in the contractor's "Method Statement" which will be required by conditions attached to any consent.
29. As 28.
30. As 28.
31. As 28.
32. Monitoring of the wetland levels will be monitored by project staff – this will be made available to SEPA and the Highland Council.

33. It is agreed that careful supervision will be required to ensure the integrity of the clay layer, on which the wetland sits.

Letter from Mrs Forsyth dated 15<sup>th</sup> July 2006.

There is no intention to increase the traffic from Crannich Park.

Letter from Dr Katherine Adamson dated 25<sup>th</sup> July

Doctor Adamson's comments echo those of Mr Gerrard and we refer you to our earlier responses.

E-mail from D.Gasking dated 14<sup>th</sup> July 2006.

We refer your to our earlier responses.

Planning Consultation from SEPA dated 20<sup>th</sup> July 2006.

We note SEPA's comments and SEPA's general acceptance of our proposals.

Consultation Response from Adam Streeter Smith (Outdoor Access Team) dated 14<sup>th</sup> July 2006.

We note the request that all new footbridges be designed to accommodate horse traffic and recognise the merit of such an approach.

Regarding the "up-graded wooden decking" we propose that the final details of this are subject to a condition attached to any consent. SNH, SEPA and the CNPA Natural Heritage Group will, we assume, input into the detailed design.

The Sustrans Route is, of course, acknowledged and we confirm that traffic calming measures, signage, etc will be addressed at Road Construction Council Stage and the means of ensuring that the Sustains Route remains open throughout the construction phase will be detailed in the contractor's method statement for the approval of the CNPA.

We note the comments regarding deleting the length of path at the rear of Carr Cottages and confirm our agreement.

We confirm that the section of path behind plot 27 running to behind plot 35 will be the same standard as the rest of the paths identified.

Regarding further path development , it may be prudent to await consultation response from SNH and the Natural Heritage Group to ensure that a balanced conclusion is reached on this point. In any event this is a matter which can be dealt with by condition.

**Letter from Carr-Bridge Community Council Dated 18 July 2006**

We can respond to the Council's letter on a point by point basis as follows.

1. We note that the Community Council is "totally against having the affordable housing in phase 1".

- a. The Community Council states " Due to the recent building of affordable housing at the Ecclefechan there is no current housing need" but follows with " If houses are built now they will be filled now which would, arguably, create a greater need in the future which we will be unable to meet".

We fail to see the logic of this argument. Plainly, if there is no "current housing need", the houses will not be "filled now".

The fact is that there is substantial need for affordable housing confirmed by the Highland Council's current statistics.

- b. The proposed phasing complies with the Reporter's decision, allowing our appeal, specifically, item 4, 5<sup>th</sup> bullet point, which states:  
"A detailed phasing scheme for the entire development together with the staged provision of infrastructure and landscaping etc. The development shall in any case proceed generally from the south west to the north east. Except for the 24 affordable units indicatively shown in the south western part of the site and which shall be among the earliest completions, the development shall not exceed a rate of 15 house completions in any calendar year."

2. The affordable houses have been designed to be sustainable. The precise details of heating systems are currently being addressed in tandem with imminent Building Warrant applications. In any event this is not a planning matter.

3. The floor levels stipulated in the Hydrological study will be adhered to and will be open to checking on site by the CNPA

4. We disagree.

5. We refer to our response to Mr Gaskin and confirm that there will be two pumping stations.

6 & 7

These items will be dealt with via the Road Construction Consent process and by conditions attached to any consent.

8. Noted.

We are disappointed to note that the Community Council fears that "from past experience, the developer will run roughshod over the community", particularly bearing in mind the number of public meetings attended by the applicant and ourselves.

Aviemore and Highland Developments has an established track-record as a major developer throughout the Highlands, and we consider the Community Council's comments as unfounded and unhelpful.

In conclusion, we would be grateful if you would confirm the date for determination of our application, bearing in mind that we have agreed to extend the period until 19<sup>th</sup> September 2006.

Yours sincerely



*AR* Alan Rennie  
for Bracewell Stirling Architects

cc.

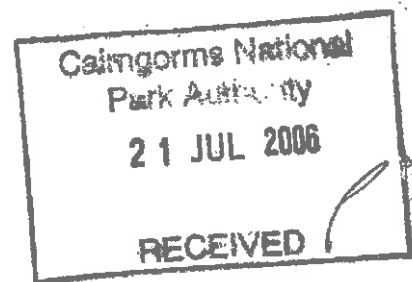
Mr A Munro  
Mr D Cameron  
Mr A Stewart

Aviemore & Highland Developments  
Aviemore & Highland Developments  
A F Cruden Associates Ltd

# CARR-BRIDGE COMMUNITY COUNCIL

'bogroy'  
CARR-BRIDGE  
Inverness-shire  
PH23 3BX

Don Mckee  
Cairngorms Planning Authority  
Ground Floor  
Albert Memorial Hall  
Station Square  
BALLATER  
AB35 5QB



18<sup>th</sup> July 2006

Dear Mr McKee

## No 05/495/CP PLANNING APPLICATION AT LAND BOUNDED BY CRANNICH PARK, ROWAN PARK AND CARR ROAD, CARR-BRIDGE

As we normally meet on the last Thursday of each month, the Council held an extraordinary meeting on 13<sup>th</sup> July to consider the above application.

For an application of this size and complexity we are extremely unhappy at the short timescale allowed for us to respond adequately to it. As an elected, unpaid, voluntary committee meeting once per month and with limited professional expertise available we need more time to consider this application properly. We feel that as a first step we require a meeting with Don McKee (CNPA) and Stuart Black (HC) in order to clarify the position. Our Council member, Mr Gavin Gerrard's letter to CNPA of 12<sup>th</sup> January, which raised 34 concerns about the development, has still not received any response.

Meantime we have a number of immediate concerns regarding this planning application. Our confidence in the builder and developer, never especially high, has plummeted due to their handling of the Ecclefechan development and the flagrant lack of concern that they have shown for planning conditions which only came to light through the efforts of the Community Council and had not been identified by either Highland Council or the National Park Authority.

### Points

1. As we stated in our original submission, which appears to have been ignored, we are totally against having the affordable housing in phase 1 for the following important, strategic reasons:

- a) Due to the recent building of affordable housing at the Ecclefechan there is no current housing need (results of Housing Need Survey) but there undoubtedly will be in the future. If houses are built now they will be filled now which would, arguably, create a greater need in the future which we will be unable to meet. This is the largest development we are likely to have in the foreseeable future and therefore we have no specific expectation of any future affordable houses.
  - b) The construction traffic will be passing through this development for the next 10 years creating a traffic hazard, pollution, noise and disruption for the families living there. To be socially responsible it should be the last to be completed. There is absolutely no reason that construction should be organised for the convenience of the developer.
2. Is there a sustainable heating plan for the affordable houses?
  3. Will the minimum heights (256.3 m) required by the hydrological survey be adhered to and how is this to be monitored?
  4. There is no indication that a Highland / Scottish idiom of style or finish will be maintained.
  5. Sewage disposal plans are not shown and our reading of the levels suggests that it will require pumping although there is no apparent provision shown for a pumping station.
  6. Cycleways should be segregated from pedestrians but there is no detail as to how this will be managed and path widths do not seem to allow for this. There is no information on how these paths will be maintained in future.
  7. We will require much more detail on play areas before we can feel comfortable.
  8. The application does not address most of the requirements stipulated by The Reporter. These gaps will therefore require much more time for us to consider it properly.

If we do not address these matters prior to detailed planning being given, and do not have a robust monitoring procedure in place, we fear that, from past experience, the developer will run roughshod over the community.

We request that we are informed as to the time and date of any discussions on the application so that we get the opportunity to represent properly the community view at that time.

Yours



Mary Grant  
Carr-Bridge Community Council

c.c Stuart Black  
Highland Council  
Andrew Tait



# Badenoch and Strathspey Conservation Group

Floodhag Nethybridge PH25 30J



9.8.06

Dear Andrew,

## AHD Ammended Plans

I made a very brief visit to the Phase 1 part of the Cairnhead site shortly before dusk on 8.8.06.

During the course of this I noted grid references for (& photographed) 2 red squirrel dreys within the Phase 1 area.

This confirms that the comments in Bidwell 2005 that was meant to survey for dreys of this species, but omits details of methods or searching effort, cannot be taken as meaning there are no red squirrel dreys on this site at present. There were feeding signs that were fresh (from green cones) under these dreys. (At one of the dreys I photographed those on top of foliage of Goodenia repens)

A further significant observation yesterday evening, again in the Phase 1 area was of another species of orchid - lesser twayblade, Listera cordata (or Neottia cordata in the later orchids of Britain book\* a name however not in Shaw & Thompson 2006 or the volumes edited by Rodwell et al on woodland NVC communities). I photographed (& with gamma 12 qps) gathered grid reference information for the sites.

Unfortunately I didn't have a bat detector with me but BSCG can inform CNPA we have been informed in writing of the species of bats found in woodland in Strathspey (letter <sup>COM SNH</sup> available in BSCG files). It seems no mention of survey for any species of bats (that are all of notified natural heritage importance) is provided in Bidwell 2005 report.

yems



(Continued)

cc by hand to D. Bale CNPA G.05

\* P.76-77 in Foley & Clarke 2005 Orchids of the British Isles Griffin Press in association with R.B.G. Edinburgh

F.S. Thanks for SEPT letter re gamma.



# Orchids of the British Isles

Michael Foley

Photography by

Sidney Clarke

With contributions from

Crinan Alexander,  
Sidney Clarke, John Grimshaw,  
Barry Tattersall, Ian Taylor

 Griffin Press

In association with

 ROYAL BOTANIC GARDEN EDINBURGH



and that genera containing both leafy and mycoheterotrophic species are by no means unusual in the Neottieae. For example, *Cephalanthera damasonium* is closely related to the achlorophyllous *C. austinae* (A. Gray) A.A. Heller of western North America, and several species of *Epipactis* are known to produce long-lived achlorophyllous, mycoheterotrophic individuals (see pp. 94, 100).

The pollination mechanism in *Neottia* is relatively simple, and elegant. Insects alight on the labellum and follow the nectar channel upwards to the point where the lip bends inwards under the column; in doing so they touch the rostellum, which projects just above. As the insect contacts this a droplet of adhesive is rapidly exuded so that the pollinia (positioned just above the rostellum) become cemented to the insect's head or back. In other plants where the flowers are more mature the rostellum will have curved upwards, leaving the stigma exposed. When the insect alights on the flowers of one of these and follows the labellum's nectar groove upwards, its attached pollinia make contact with the stigma, and pollination is achieved. Small insects crawling over different flowers on the same plant may effect self-pollination in a similar way.

Plate 78. The Lesser Twayblade *Neottia cordata* in sparsely vegetated moorland with bryophytes and lichens, c. 600 m. Cairngorm mountains, east Inverness-shire, 20 May 2000.



### 3.1. *Neottia cordata* (L.) Rich.

Syn. *Listera cordata* (L.) R. Br.

#### Lesser Twayblade

Perennial herb with a short creeping rhizome; stem 6–10(–25) cm, solitary, pale green, sometimes reddish, erect, somewhat pubescent above; leaves two, spreading, subopposite, positioned about the middle of the stem, ± ovate, shiny green above, paler below, entire, with wavy margins; inflorescence a short, lax raceme with up to twenty flowers; bracts very small, triangular-ovate, acute; flowers very small, greenish-red; outer perianth segments c.2.5 mm, greenish, oblong, obtuse at apex, spreading; inner perianth segments similar to the outer, green, but reddish on inside; labellum c.4 mm, reddish, usually pendulous, divided to about the middle into two linear diverging lobes, toothed on each side of the base; spur absent; column very short, hooded to protect the oblong anther; stigma reniform; ovary globose, pale green, with reddish ridges; flowering May to July (to October);  $2n = 38, 40, 42$ .

A much smaller plant than its close relative the Common Twayblade *Neottia ovata*, the Lesser Twayblade *N. cordata* is rather inconspicuous. In the British Isles it is essentially a plant of Scotland and northern England, southwards to the north Midlands, but it does occur in Wales and in part of the West Country; it is also quite widespread in Ireland. There was one isolated occurrence in Sussex that has not been confirmed recently, although this may have been a casual introduction. It is also widespread but local throughout much of the rest of Europe, including Iceland.

In Scandinavia it is found as far north as latitude 71°, and it occurs eastwards through the Caucasus, Russia, northern Asia, North America and Greenland; it is therefore a circumpolar plant.

For the record, the former generic name – *Listera* – honours Martin Lister (1639–1712), the English scientist and naturalist, and friend of John Ray. The specific name *cordata* derives from the heart-shaped (cordate) base of the leaves. The earliest known British record was from 'neer the Beacon on Pendle Hill in Lancashire', given by Christopher Merrett in his *Pinax Rerum naturalium Britannicarum*, published in 1666. Merrett's name for the plant was *Bifolium minimum*, which aptly describes it, and distinguishes it from the much more frequent *N. ovata*, referred to by him as '*Bifolia vulgare* ...' or 'Ordinary Twayblade'. The habitat on Pendle Hill – heather moorland over peat on acidic gritstone – is a typical one for the plant, and must have remained virtually unchanged since Merrett's time. However the plant has not been seen there in recent years, although it could still persist.

The Lesser Twayblade is a small insignificant plant which can easily be overlooked, the more so as it often grows amongst bilberry (*Vaccinium myrtillus*), with whose leaves it can easily be confused, especially when not flowering. Perhaps the most likely way to see it is by searching carefully amongst heather in its typical habitat, particularly in the north of Scotland.

It occupies a much more specific habitat than does *N. ovata*, and is almost always found over acidic substrates in moist, shady localities, often amongst and beneath heather on moorland, or in shady woodland, especially under pine, birch and alder. It is frequently associated with *Sphagnum* and other mosses, preferring the damp conditions in which they grow. It has also been recorded on limestone pavement, but there the micro-habitat is likely to have been acidic drift soil. Within the NVC system it is noted from quite a wide range of acidic communities. Typical associates, apart from ericaceous plants and mosses such as *Sphagnum* spp., may include *Anemone nemorosa*, *Galium saxatile*, *Oxalis acetosella*, *Potentilla erecta*, *Pyrola media* and *Vaccinium myrtillus*. At present it does not appear to be unduly threatened except at low-altitude localities, where woodland clearance and man-made incursions such as road-widening will adversely affect it.

Fertilisation is carried out by small flies, in the manner described in the generic account above (p. 76). There is good seed-set, but self-pollination may also occur. In

any given population non-flowering plants probably predominate. *Neottia cordata* can also reproduce vegetatively, and produces root buds more frequently than does *N. ovata*. These form on the swollen parts of the underground root system, where food is stored after production by the mycorrhizal fungus (Summerhayes 1968). The buds send up aerial shoots, which later detach into separate plants; these are then able to flower within as little as three years. In Britain hybrids appear to be unknown, and no varieties have been described.

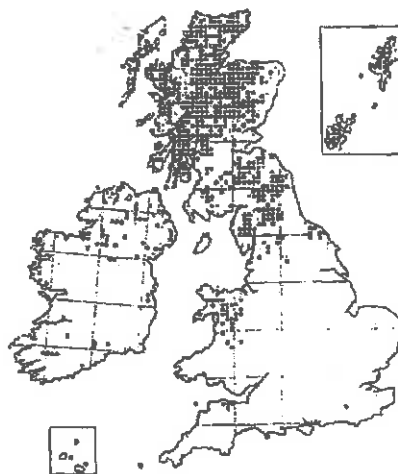


Plate 79 (below left).  
A strongly red-pigmented plant of *Neottia cordata*.  
Cairngorm mountains, east Inverness-shire, 2 June 2002.

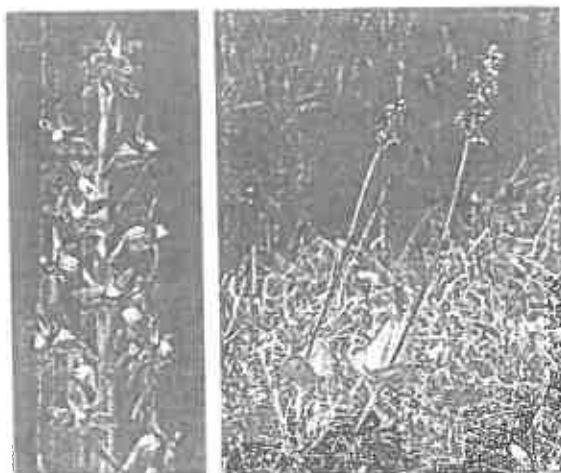
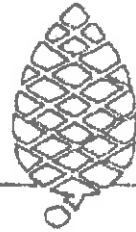


Plate 80 (above right).  
Sharp eyes are often needed to spot *Neottia cordata* in its typical habitat of moss below heather. West Inverness-shire, 16 June 1990.

FAO A. Tant, Development Control Office CNPA

## Badenoch and Strathspey Conservation Group



Frodhoy Nethybridge PH25 30J

9.8.06

Dear Andrew,

### AHD Ammended Plans

I made a very brief visit to the Phase 1 part of the  
Cambridge site shortly before dusk on 8.8.06.

During the course of this I noted grid reference for  
(photographed) 2 red squirrel dreys within the Phase 1 area.

This confirms that the comments in Bidwell's 2005  
that was meant to survey for dreys of this species, but  
omits details of methods or searching effort, cannot be taken  
on meaning there are no red squirrel dreys on this site  
at present. There were feeding signs that were fresh  
(from green cones) under these dreys. (At one of the dreys I  
photographed those on top of foliage of Goodiana repens.)

A further significant observation yesterday evening, again  
in the Phase 1 area was of another species of orchid  
(Lesser Twynblade, Listera cordata (or Neottia cordata in the latest  
Orchids of Britain book\* a name however not in Shaw's  
Thompson 2006; or the volume edited by Rodwell et al on woodland  
NVC communities). I photographed (& with jamun 12 gps) gathered  
grid reference information for the sites.

Unfortunately I didn't have a bat detector with me but BSCG  
can inform CNPA we have been informed in writing of the species of  
bats found in woodland in Strathspey (letter <sup>from SNH</sup> available in BSCG files)  
it seems no mention of survey for any species of bats (that are all  
of notified natural heritage importance) is provided in Bidwell's 2005  
report.

yams

[Redacted] (Convener)

cc by hand to D. Bale CNPA  
G. US

\* P. 76-77 in Foley & Clarke 2005 Orchids of the British Isles Griffin Press  
in association with R.B.G. Edinburgh

For further information (re Cambridge AHD application)  
Gus Jones (for BSCG)

Calningorms National  
Park Authority

- 9 AUG 2006

RECEIVED

*Scottish  
Wild  
Plants*

THEIR HISTORY  
ECOLOGY  
AND  
CONSERVATION

*Philip Lusby and Jenny Wright*  
*with photography by Sidney J Clarke*

*Edited by*  
*Norma M Gregory*

ROYAL  
BOTANIC  
GARDEN  
EDINBURGH



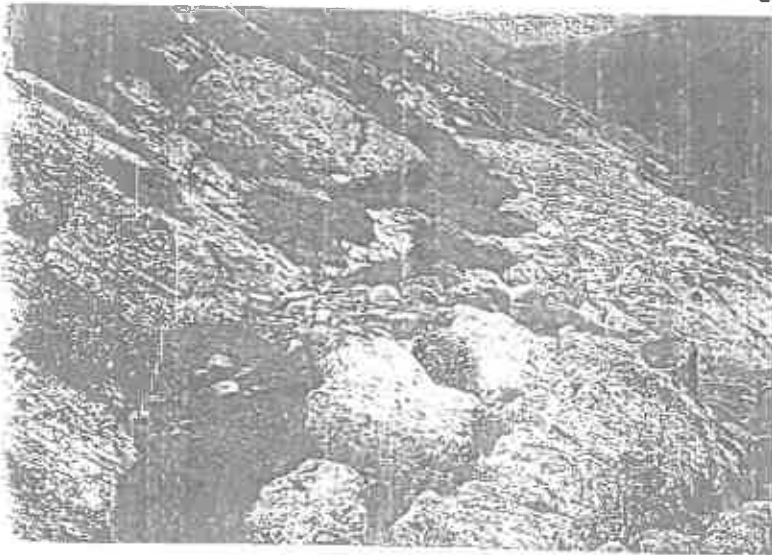
EDINBURGH: THE STATIONERY OFFICE

## SCOTTISH WILD PLANTS

On the high Cairngorm plateau the prostrate *Calluna* grades into extensive heaths of woolly hair-moss (*Racomitrium lanuginosum*) and three-leaved rush (*Juncus trifidus*). The vegetation of areas associated with snow-beds is extremely important for conservation and it is particularly rich in bryophyte-dominated communities. In only a few places in the Cairngorms does the rock type allow a flora similar to that of Ben Lawers to develop. This occurs notably in Coire Garbhloch on the western side of the Cairngorms where calcareous schist of Moinean (Pre-Cambrian) age outcrops. Another hill, Creag an Dail Bheag, on the south-east fringe of the range is also famous for its calcareous montane grassland, flushes and cliffs.

At the northern foot of the Cairngorms the forests of Rothiemurchus, Abernethy, Inshriach, Invereshie and Glen Feshie constitute the largest remaining tract of native pinewood in Scotland. They are not rich in flowering plants and are dominated mainly by dwarf ericaceous shrubs and bulky mosses, but these eastern Highland pinewoods have a small collection of beautiful but scarce plants which heighten the excitement of those botanizing in these atmospheric places: common wintergreen (*Pyrola minor*), serrated wintergreen (*Orthilia secunda*), creeping lady's-tresses (*Goodyera repens*), twinflower (*Linnaea borealis*) and, the rarest, one-flowered wintergreen (*Moneses uniflora*). Some old pine plantations also have fine colonies of these pinewood herbs. The natural altitudinal limits of the pinewood have been almost completely destroyed by grazing and fire, but on a single spur of the western Cairngorms, Creag Fhiaclach, a zone of dwarfed, gnarled pines marks the edge of the only remaining example of the natural treeline.

An indicator of moist, calcareous conditions, the yellow saxifrage (*Saxifraga hypnoides*) occurs in abundance on limestone but often picks out areas of local flushing among more acid rocks.



The coastline between Nairn and Banff is varied and the geology around Banff and Buckie is especially complicated. Here, the Dalradian schist, with local areas of limestone and serpentinite, supports an interesting vegetation with several areas where calcicolous plants occur. Among them, purple saxifrage (*Saxifraga oppositifolia*) with mossy saxifrage (*Saxifraga hypnoides*) may be seen at their lowest eastern altitude. The shingle beaches of this stretch of coastline are important for the northern oyster plant (*Mertensia maritima*).

The largest area of fen in northern Britain is at the Insh marshes in the valley of the River Spey between Kincaig and Kingussie. The term 'fen' is used to describe peatland which occupies broad flood-plains. Vegetation is neutral to calcareous dominated by grasses, sedges and tall herbs with transitions to open water. The Insh fens have a great range of

# *Scottish Wild Plants*

THEIR HISTORY  
ECOLOGY  
AND  
CONSERVATION

*Philip Lusby and Jenny Wright*  
*with photography by Sidney J Clarke*

*Edited by*  
*Norma M Gregory*

ROYAL  
BOTANIC  
GARDEN  
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#### THE PLANTS

Like many annual plants, alpine gentian requires open patches in vegetation for seed germination and establishment of young plants. On Ben Lawers, in experimental enclosures protected from grazing and disturbance, *G. nivalis* gradually declined as it was outcompeted mainly by the spread of more vigorous perennial grasses. In unenclosed areas large, conspicuous plants of alpine gentian tended to be eaten but no general decline took place because breaks in the turf caused by trampling provided seed germination sites and therefore allowed another generation of plants to establish. However, this does not mean that sheep grazing is beneficial to *Gentiana nivalis* if adequate open sites in the turf form naturally within the range of seed dispersal. The soft and unstable Ben Lawers schist is easily eroded, rockfalls are common and bare ground is frequently formed. Buried seeds of alpine gentian can remain viable for several years so the plant is not entirely dependent on the previous season's seed production for continued survival. Like many annuals, its seed readily germinates in newly created sites. The seed-bank in fact allows for considerable seasonal variation in seed-set.

The main flowering period starts at the beginning of August but the flowers only open in bright sunshine. On dull days, when the petals are rolled together in spiral fashion, to protect the pollen from rain, the flowers are easily overlooked. The flower closing mechanism is very sensitive and on days with patchy cloud the flowers may open and close several times within an hour. Both cross- and self-pollination take place in alpine gentian. However, the flowers are adapted to cross-pollination as nectar is produced at the base of the ovary and the stigma projects beyond the anthers. Only insects with long tongues are able to reach the nectar at the base of the tubular flowers.

#### *Goodyera repens* (L.) R. Br. CREEPING LADY'S-TRESSES

Of all British orchids creeping lady's-tresses is the species that is most strongly associated with pinewoods. Other orchids such as lesser twayblade (*Listera cordata*), heath spotted orchid (*Dactylorhiza maculata*) and coralroot orchid (*Corallorhiza trifida*) may sometimes be seen within pinewoods, but grow mainly in other habitats.

James Robertson, a gardener at the Royal Botanic Garden Edinburgh and a pupil of the first Regius Keeper, John Hope, discovered *Goodyera repens* in 1767 "In a wood called Cragenon between the bridge of Nairn and Dalmagary". This was five years before John Lightfoot, who is generally credited with its discovery from the record in his *Flora Scotica* of 1777 where he states that he found the plant at Dundonnell, West Ross in 1772.

Although beaten by Robertson's record, Lightfoot's discovery is more remarkable because Dundonnell approaches the most westerly site known for *Goodyera* in Scotland and there would have been far less chance of coming across the plant there than around Nairn where Robertson discovered it.



*Goodyera* is chiefly a plant of the central and eastern Highland pinewoods with only scattered localities in the west although it reaches Arisaig and the area around Lochalsh. It is absent from most islands but has been recorded as far north as Orkney. The most southerly native locality was Houghton Woods near Hull where it persisted at least until 1888. Populations in Norfolk and Suffolk are thought to have arisen from introduction with pine seedlings from Scotland when plantations were established. In its main area of distribution *Goodyera* is a characteristic species of the drier pinewoods, the ground vegetation of which is dominated by dwarf shrubs such as heather (*Calluna vulgaris*) and bell heather (*Erica cinerea*) but often with abundant wavy hair-grass (*Deschampsia flexuosa*) and various common mosses. The scarce twinflower (*Linnaea borealis*) is an associate of *Goodyera* in some woods and the rarer one-flowered wintergreen (*Moneses uniflora*) is accompanied by *G. repens* at most of its sites. In a few localities, usually near the coast, *Goodyera* grows beneath heather outside the pine canopy.

*Goodyera repens*, West Ross,  
25 vii 1995.



*Goodyera repens* has a virtually circumboreal distribution, and is nearly always found in mossy forests whether coniferous or mixed. It reaches approximately 70°N in Scandinavia and extends south to the Pyrenees. Eastwards it ranges through Europe and Asia to Kamchatka and Japan. It also reaches the Himalayas and temperate China. In the south of its geographic range *G. repens* becomes a montane plant although still confined to forest. The Scottish variety (strictly *Goodyera repens* var. *repens*) is rarer in North America and generally restricted to the Rocky Mountains and Canada whilst *Goodyera repens* var. *ophioides* is more widespread and grows in a range of coniferous woods and also in bogs. The varietal name *ophioides* means 'snake-like' from the distinctive white veining on the leaves. Variety *repens* lacks the white veins but the green marbling on the leaves can be both variable and beautiful; in some Scottish populations plants show a range of attractive leaf-patterning.

*Goodyera* is well adapted to nutrient-poor, shaded pinewoods. It is one of the few wintergreen orchids in Britain so can make use of the restricted light for photosynthesis all year round. Like all British orchids *Goodyera* has a mycorrhizal association and it has been demonstrated that this is essential for both germination and for healthy growth of the adult plant. Unlike true lady's-

## THE PLANTS

tresses which belong to the genus *Spiranthes* and have swollen tuberous roots, *Goodyera* has a creeping underground rhizome which produces slender branches that spread through the surface litter and humus layers of the forest floor. These branches produce rosettes of leaves at their tips which are able to act as individuals and produce flowers after about eight years. By this method of continuous vegetative multiplication the plant may achieve virtual immortality. However, to colonize entirely new areas and to remain genetically variable, seed must be produced. Although the leaf rosettes are able to tolerate extreme shade, *Goodyera* generally flowers best in dappled shade and the most spectacular displays are often seen where forest plantations have undergone thinning or where natural gaps have been created by windthrow. It is one of the later flowering British orchids, and the sweetly-scented flowers are mainly produced in July. Besides scent, nectar is also produced, both of which attract insect visitors which carry out cross-pollination. However, it has also been demonstrated that *Goodyera* is extremely self-fertile.

The genus *Goodyera* was named in honour of the 17th century English botanist John Goodyer (1592-1664) who recorded a number of plants for the first time in Britain and gave great service to Thomas Johnson in the preparation of the much improved second edition of *Gerard's Herbal* in 1633. In Johnson's edition, the text for the creeping satyrion, what we now call marsh helleborine (*Epipactis palustris*), was attached to an illustration of what is clearly *Goodyera repens*. The plant was described as growing "... plentifully in Hampshire, within a mile of a market Towne called Petersfield, in a moist meadow named Wood-mead, neere the path leading from Petersfield, towards Beryton". This mistake went unnoticed and Robert Brown, in wishing to name a plant in honour of John Goodyer, chose one that grew near to where the latter resided. This unfortunately resulted in Goodyer's name being linked to a northern plant with which he would never have had any connection.

### *Koenigia islandica* L.

ICELAND PURSLANE

What *Koenigia islandica* lacks in aesthetic qualities it makes up for in historical and ecological interest. This diminutive plant, named by Linnaeus in honour of one of his botanical pupils, John Gerard Koenig (1728-1785), was one of four important additions to our mountain flora made in a remarkable series of discoveries in the early 1950s. It had actually been discovered much earlier, on 31 August 1934, near the summit of the Storr on Trotternish, Isle of Skye and a dried specimen was deposited in the herbarium of the Royal Botanic Gardens, Kew. At the time it was mistakenly identified as a *Peplis* in the Loosestrife family (Lythraceae) whereas *Koenigia* is related to the docks and sorrels, family Polygonaceae. The error came to light in 1950, when Mr B. L. Burtt was examining the Kew collections of *Peplis* while dealing with a routine request. So *Koenigia* was added to the British flora. In 1956 its Scottish range was extended to Mull, with the discovery of plants on Maol Mheadhonach on the Ardmeanach peninsula. It has since been found on a few other hills in the vicinity.



# Badenoch and Strathspey Conservation Group



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Andrew Tait  
Development Control Officer  
Cairngorms National Park Authority  
Albert Memorial Hall  
Ballater AB35 5QB

4.6.06

Dear Andrew,

I hope the fact finding visit to part of the Scots pine woodland and bog woodland site at Carrbridge was informative to you and your colleagues and will assist the CNPA in responding to the revised AHD plans.

We were all I believe privileged to have the freely given time of an authority with a wealth of practical experience on soils with important insights relevant to the crucial issue of the adequacy of the May 2005 hydrological report and the quality of official advice to date.

I am conscious however that it was not possible in the time available to draw to attention potentially significant detailed information about the notified natural heritage interest likely to be present or already identified on the site.

I am therefore enclosing from BSCG files some further information from HMSO, JNCC and other authoritative sources that relate particularly to some of the vegetation and plants, including for example the creeping ladies-tresses that we noted as one of the most abundant flowering plants, along with the dwarf shrubs in the pinewood in the proposed phase 1 and other parts of the site. I also enclose as background two 1998 press cuttings relating to the narrow headed ant in Caledonian pinewoods.

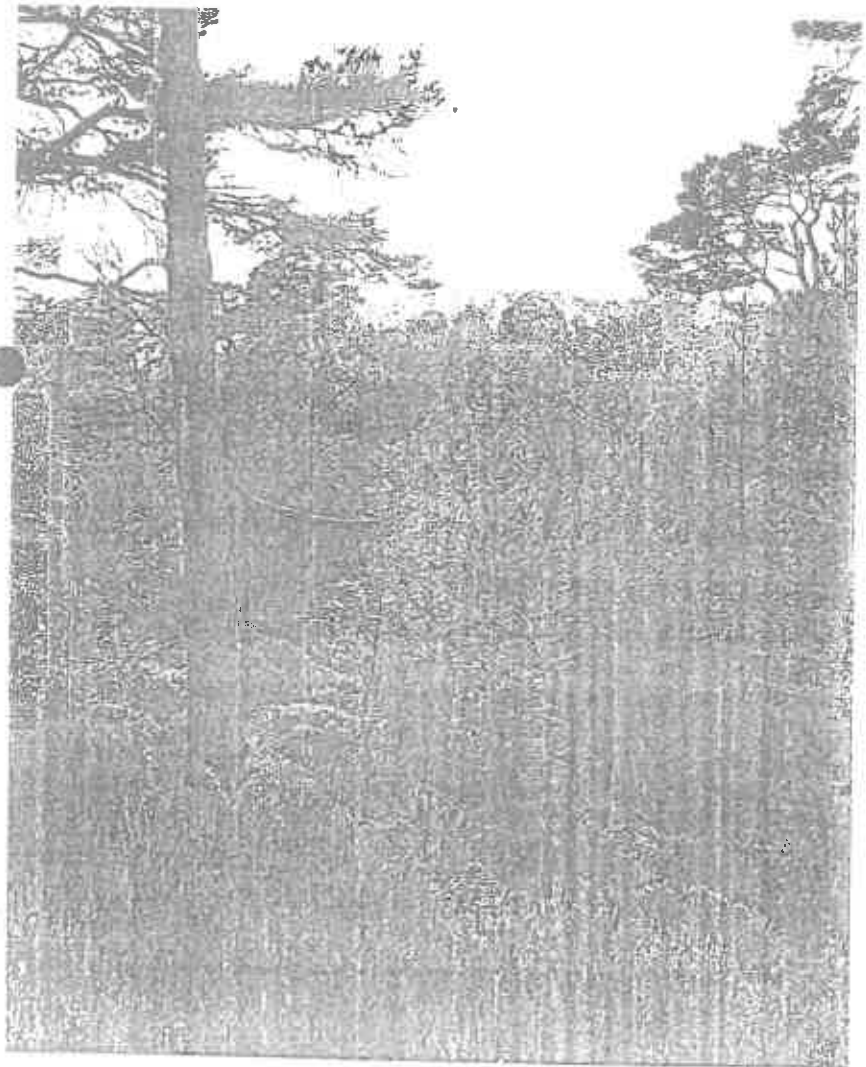
Thank you for making time to meet yesterday and for agreeing to supply BSCG with a copy of SEPA's comments on the revised plans.

Yours sincerely

  
Dr Gus Jones  
(Convener)

Cc David Bale Head of Natural Heritage, Will Boyd-Wallis Senior Land Management Officer.  
Encls.

# RESTORING THE CALEDONIAN FOREST



A project by the CALEDONIAN PARTNERSHIP under the EU LIFE programme. Led by Highland Birchwoods with Scottish Natural Heritage, The Forestry Commission, Scottish Wildlife Trust & The Institute of Terrestrial Ecology

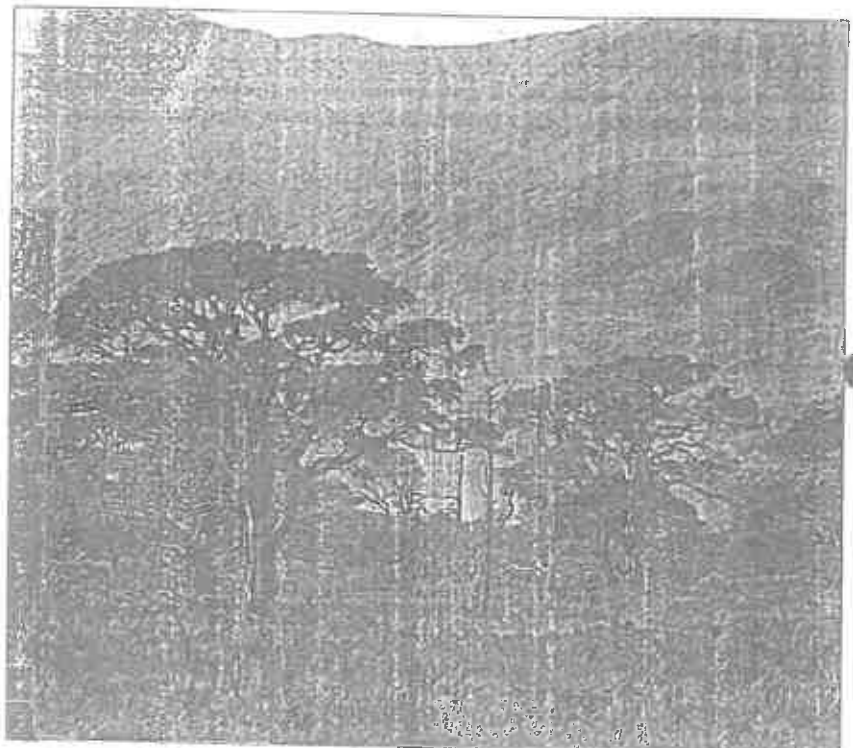




## BACKGROUND

The LIFE programme is a European initiative, launched in May 1992, which provides funding to promote implementation of the Fifth Environmental Action Programme. The main purpose of the LIFE programme is to encourage countries of the European Union to adopt the principles of sustainable development - the achievement of an acceptable balance between; human activity, economic development and environmental protection and enhancement.

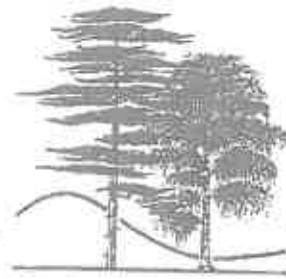
As the total amount of support funding is limited, LIFE has been designated as a demonstration programme through which funding is provided for selected pilot projects where innovative approaches are being used to address issues of common interest to a number of countries within the Union. There is considerable emphasis on disseminating information on the pilot projects widely within Europe such that the experience obtained through the programme can be built upon and successful projects replicated in other Member States.



*Severely degraded pine-dominated Caledonian Forest habitat*

The CALEDONIAN PARTNERSHIP is being supported by LIFE for two years, as from January 1995. The total cost of the project is £710,000. The European contribution under LIFE is £460,000, with the balance of £250,000 being provided by the project partners; Highland Birchwoods, Scottish Natural Heritage, The Forestry Commission, Scottish Wildlife Trust and The Institute of Terrestrial Ecology.





## THE PROJECT

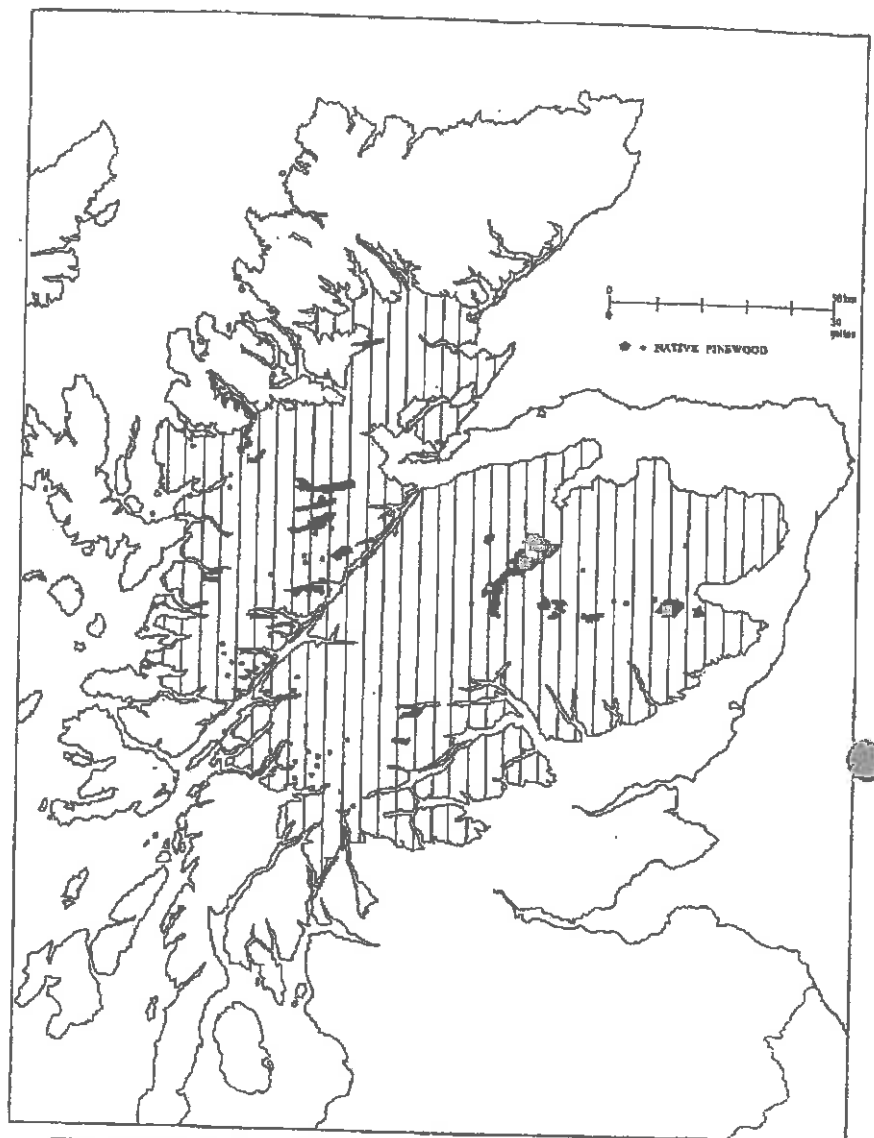
The pine and birchwoods which today form the Caledonian Forest are one of the most ancient and important habitats in Europe. The remaining fragments of this woodland provide a direct link with our past spanning about 9000 years and are an irreplaceable part of the cultural and economic inheritance of the Scottish Highlands.

Human and natural pressures over several centuries have reduced what was once an extensive, rich and diverse forest to less than one percent of its original range. Yet these scattered remnants of our oldest woodland contain some of the least altered soils, plant communities and landscapes in Scotland and support a range of rare and threatened wildlife. In order to halt the decline in the extent and quality of this internationally important habitat and secure its future for our children we need to act. In recognition of this the Caledonian Forest is designated as a Priority Habitat by the European Union in the EC Habitats and Species Directive.

At present there is a lack of quality information about the extent, distribution, composition and condition of the Caledonian Forest, and limited understanding of how this habitat can be restored. The CALEDONIAN PARTNERSHIP have adopted a new approach to these problems by co-ordinating efforts on a Scotland wide basis. In this way the many factors influencing the Caledonian Forest can be addressed and this invaluable resource restored for future generations.



*Developing a national framework for woodland surveys*

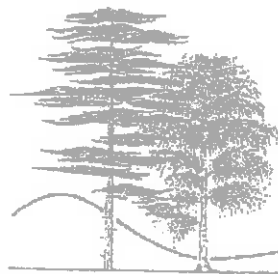


*The former range of Caledonian Forest habitat and the pine dominated remnants today*

## AIMS

1. To create a foundation for the long-term restoration and management of the Caledonian Forest.
2. The development and validation of standardised survey techniques for native woodlands to enable the assessment of different elements of the resource to be co-ordinated and compatible.
3. The establishment of a database of all native woodlands that can be classified as Caledonian Forest to provide a sound basis for management decision making.
4. The restoration of habitats within the Glen Affric Caledonian Forest Reserve and the demonstration of restoration techniques applicable to other parts of the Caledonian Forest.
5. The development, through scientific research, of a better understanding of the processes underlying the degradation of the Caledonian Forest. This will enable appropriate advice to be given to landowners involved in its restoration.





## PROJECT IMPLEMENTATION

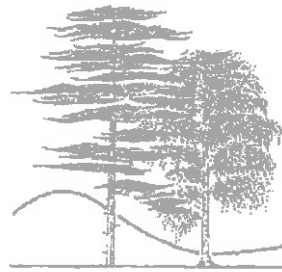
A Management Committee has been established comprising representatives of the partner organisations. Tim Clifford has been appointed by Highland Birchwoods as Project Manager to take responsibility for the day to day management of the programme and reporting to Europe.

A national framework for woodland survey is being developed jointly by the Forestry Authority and Scottish Natural Heritage. Highland Birchwoods is co-ordinating survey work and hiring contractors to complement the surveys of other initiatives including Scottish Wildlife Trust, Scottish Native Woods, Tayside Native Woodland Initiative and Argyll Broadleaves.

The habitat restoration work in Glen Affric is being undertaken by Forest Enterprise with assistance from a range of local organisations. Studies of the reproductive potential of small pinewood remnants are being undertaken by the Forestry Commission Research Division. The Institute of Terrestrial Ecology is investigating the relationship between red deer density and woodland regeneration. Jointly the partnership is identifying the areas of Caledonian Forest habitat where the results of this work will enable urgent restoration measures to be carried out.



*Habitat restoration by felling exolic conifers*



## SUMMARY

The remaining fragments of the once extensive Caledonian Forest are a complex and irreplaceable resource. They form a direct link back to the aboriginal forest which colonised Scotland following the last de-glaciation and are an important part of the cultural and economic inheritance of the Scottish Highlands. In recognition of this, and with financial assistance from the European Union under the LIFE programme, the CALEDONIAN PARTNERSHIP is creating a foundation for the long-term restoration and enhancement of this internationally important habitat for the benefit of future generations.

For Further Information Contact:

Tim Clifford - Project Manager  
CALEDONIAN PARTNERSHIP  
Highland Birchwoods  
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Tel 01463 811663  
Fax 01463 811607

Photography by Edmund May



*Degraded fragments of birch-dominated Caledonian Forest habitat*

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# British Plant Communities

VOLUME I

---

WOODLANDS AND SCRUB

J.S. Rodwell (editor)  
C.D. Pigott, D.A. Ratcliffe  
A.J.C. Malloch, H.J.B. Birks  
M.C.F. Proctor, D.W. Shimwell  
J.P. Huntley, E. Radford  
M.J. Wigginton, P. Wilkins

for the  
Nature Conservancy Council



CAMBRIDGE  
UNIVERSITY PRESS

*Pinus sylvestris*-*Hylocomium splendens* woodland**Synonymy**

Scottish *Pinetum sylvestris* Tansley 1911; Highland Pine Forest Tansley 1939; Pinewood communities Steven & Carlisle 1959 *p.p.*; *Pinetum Hylocomieto-Vaccinietum* McVean & Ratcliffe 1962; Pinewood *Vaccinium*-moss association McVean 1964a; Pinewood *Vaccinium-Calluna* association McVean 1964a; Pinewood plot types 1-8 Bunce 1977; *Erica cinerea-Pinus sylvestris* Plantation Birse & Robertson 1976 *emend.* Birse 1980; Pine woodland Peterken 1981; *Pinetum scoticum* (Steven & Carlisle 1959) Birse 1980, 1982; Woodland plot type 28 Bunce 1982.

**Constant species**

*Pinus sylvestris*, *Calluna vulgaris*, *Deschampsia flexuosa*, *Vaccinium myrtillus*, *V. vitis-idaea*, *Dicranum scoparium*, *Hylocomium splendens*, *Plagiothecium undulatum*, *Pleurozium schreberi*, *Rhytidiadelphus loreus*.

**Rare species**

*Arctostaphylos uva-ursi*, *Goodyera repens*, *Linnaea borealis*, *Moneses uniflora*, *Orthilla secunda*, *Pyrola media*, *P. rotundifolia*, *Mastigophora woodsii*.

**Physiognomy**

The *Pinus sylvestris*-*Hylocomium splendens* woodland always has *Pinus sylvestris* as the most abundant tree. Indigenous Scots pine is generally referred to *P. sylvestris* var. *scotica* (Willd.) Schott (Gausson *et al.* 1964), though populations show considerable and continuous variation in characters like crown shape, foliage colour and bark textures (Carlisle 1958, Steven & Carlisle 1959) and many of the distinctive morphological traits recognised in Scotland occur in populations elsewhere in the range of the species (Carlisle & Brown 1968). Moreover, up until about 1950, there had been extensive introduction of *P. sylvestris* of unknown or uncertain origin into or adjacent to stands of the native tree (Carlisle 1977, Faulkner 1977). Some earlier schemes have concentrated on the classification of apparently

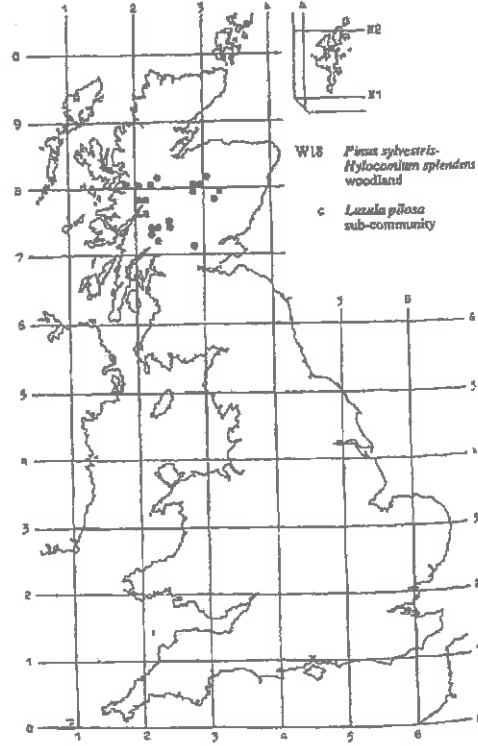
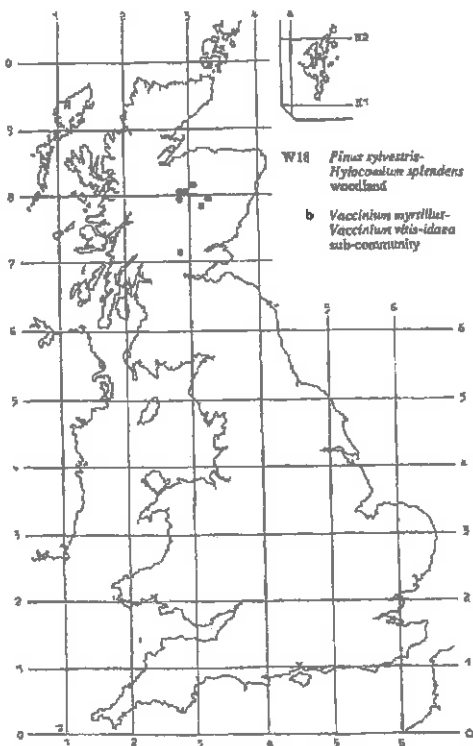
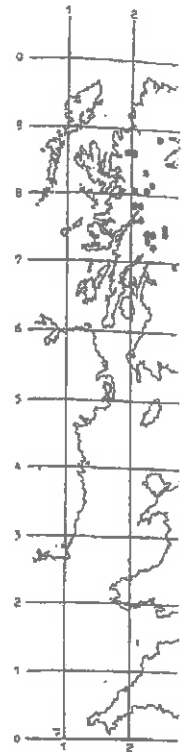
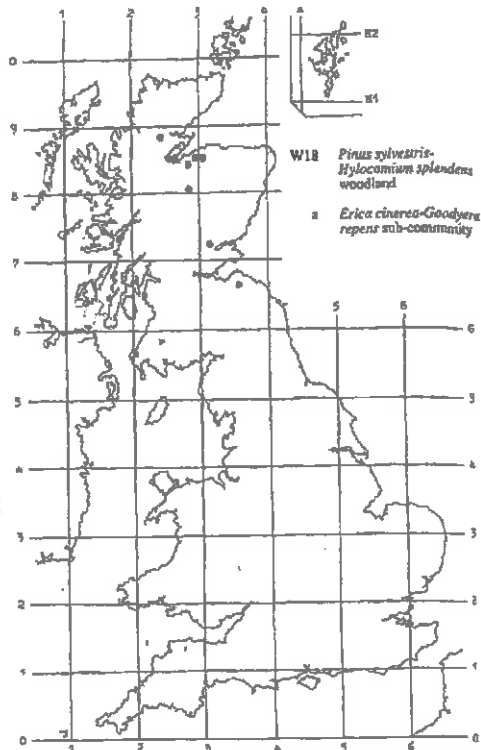
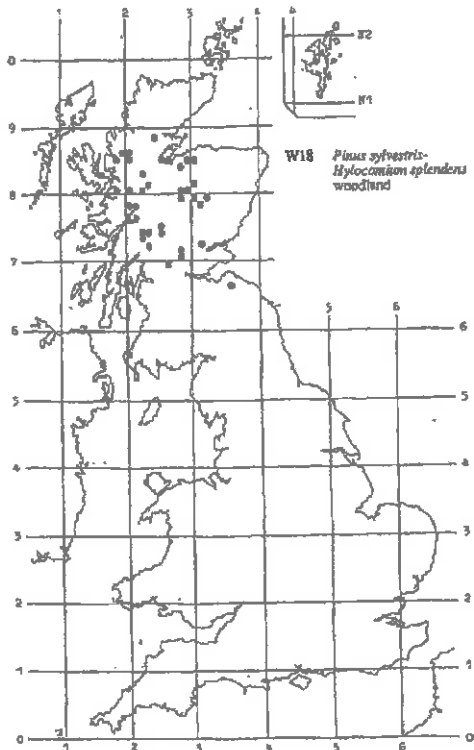
native woodlands (e.g. Steven & Carlisle 1959) and others have recognised distinct communities from either semi-natural or planted stands (e.g. Birse & Robertson 1976, Birse 1980, 1982, 1984). As defined here, the *Pinus-Hylocomium* woodland includes more natural pine forest, modified stands and plantations (as in McVean & Ratcliffe 1962 and McVean 1964a), though treatment is recognised as one of the factors important in controlling variation in the associated flora.

Although pine predominates here, the stocking density of stands is very variable. In many tracts, the canopy is very open, creating the impression of heath with trees, a kind of landscape that has long had great aesthetic appeal, organised on a large scale, allowing the trees to be seen in their often great individuality, and permitting glimpses of the surrounding scenery, which is frequently grand (e.g. Ratcliffe 1974, Thom 1977). A sensible lower limit of pine cover for defining this kind of woodland (in the absence of other canopy trees) is perhaps 25%, which may amount to no more than two large or several small specimens in a 50 x 50 m quadrat, but which makes an effective separation from more open ericoid vegetation with very widely-scattered pines which, in this scheme, is treated separately (cf. McVean & Ratcliffe (1962) where a treeless facies is incorporated into the community). At the other extreme are fully stocked stands with a virtually complete canopy. Between the two, there is a continuous range of covers, though most semi-natural stands have a canopy of less than 70%. There is also a distinct tendency to geographical separation with denser covers prevailing in eastern Scotland, more open ones being commoner in the west (Steven & Carlisle 1959, McVean & Ratcliffe 1962, Goodier & Bunce 1977); and there is an obvious association between this pattern of canopy structure and the distribution of the sub-communities, though their preferential features are directly related to the degree of closure.

Although stands with scattered trees are common here, *P. sylvestris* is essentially a

species (Carlisle & Brown 1968). A characteristic feature of stands where they are made up of age-classes, rather than areas of all ages as in forest. McVean & Ratcliffe (1962) arrangements at the even-aged stands, 80 suppressed individual features of pioneers. matrix of straight-stemmed pine-heath stands aged exclusively of 100 years old. The proportion of pines varies with age (Steven & Carlisle 1959). Goodier & Bunce (1977) abundance of older trees specimens, however, the maximum age of 100 years (Steven & Carlisle 1959). These types of structure regeneration of the canopy, it should be noted between the canopy of natural stands and excluded here, and the

The age and size of trees closely correlated with the upper limit of the canopy (Steven & Carlisle 1959). In conditions, the canopy occasionally reaching 100% at sheltered sites, though the bigger specimens usually from stances where access is excluded and the often *Pinus sylvestris* always dominant in abundance in the community, associated with shorter than in the community, with *B. myrtillus* characteristic towards the east. These specimens and individuals under thicker patches. In speaking, however, a proportion of pines as part of the woodland and Goodier & Bunce (1977) *Betula-Oxalis*



ROYAL BOTANIC GARDEN EDINBURGH

Wild  
ORCHIDS  
of Scotland

BRIAN ALLAN AND PATRICK WOODS  
WITH PHOTOGRAPHS BY SIDNEY CLARKE

EDITED BY NORMA M GREGORY  
AND MARY BATES

EDINBURGH : HMSO

Height: 8–35cm

**Flowers:**

Colour: creamy white

Number: 5–25

Inflorescence: loose single spiral; bracts narrow, 10–15mm long, exceeding the length of the ovary, with scattered glandular hairs towards base on outside  
 Sepals: ovate and blunt, covered on outside with glandular hairs; the dorsal forming a tight hood with the petals; may be tinged with green

Petals: narrower, forming tight hood with dorsal sepal

Lip: shorter than the sepals; sac-like at base, pointed at tip

Ovary: almost stalkless, c.10mm long, glandular hairy

Scent: sweetly fragrant.

Leaves: 3–5 forming a basal rosette; stalked, ovate, dark green with paler net-veining

Stem: glandular hairy in upper part

Flowering: July to August

**Mycorrhizal associate:**

*Rhizoctonia goodyera-repentis* isolated from populations in Aberdeenshire

## 11. *Goodyera repens* (L.) R. Brown

Synonym: *Satyrium repens* L.

### Creeping Lady's-tresses

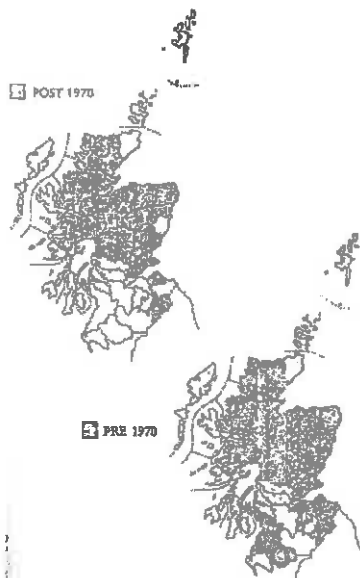
This late summer-flowering orchid is one of the few British species which is almost exclusive to Scotland. *Goodyera repens* is mainly restricted to the remnants of the ancient Caledonian Pine Forest in Strathspey and Cairngorm regions of the Highlands. It can also be found in pine plantations, especially mature ones that provide a semi-open ground cover habitat. *G. repens* is the only Scottish orchid with evergreen leaves and a creeping habit. The stalked ovate leaves, which usually have a distinct net-veined pattern, are arranged in a rosette which becomes less apparent as the flower stalk lengthens. Vegetative reproduction occurs by means of runners which spread through the pine needle litter.

Flowering plants range from 8–35cm tall. The upper stem and the outside of the bracts have dense glandular hairs; the ovaries are less hairy. Each inflorescence consists of a single spiral row of creamy white, sweetly scented flowers which are twisted so that they face more or less the same direction. The sepals have white glandular hairs on the outside and are blunt-tipped, as are the petals. The lateral sepals are spreading but the dorsal one forms a hood together with the petals. The lip is pointed at the tip and sac-like at the base. The margins of the anther are orange. The bracts are narrow and 10–15mm long, exceeding the length of the ovary. Pollination is thought to be by bumble-bees. *G. repens* can be found in flower during July and early August.

*G. repens* grows in moss and pine needle litter in forest clearings and fringes of mature pine woods. It is also occasionally found in more open areas among tall bell heather (*Erica cinerea*) but always with pines nearby.

In Scotland *G. repens* occurs mainly in the north and east-central Highlands. It is absent from the offshore islands, central and southwest Scotland. Although a record from the 1950's exists for Orkney, the population there is now thought to be extinct. In England, *G. repens* occurs in the northernmost counties, and in pine plantations in north Norfolk. It is not clear whether the latter are indigenous or were possibly introduced with pine seedlings from Scotland. It has not been recorded from Wales or Ireland. *G. repens* is widely distributed throughout north, central and western Europe and North America where it extends southwards to North Carolina.

No hybrids have been recorded for this species.



Roxburghshire, 15 vii 1990

Height: 5–24cm

**Flowers:**

Colour: reddish green

Number: 3–15

Arrangement: loose

inflorescence of short-stalked tiny flowers, the lower ones occasionally in a whorl; bracts tiny, up to 1mm, triangular and greenish

Sepals: ovate, blunt, spreading and red-brown tinged green

Petals: narrower, also spreading, red inside, green outside

Lip: 3–4mm long, deeply forked, lobes pointed at tip, sometimes two tiny side-lobes near base; deep red-brown, projecting downwards

Ovary: spherical, green with reddish ribs

Leaves: two opposite heart-shaped leaves,  $\frac{1}{3}$ – $\frac{1}{2}$  way up the stem; very rarely a third leaf present

Stem: slender, hairless below, slightly angular with glandular hairs above leaves

Flowering: May to July; withered flowers persisting until September

## 9. *Listera cordata* (L.) R. Brown

Synonym: *Ophrys cordata* L.

Dà-dhuilleach Monaidh  
Lesser Twayblade

*Listera cordata* is very much the common twayblade, *Listera ovata*, in miniature. However, the leaves differ in being very much smaller and heart-shaped. Plants are normally only 5–24cm tall. The two opposite leaves are located about a third of the way up the stem which has fine glandular hairs for a short distance above them. The leaves are dark shiny green above and a lighter green beneath. It is often found under rank heather, where the leaves of non-flowering plants may be confused with those of blackberry, *Vaccinium myrtillus*. The loose inflorescence has between three and 15 tiny reddish green flowers with the relatively large forked lip deep red-brown. Sepals and petals are spreading and, with the deeply divided lip, give the flower a star-like appearance. The ovary is fairly conspicuous, being spherical, ribbed and large in proportion to the rest of the flower. Pollination is by small insects and *L. cordata* also reproduces vegetatively by budding from the roots. This species can be found in flower from May until mid-July.

The most common habitat for *L. cordata* is heather moorland where, sheltered under heather in a dark micro-climate, the tiny orchid grows through a cushion of damp moss, with the only competition being the odd blackberry or straggling tormentil (*Potentilla erecta*). It is always worthwhile to search in any area of rank heather for this species. It also grows among moss in damp, dark woodland, occasionally pinewoods, but more commonly willow / alder / birch carr.

Scotland is the main British stronghold for the lesser twayblade, where it has been recorded from all vice-counties with the exception of West Lothian. In many areas *L. cordata* can be considered locally abundant but, because of its size and the dark habitats where it is found, this tiny species can frequently be overlooked. Lesser twayblade can also be found in northern England, north Wales and the moorland areas of Devon and Somerset and occurs throughout Ireland, more frequently in the north. It occurs in all Scandinavian countries and at altitudes up to 2000m in the Alps and mountainous areas of Yugoslavia, Greece and Turkey. The species has a circumboreal distribution in northern Asia, Greenland and North America.

No hybrids have been recorded for this species.



*Listera cordata* growing in willow/alder/birch carr.  
Angus, 30 vi 1985



Inverness-shire, 16 vi 1990



# Scarce Plants in Britain

JNCC 1994

Compiled and edited by

A. STEWART

*Joint Nature Conservation Committee*

D.A. PEARMAN

*Botanical Society of the British Isles*

and

C.D. PRESTON

*Institute of Terrestrial Ecology*

*Goodyera repens* (L.) R.Br.

Status: scarce

Creeping lady's-tresses

*G. repens* is primarily a plant of coniferous woodlands, both semi-natural and planted, with, in almost every case, a considerable proportion of *Pinus sylvestris* and often some *Betula* spp. It appears to grow best in a moist layer of moss and pine-needles and is accompanied by other calcifuge plants which can thrive in slight or moderate shade. These include *Calluna vulgaris*, *Galium saxatile*, *Vaccinium myrtillus* and *Veronica officinalis*, while *Listera cordata* and *Pyrola minor* may also occur nearby. It is also found on old sand dunes. In favoured sites *G. repens* can spread and cover large areas and is abundant in some localities in north-east Scotland. It is generally a lowland plant but has been recorded at 336 metres near Morinsh.

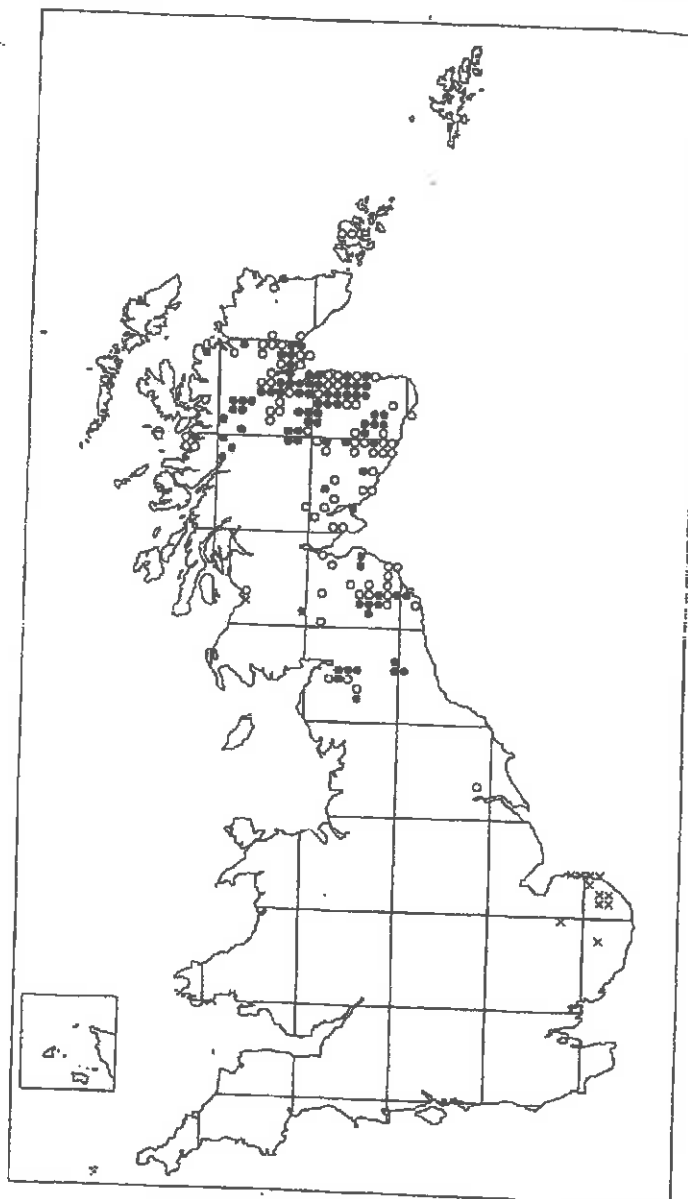
*G. repens* is an evergreen perennial, with rosettes which can be found throughout the year, often most easily in winter. Established plants flower freely in July and August and seed is very often set but it appears that, within colonies, vegetative reproduction predominates, with stolons spreading just below the surface of the moss and giving rise to new plants. The fine, windblown seed serves to establish new colonies (Summerhayes 1951). Once established in an area *G. repens* can spread rapidly to other nearby sites, thus forming clusters of colonies. However, it often fails to spread far if an area of unsuitable land intervenes and there are many apparently ideal sites in northern England and the Borders which are, as yet, uncolonised.

The map indicates that *G. repens* may be declining. Being so dependent on *Pinus sylvestris*, it is extremely vulnerable to clear-felling and replanting with other conifers and a large number of sites has been lost in this way. It is also susceptible to shading by scrub and brambles.

*G. repens* is a circumboreal species. In Europe it extends south in the mountains to the Pyrenees, northern Italy and the Balkans.

It is generally considered that the East Anglian colonies developed from plants inadvertently introduced with seedling pines from sources in north-east Scotland, and populations in northern England and the Borders may well have developed in the same way. However, it is also possible that these sites were colonised by wind-blown seed.

M. S. Porter



Current map	No	Atlas	No
1970 →	84	1930 →	79
Pre-1970	80	Pre-1930	32
Introductions	12	Introductions	3

Edited by W. L. Mason, A. Hampson and C. Edwards



Forestry Commission

## Foreword



Native pinewoods frame some of Scotland's most distinctive landscapes. They provide shelter for special species such as the capercaillie, red squirrel and twinflower. The majestic serenity of mature pinewoods, such as those in Glen Affric, exerts a powerful pull on people seeking quiet outdoor recreation. The timber of Scots pine is durable and versatile, providing economic and social benefits to fragile rural communities.

Yet, Scotland came perilously close to losing its pinewoods to felling for timber or to make way for grazing, farming and development. Over-grazing prevented their regeneration in many places, so that they are today but a shadow of what the Romans found.

Happily, since Steven and Carlisle drew public attention to the pinewoods' plight in the 1950s and concerted conservation efforts began, their decline has been reversed, and more than 50,000 hectares of new pinewoods added since the late 1980s.

Recognised as an important habitat in the UK Biodiversity Action Plan, targets for their expansion and improving their condition are incorporated in our Scottish Forestry Strategy.

Despite the achievements, there is no room for complacency. We have some way to go before we have enough of this once-common habitat. Improved management of Scots pine plantations can also help to restore our pinewood ecosystem to its former glory.

For these reasons, I welcome the publication of this excellent handbook, and commend it to those charged with the stewardship of all our pinewoods.



Allan Wilson  
Deputy Minister for Environment and Rural Development  
Scottish Executive  
October 2004

### Characteristic flora and fauna

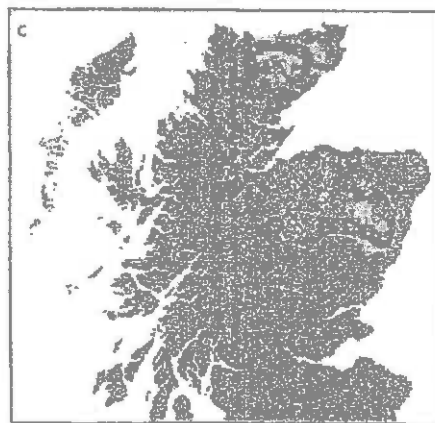
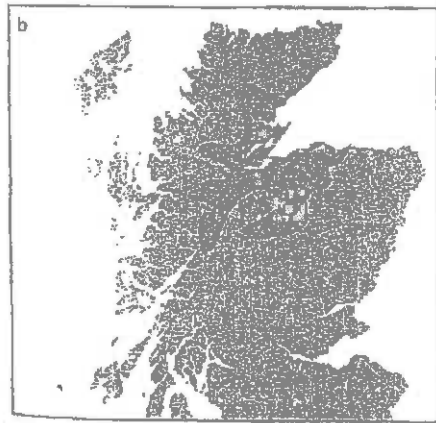
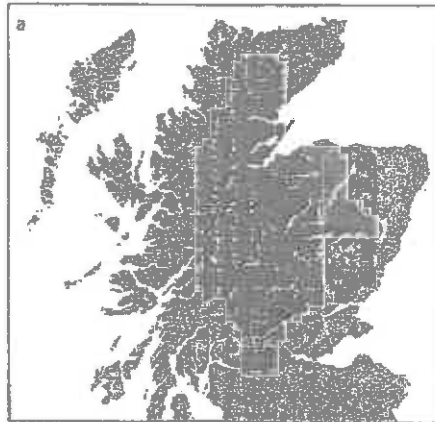
Native pinewoods support a characteristic, and often specialised, flora and fauna whose populations have been affected by habitat change. With the fragmentation of the natural pine forest, many species dependent on the mature forest habitat became restricted to 'islands'. As these islands have decreased in area over the past 300 years, many species have become extremely isolated and rare. This is particularly true of invertebrates, spiders, fungi, and lichens. To an extent, birds and mammals are able to move or search for new areas as the islands disappear, unlike many sedentary invertebrates. However, research on the distribution of bird species showed that, within Britain, crested tits are restricted to areas of native pine woodland or mature pine plantations (Figure 3.10). The distribution of pinewood specialist flora is similarly restricted.

Figure 3.10

Distribution maps for:

- a) capercaillie: dark green signifies core range and grey where birds are occasionally recorded.  
(Kortland, personal communication)
- b) crested tit
- c) crossbill

Adapted from Summers, 2000.



MANAGING THE PINWOODS OF SCOTLAND

These reasons explain why there is a Habitat Action Plan (HAP) for the native pinewoods under the UK Biodiversity Action Plan (see Chapter 1). There are also Species Action Plans (SAPs) which cover a number of pinewood species (Table 3.3). To paint a complete biological picture, and to include the distribution of invertebrates and fungi, which are the most important groups within the mature forest, is much more complex. There are 204 species of breeding birds in Britain, but more than 16 orders of insects comprising 22,500 species, 640 species of spider and 4000 species of higher fungi. Specialist knowledge and equipment are required to identify these less well-known species, and although some sites have been extensively surveyed, many others have received little attention.

Table 3.3 Species associated with the native pinewoods covered by a species action plan (SAP) under the UK Biodiversity Action Plan.

Scientific name	Common name
<i>Juniperus communis</i>	Juniper
<i>Formica aquilonia</i>	Scottish wood ant
<i>Linnaea borealis</i>	Twinflower
<i>Tetrao tetrix</i>	Black grouse
<i>Loxia scotica</i>	Scottish crossbill
<i>Tetrao urogallus</i>	Capercaillie
<i>Hydnellum spp.</i>	Toothfungi (14 species)
<i>Cladonia botrytes</i>	Stump lichen
<i>Formica exsecta</i>	Narrow headed ant
<i>Osmia unclinata</i>	(A mason bee)
<i>Blera fallax</i>	(A hoverfly)
<i>Jynx torquilla</i>	Wren
<i>Sciurus hibernicus</i>	Red squirrel
<i>Muscicapa striata</i>	Spotted flycatcher
<i>Parus palmarum</i>	Common siskin
<i>Formica subsericea</i>	Hairy (or mother) wood ant
<i>Formica ruginodis</i>	Shining wood ant
<i>Chrysomelid spp.</i>	(A leaf beetle)
<i>Chebura spinulosa</i>	Calceolaria spider
<i>Boleophthalmus boddarti</i>	(Aporosa hindus)



PINEWOOD ECOLOGY

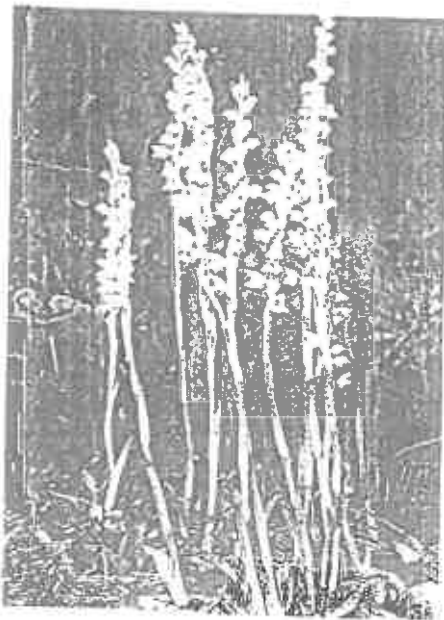
Table 3.4 Some invertebrate species associated with the native pinewoods.

Species	Generic name	Conservation status	Remarks
<i>Xylocopa</i>	Wood borer	Vulnerable	Larvae feed on dead wood
<i>Osmia ambigua</i>	Mason bee	Endangered	Only recorded in the UK
<i>Chryson</i>	Bee	Endangered	Larvae feed on dead oak wood
<i>Colletes</i>	Honey bee	Vulnerable	Larvae feed on dead oak wood
<i>Alera fallax</i>	Hoverfly	Endangered	Breeds in stumps of fallen pines
<i>Ectreposthoneura pubescens</i>	Fungus gnat	Endangered	Larvae feed on fungal hyphae in deadwood
<i>Ampedus tristis</i>	Click beetle	Vulnerable	Larvae feed under bark of decaying pine
<i>Xylophagus arcus</i>	Fly	Vulnerable	Larvae feed on larvae of longhorn beetles
<i>Xylophagus sulci</i>	Fly	Endangered	Larvae feed on larvae of longhorn beetles
<i>Dolichomitus diversicaetes</i>	Ichneumonid wasp	Endangered	Larvae feed on larvae of longhorn beetles
<i>Acanthocinus aedilis</i>	Longhorn beetle	Vulnerable	Confined to standing deadwood in pine woods in Strathpey and Deeside
<i>Pemphredon wesmali</i>	Sphexid wasp	Vulnerable	Standing deadwood
<i>Osmia uncinata</i>	Mason bee	Vulnerable	Prefers standing deadwood in sites near open glades
<i>Chrysa hirta</i>	Parasitic wasp	Vulnerable	Prefers sites near open glades. <i>Osmia uncinata</i> is a preferred host
<i>Laphria flava</i>	Asilid fly	Vulnerable	Open areas in pine woods
<i>Somatochlora tithys</i>	Dragonfly	Vulnerable	Small sphagnum bogs in pine woods
<i>Agabus wasatjerode</i>	Water beetle	Vulnerable	Waterfilled holes under trees in pine woods
<i>Monocentrus juniper</i>	Sawfly	Vulnerable	Juniper foliage in the understorey
<i>Robertus scoticus</i>	Spider	Endangered	Pine forest litter layer
<i>Formica exsecta</i>	Narrow headed ant	Endangered	Open pine woods. Vulnerable to clearfelling. Poor colonisers of new woodland
<i>Formica lugubris</i>	Northern wood ant	Endangered	Open pine woods. Vulnerable to clearfelling. Poor colonisers of new woodland
<i>Formica aquilonia</i>	Scottish wood ant	Endangered	Open pine woods. Vulnerable to clearfelling. Poor colonisers of new woodland
<i>Formica sanguinea</i>	Red robber ant	Vulnerable	Open pine woods. Vulnerable to clearfelling. Poor colonisers of new woodland
<i>Diploea torva</i>	Spider	Vulnerable	Preys on wood ants

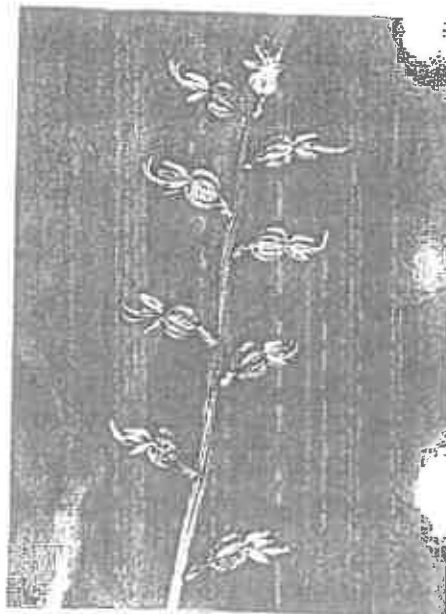
MANAGING THE PINEWOODS OF SCOTLAND

Table 3.5 Seven higher plant species characteristic of the native pinewoods of Scotland (after Pitkin *et al.*, 1995).

Species	Common name	Habitat	Conservation status
<i>Goodyera repens</i>	Creeping lady's tresses	Normally in pinewoods including plantations	None
<i>Linnaea borealis</i>	Twinflower	Generally restricted to pinewoods including plantations	None Severe decline since 1930
<i>Moneses uniflora</i>	One-flowered wintergreen	Pinewoods, pine plantations and mixed woodland	British Red Data Book Has declined
<i>Pyrola media</i>	Intermediate wintergreen	Woodland and heath, but commonest in Scottish pinewoods	None Severe decline since 1930
<i>Orthilia secunda</i>	Serrated wintergreen	Pine, mixed and deciduous woodland	None Decline since 1930
<i>Listera cordata</i>	Lesser twayblade	Occurs in damp heaths, in heather and in pinewoods	None
<i>Trientalis europaea</i>	Chickweed wintergreen	Occasional in pinewoods, also in birchwoods	None



Creeping lady's tresses (*Goodyera repens*), one of the characteristic pinewood flower species.



Lesser twayblade (*Listera cordata*).



PINEWOOD ECOLOGY

Table 3.6 Characteristic bryophyte (liverwort and moss) species of native pinewoods of Scotland (after Hill *et al.*, 1991; ECCB, 1995).

Bryophyte	Species	Specialised habitat	Remarks
Liverworts	<i>Phyllozadon</i>		
	<i>Phyllozadon</i>		
	<i>Phyllozadon</i>		
	<i>Phyllozadon</i>		
	<i>Phyllozadon</i>		
	<i>Phyllozadon</i>		
	<i>Phyllozadon</i>		
	<i>Phyllozadon</i>		
	<i>Phyllozadon</i>		
	<i>Phyllozadon</i>		
Mosses (rare)	<i>Buxbaumia viridis</i>	Well-decayed pine and other conifer logs	Very rare. Leaves minute, only likely to be discovered when finding strong association with old pine forest; apparent decline may reflect decrease in fallen deadwood.
	<i>Dicranum serotinum</i>		
	<i>Phanidium hamifolius</i> (rotting stumps)	Easily mistaken for <i>Dicranum scoparium</i>	
	<i>Dicranum subparvifolium</i>	Sloping slabs of acid rock in areas with very high rainfall, often associated with <i>Narthecium ossifragum</i>	Very rare, but can be locally abundant. Needs rock slabs in open pinewood.
	<i>Uloa coarctata</i>		
	<i>Dicranum fuscescens</i>	Often epiphytic on old pine and birch	
	<i>Hypnum splendens</i>	Acid substrata, often under heather and <i>Vaccinium</i>	
	<i>Pleurozium schreberi</i>	Acid substrata, often under heather and <i>Vaccinium</i>	
	<i>Psilium casto-castrensis</i>	Acid substrata, often under heather and <i>Vaccinium</i>	An indicative species of old pinewoods.
	<i>Rhytidiadelphus triquetris</i>	Prefers dry, well-lit situations on neutral to basic soils	
<i>Sphagnum capillifolium</i>	Boggy areas in glades or sparse woodland		

\*Other typical moss species include *Dicranum scoparium*, *Dicranum mojos*, *Hypnum julandicum*, *Plagiothecium undulatum*, *Rhytidiadelphus loreus*, *Scleropodium purum*, *Sphagnum quinquefarium*.



# ROOTS TO THE SUMMITS

Report of a Cairngorms Campaign Conference,  
Battleby, 16 November 2002

## ACKNOWLEDGEMENTS

The Cairngorms Campaign is most grateful to all the speakers and participants in the Roots to the Summits conference. We extend our thanks also to Neil MacKenzie for editing, Julia Taylor for formatting and design and Dick Balharry for supplying photos. Thanks are also due to Dick Balharry, Ian Lawson, Roy Turnbull and Gus Jones for the work they did on production.

## FOREWORD

*by Ian Lawson*  
*Convener, Cairngorms Campaign*

It gives the Cairngorms Campaign a great deal of quiet satisfaction to present this booklet to that wide variety of interests who know, love and understand this most precious part of Scotland's mountain heritage.

It is the culmination of many years work by Campaign members who have shown a high level of commitment to this project. That commitment has always been inspired by our vision of the importance of mountain woodlands as an integral part of the higher hills of the Cairngorms.

Many unsuitable developments have appeared over the years, which threaten to compromise the integrity of these mountains and woodlands. It is our belief that the Roots to the Summit will provide a number of informed benchmarks against which future proposals can be judged as well as measuring the success or otherwise of existing developments.

It has been a challenging task and one that the Cairngorms Campaign could not have undertaken to fruition had it not been for the financial support of the Bank of Scotland's 'Our Future for Forests' scheme. To the Bank of Scotland, and to all who have given so much of their time and wisdom and knowledge, we give our very sincere thanks.

On their behalf, I commend this, our initial contribution to conserve and preserve these woodlands, not just for ourselves but also for all those who will follow in our footsteps to the summits.

# THE MAIN DEFECTS IN TREATMENT OF WOODLAND AND SCRUB IN THE CAIRNGORMS AREA

5

*Dr. Adam Watson*

## Introduction

In the last decade, much has been printed about woods now being well managed. The test is to check whether this matches what one sees on the ground. Below, I do this with examples from the Cairngorms.

First, I state a premise, shared with hundreds of conservation biologists from many countries who accompanied me to the Cairngorms (Watson, 1994). It is that the area is internationally valuable for natural or semi-natural landscape and wildlife, and the quiet recreation that depends on these values (Watson, 1977). The international interest in the area emphasises natural evolution of habitats with minimal human interference. If the interests of a private landowner or state body conflict with this, they should give way. Consequently, private and state bodies should operate differently there.

Natural evolution cannot occur on all of it, and would be impossible or undesirable in some parts such as settlements. Allowing for this is a simple matter of zoning yet, this has been generally absent, save on designated areas such as Sites of Special Scientific Interest (SSSI). As a basis for policies in different zones, one observes events on the ground and checks whether they fit the published aims of the Forestry Commission (FC), Scottish Natural Heritage (SNH) and Deer Commission for Scotland (DCS).

## Damage to landscape and wildlife

The main new cause of damage to landscape and wildlife since 1950 has been intensive afforestation and felling on FC land and on private land to meet FC grants. This continues, with inadequate public consultation. In 1996, the Scottish Office (SO) abolished the need for the FC to consult local authorities over grant schemes on areas below 10 hectares. The minister ignored complaints by Highland Council (HC) and the Cairngorms Partnership (CP), and subsequent governments maintained the worse consultation. Forestry is a sacred cow, favoured as 'permitted development'. One rightly requires planning consent for a house, because benefit to a private individual may harm the public interest. However, a private individual may get £2 million of taxpayers' money to plough and blanket an entire glen, changing landscapes for decades and reducing access for walkers and skiers, without a planning application. Lack of planning control for change of use, including roads and methods of

afforestation and felling, is an outdated serious anomaly. Meanwhile, planners need better training in such issues, for too often they accept biased Environmental Statements (ES), seldom request changes in applications, and hardly ever recommend objection.

The following eleven headings cover big defects in forestry procedures and policies:

1. Scottish Office Instructions on Indicative Forestry Strategies were biased to maximise planting, and to minimise conservation and landscape interests (Watson, 1995).
2. Flaws in schemes receiving grant aid involve
  - (a) damage by fire or ploughing before planting and then by herbicide or insecticide,
  - (b) obligatory dense planting which kills heath and lichens by shading,
  - (c) high reliance on fences (Watson, 1993),
  - (d) obligatory planting of broadleaved trees even on freely-drained gravel that suits pure Scots pine (Watson 1991),
  - (e) obligatory cutting of lower branches,
  - (f) expensive unnecessary tinkering of management details on tiny patches of ground,
  - (g) insufficient attention to the risks of damage to archaeological features, and
  - (h) FC refusal to publish individual grant recipients and grant amounts, unlike SNH's practice in annual reports.
3. Biased Environmental Statement. Most instances of forestry ES in the area have been uncritical and biased. In one of the worst examples, Candacraig estate applied in 1999 for grants to erect fences and plant on Ladylea Hill, though native trees were colonising widely. A staff-member of Scottish Woodlands (SW), who was the main author of an ES deeply flawed by errors and bias, signed the grant form as agent, a conflict of interest. A then staff-member of the

Royal Society for the Protection of Birds did not object to the application and requested a donation to the RSPB by the applicant. Yet, the FC did not reject the ES.

4. **Blanket planting.** Severe impacts from large-scale planting are obvious at Dalwhinnie, Strathdon, and many other glens. In the absence of subsidised sheep, overstocked red deer, and muirburn, moorland below 600 m would become woodland without need for taxpayers' money. The nation should decide whether certain moorland should remain, with FC grants banned. On moorland where numerous self-sown trees colonise, such as near Ballater, the nation should decide whether this should revert naturally to woodland, without planting or tree destruction. By nation, I mean the public, because the Scottish Executive (SE), its agencies, and MSPs have demonstrated unwillingness to put national interests and care of taxpayers' money first, above the interests of private estates and the timber industry.
5. **Farm woodlands scheme.** This caused much damage because farmers destroyed the best semi-natural habitats, such as uncultivated land on steep slopes or gravelly hillocks, and wet hollows favoured by waders. Local authorities were not consulted over smaller applications. Some projects involve whole farms, as at Coynachie in Clashindarroch, and though outside the Cairngorms, it warns of potential future problems. The FC could have altered its existing Clashindarroch plantations to emphasise landscape, wildlife and recreation, without any need to plant up a farm that was one of the few open areas left. This and many other projects involve the falsity that woodland must be planted and managed. If we want the best woodland landscape and wildlife, we should allow self-sown trees to develop on abandoned fields at no cost to taxpayers. The magnificent woodland that replaced American old fields is a telling example.
6. **Lack of soil conservation** follows erroneous thinking that vegetation forms the ecosystem. Damage is widespread from the FC's euphemistic 'scarifying', 'dolloping', or 'ploughing', and from roads that maximise bare ground with no reinstatement. These activities disrupt soil horizons that evolved over thousands of years and were a priceless repository of information to mankind. Tree-felling machines bruise the roots of nearby uncut trees, leading to windfall, and also gouge rills and gullies. All the above practices increase flooding, soil erosion and stream sedimentation.
7. **Felling practices.** Unsightly clear-felling also increases flooding, erosion and sedimentation, and damages landscape and wildlife. Recent examples on FC land are at Inver, and on private estates at Glen Tanar, Bielack, and Candacraig. During the bird-nesting season, the FC allows insensitive felling and then burning of brush. The FC's 'selective' felling eliminates woodland landscape and habitat for years, leaving widely scattered trees. The most extreme case with pine is on Balmoral opposite Inver. Other severe cases with pine are at Invercauld, Dinnel, Glen Tanar and Ballogie on Deeside and Loch Vaa on Spey, and with birch at Sluie and Glen Tanar. Consequently, Deeside's planted pinewoods are now in their worst state for landscape and wildlife since 1945. Felling 'coupes' also harm landscape and wildlife, as at Curr pinewood in 2001 with Scottish Woodlands advice. The FC should refuse felling in 'non-intervention zones' where estates received past payments not to fell, as on the National Nature Reserve (NNR) at Rothiemurchus.
8. **Natural regeneration** is too rare. At a Banchory site outside the Cairngorms area, the FC felled alien conifers in the late 1990s, leaving scattered Scots pine and birch. Native trees regenerated and the area became attractive for wildlife and walking. In 2002, the FC fenced it, excavated deep ditches, and planted Scots pines on mounds. This destroyed thousands of regenerating trees, produced a landscape eyesore, and denied easy access. Many private estates have allocated land for natural regeneration, encouraged by FC grants. The areas are now so big, as on Rothiemurchus and Mar, that the FC does not always do its own monitoring of regeneration as a basis for grant payment, but sometimes allows estate staff to monitor, an obvious conflict of interest. Given low timber prices, it is questionable why the FC still promotes intensive planting and felling that maximise timber production, irrespective of costs to taxpayers, landscape and wildlife. Despite annual losses of millions of pounds on FC land and high costs to local authorities for repairing

## The Main Defects in Treatment of Woodland and Scrub in the Cairngorms Area

damage to roads and bridges by timber lorries, SE's report (2001) including forestry was headed 'Investing in You'. The SE and FC would receive credit from the public and taxpayers if they were to initiate radical changes spontaneously and not merely as a reaction to outside criticism.

9. **Bog woodland** is an interesting landscape with distinctive wildlife, but has been damaged on private and FC land by drains or deer browsing. The RSPB at Abernethy is reversing this by blocking drains, removing alien trees and reducing deer stocks. Despite bog woodland being an EU priority habitat, however, loss still threatens, such as in an application for houses at Carrbridge.
10. **Aspen woodland** is beautiful and important for wildlife, yet has suffered loss from browsing by deer, sheep and rabbits, felling, and house building near Kincaig. Cosgrove & Amphlett (2002) emphasised its value, but attrition continues at most sites.
11. **Scrub** on farmland is widely destroyed by woodland grants, and on moorland by browsing and burning. Although continuous sub-alpine scrub is the most remarkable of the absent habitats that should be common in the Cairngorms (Watson, 1977), it has been almost eliminated by browsing from subsidised sheep and overstocked deer, and by burning for deer, grouse and sheep.

The following five headings indicate other estate practices and agency policies that adversely affect woodland in the area:

- (a) **On grouse estates**, self-sown trees have spread onto moorland (Watson & Hinge, 1989), but much of this has since been destroyed by burning, cutting or pulling-out, sometimes without a felling licence. Yet, estates received grants to plant on other moorland, as on Invercauld and Dinnet. The maximum amount of woodland that can be felled legally without a felling licence (5 cu m in any calendar quarter) is far too high when applied to seedlings and saplings. When Candacraig felled regenerating pines illegally in 2002, the FC reported it but the procurator-fiscal did nothing. On Invercauld, self-sown old pines were cut illegally to make corridors for fox snares that then killed capercaillie.
- (b) **Numerous deer estates** erected fences to exclude red deer from grant-aided planted trees, despite much ground being not worth protecting in the public interest. The aim was shelter for red deer. Estates removed fences as soon as possible, though immigrating deer killed or damaged many trees.

In Glen Feshie within the Cairngorms NNR, Lord Dulverton planted alien conifers under old pines in deer-fenced enclosures, in collusion with the Nature Conservancy and its successor the Nature Conservancy Council (NCC). This violated the primary NNR aim of natural evolution of habitats. All three successive private owners since have requested grants for deer-fenced enclosures. The FC allowed heavy thinning of native pines and under-planting with alien conifers over big areas on private estates (MacKenzie, 2002). The National Trust for Scotland (NTS), new owner of Mar Lodge estate, is now removing aliens, and likewise the FC on much of Glen More since 1990.

When Balmoral estate wished to expand Ballochbuie pinewood, the Institute of Terrestrial Ecology advised a reduction in deer density so that trees would regenerate naturally, without fencing. The estate turned in 1992 to the FC and received grant for a 7 km fence, without reducing deer density. Neither SNH nor the local authority objected, and the fence killed at least 16

**SIMPLE GUIDE.** "The presence of abundant and ripe blaeberreries outside fenced enclosures is a good indicator of range health. If you can gather enough for a pot of jam in a short period, you can praise those responsible and thank them for your prize." *Dick Balharry.*



Photo: D. Balharry

capercaillie and many black grouse in its first year. In the late 1990s, Balmoral proposed to plant pines in five deer-fenced blocks in Glen Gelder, with FC grant. A private citizen stated an intention to take legal action under the EU Birds Directive if Balmoral proceeded (Harrison & Theobald 2000), since when the glen has not changed. Ironically, Balmoral's woods have become certified under the Forest Stewardship Council operated by SW, where the woods 'are seen as being managed to the highest environmental standards' for trees, wildlife and people (Gorham, 2003)!

In recent years, grant-aided fences for natural tree regeneration excluded red deer from sheltered wintering grounds on Mar estate. This leads to heavier browsing outside fences, and likely emigration to nearby land where the NTS is trying to cull to a lower deer density and restore natural regeneration without fences. This shows conspicuous lack of integration between FC, SNH, and DCS. The FC should make public its data on fences on each private or public estate.

The main reason for no natural tree and scrub regeneration in most of the Cairngorms area is the management of deer for private sport. This conflicts with the national and international priority, the natural evolution of habitats. The Red Deer Commission and DCS have failed to reduce deer numbers, so should be wound up. It is anomalous for the state to fund an organisation

concerned with deer but not responsible for range management. There is a need for cross compliance, whereby owners would forfeit all state grants and favoured tax status if they persist with high deer densities or other activities such as raptor persecution that conflict with the public interest.

(c) **Cairngorms Partnership (CP).** The Scottish Office formed the CP in 1995 because single-sector state bodies had failed to solve problems in the Cairngorms and integration was needed. After 1997, a new Scottish Office administration degraded CP independence by allowing the removal of five democratically elected local authority councillors. A CP Forestry Group then thrived and later a Moorland Group, as staff resorted to old single-sector ways. Later came a 'Forest Framework', its maps riddled with errors, and publications on a 'Deeside Forest' where the grand aims conflicted with the damage that anyone can see on the ground. The CP support for a Cairngorms biodiversity plan was useful (Cosgrove, 2002), but success cannot come without radical changes by the Scottish Executive and its agencies.

(d) **SE and SNH attitudes.** The EU has thrice stated that Special Areas for Conservation and Special Protection Areas (SPAs) are too few and too small. Such criticism was likely, given minimalist attitudes by SO/SE and SNH, and SO assurances that the Habitats Directive in

**WARNING SIGNS.** "Evidence of gully erosion and absence of young trees are classic signs of pressure on the land. We now have the knowledge of how to heal and restore health. But is there a will and a means of implementation?"  
*Dick Balharry.*



## The Main Defects in Treatment of Woodland and Scrub in the Cairngorms Area

Scotland would be implemented 'with the lightest possible touch'. Although School Wood, Nethybridge, is on the ancient woodland inventory, has pristine pinewood soils, and lies near and between two SPAs for capercaillie, SNH did not object to a housing application there and HC approved it. This contradicted the government's commitment to protect native woods at the 2002 Johannesburg conference, yet the SE did not reject the application. Applications for houses in native pinewood have followed at Carrbridge and Boat of Garten, so the Johannesburg commitment was mere posturing. A promotional event for landrovers damaged designated Rothiemurchus pinewood in 1998, without SNH permission or a planning application. SNH and HC did not object.

- (e) **National park reports.** Because single-sector state bodies had conflicted, the Countryside Commission for Scotland report (1991) wished all state funding to be integrated through one gate, a National Park authority. Because not all land was equally vulnerable, it recommended land zoning for planning and management, a standard requirement in national parks and town planning. Because some sporting estates persisted with damaging activities, such as too many red deer, it proposed a land order as a last resort. In contrast, none of the above appeared in recent SNH reports, save a timid suggestion on a land order. Also, 'In Scotland most land is owned privately and used to grow food, timber and provide water. A National Park Authority will need to operate in ways which recognise this pattern of ownership and use' (SNH, 2000). The national interest was absent in this undue deference to a very small minority.

### Summing-up

After decades of mistreatment has come a start to restore native woods in some parts of the Cairngorms. However, this does not apply on most land, and lack of integration among FC, SNH and DCS creates serious defects. The National Park Authority lacks the powers, staff expertise and board expertise needed to tackle such problems. Hence the public and MSPs must endeavour to make the changes necessary to ensure integration.

### Acknowledgements

I thank A. Jones and R. Moss for useful comments.

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DAILY MAIL

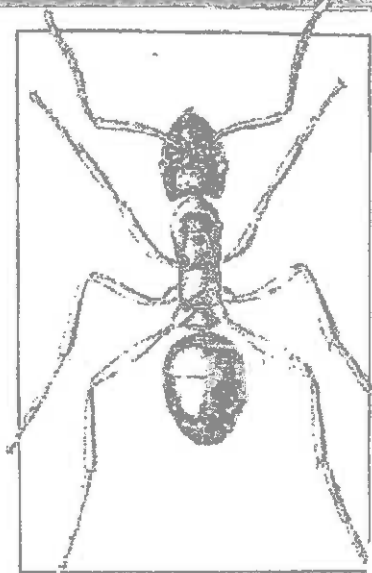
27. 8. 98

FIGHT AGAINST TIME IN THE FOREST

# Itching to save rare ants in the plants

By SARAH-KATE TEMPLETON

THE wet summer is driving plagues of ants into homes across Scotland - and most people want only to exterminate the unwelcome visitors. But in remote Scottish forests conservationists are battling to save our rarest species of wood ant. At one point it was thought there were only six narrow-headed ants' nests north of the Border as the creature's natural territory was eroded and nests destroyed. Extinction in the Caledonian pine forests would have left the lowland heaths of south Devon as the creature's only remaining stronghold in Britain. The narrow-headed ant - *Formica exsecta* -



Rare sight: The narrow-headed ant was discovered 100 years ago but has disappeared from 70 per cent of English sites in the last 30 years. The nests are often built at the side of forest paths and have been trampled by ramblers or destroyed with the widening of forest tracks to take heavy machinery. Now conservationists are marking each nest they find to protect it. Scottish Wildlife Trust researcher Gus Jones said: "There is a great urgency to find out as much as we can about the status of this species in Scotland."

27. 8. 98

## Scientists act to save rare ant in Scotland

A RARE ant which is on the brink of extinction in Britain is being saved by a group of Scottish conservationists.

The narrow-headed ant can be found only in two areas of Britain - the Caledonian pine forests of Scotland and the lowland heaths of South Devon.

But even in these two remote areas the insect, which is an essential part of the ecosystem is under threat, prompting scientists to take urgent action.

The narrow-headed ant or *Formica exsecta* was discovered 100 years ago but destruction of its natural habitat has led to its disappearance from 70% of English sites in the last 30 years. Conservationists in Scotland fear the same process is taking place north of the border.

The narrow-headed ant is one of only five species of wood ant in the UK.

Conservationists from the Scottish Wildlife Trust have set to work finding the remaining narrow-headed wood ant nests in Scotland and marking them out to protect them from destruction.

The ant's habitat has been endangered by natural changes in vegetation in the Caledonian pine forests. If the forest becomes too dense the ants suffer from a lack of sunlight, but if the trees are too sparse there is not enough shelter for the ants to survive.

In Scotland the narrow-headed ant is found on Speyside and in the forests of Glenmore, Rothiemurchus and Abernethy.



Andrew Tait

---

**From:** Dr A M Jones [gus.jones@zetnet.co.uk]  
**Sent:** 11 August 2006 11:43  
**To:** Andrew Tait  
**Subject:** Carrbridge Fw: N Brown argus info in New Millenium Atlas

For info I should have copied this to you when I sent it to David Bale. I have also provided David with some information on the slender (or lemon) slug a Notable B species also recorded from the site (in the case of the slug near Juniper and at the edge of the bog with mature pine).

----- Original Message -----

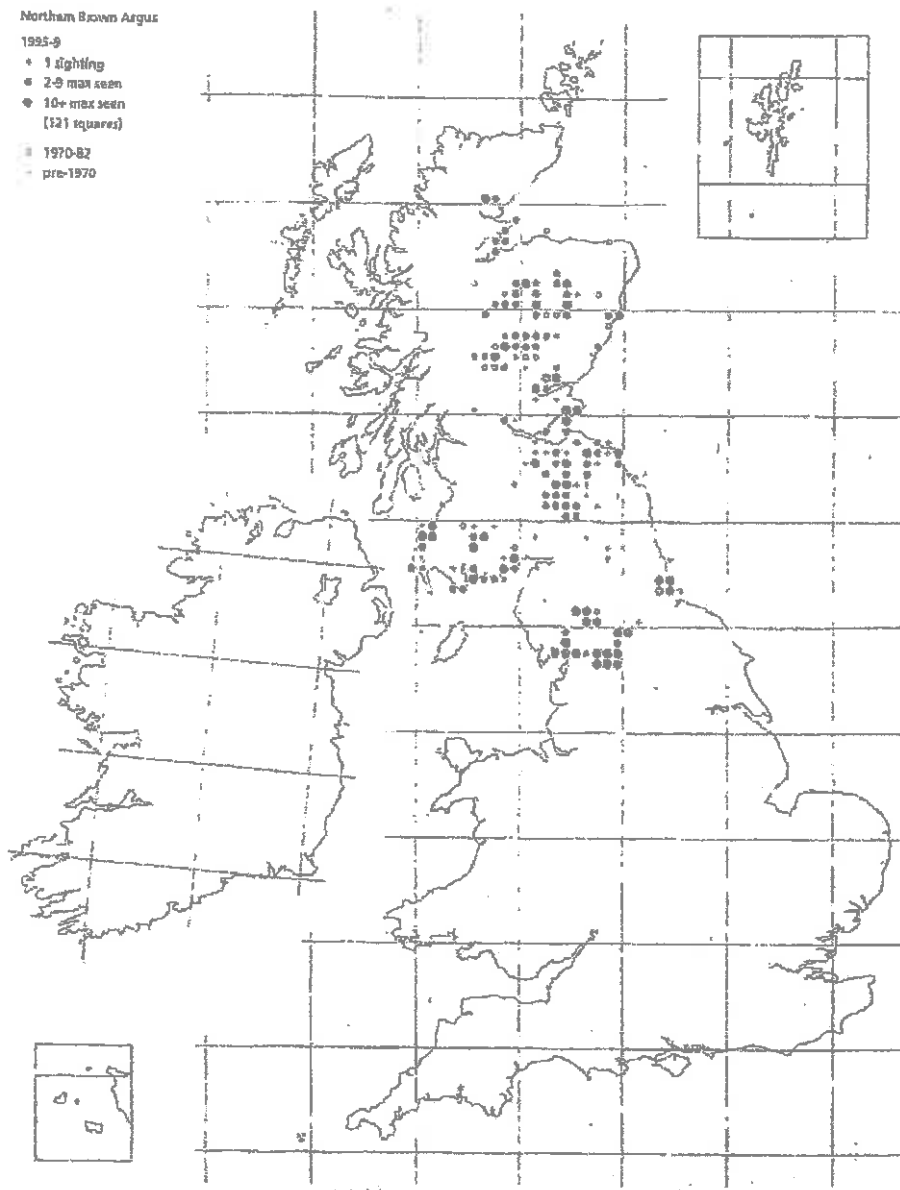
**From:** Dr A M Jones  
**To:** David Bale  
**Sent:** Friday, August 11, 2006 11:37 AM  
**Subject:** N Brown argus info in New Millenium Atlas

Please find for further info and with ref to the Carrbridge site (revised AHD plans) scan of extract from the New Millenium Atlas of Butterflies of Britain & Ireland relating to Northern Brown Argus.

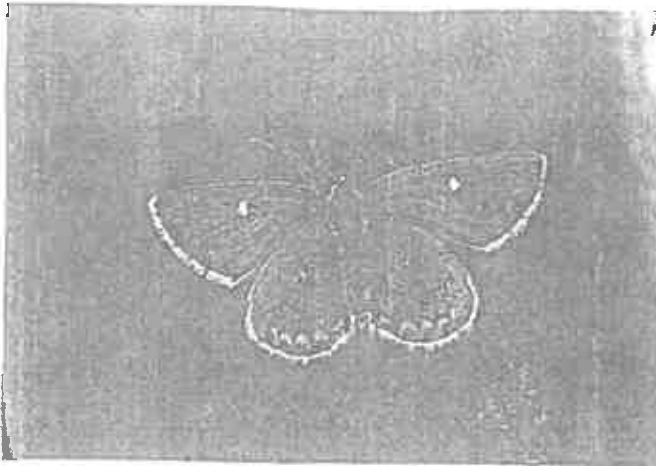
Gus Jones  
for BSCG

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11/08/2006



## Northern Brown Argus *Aricia artaxerxes*



### Resident

Range declining in south.

### Conservation status

UK BAP status: Priority Species.

Butterfly Conservation

priority: high.

European status

not threatened.

Protected in Great Britain for

sale only.

### European/world range

Occurs in Scandinavia and mountainous areas of central Europe as well as North Africa. Recent genetic

studies suggest that the Northern

Brown Argus found in Britain is

not endemic, as some authors

argue, but is the same species that

occurs throughout Europe.

However further work is needed to

confirm this in all parts of its range.

Declining in some countries.

### Foodplants

The most important foodplant is Common

Rock-rose (*Helianthemum nummularia* L.).

Although there are rare records of egg-laying probably accidental on other plants.

### Habitat

The butterfly occurs in well-drained, open ground where Common Rock-rose grows in a tightly grazed or mowed sward. Most sites are sheltered and with scrub and have thin, base-rich soils with patches of bare ground. In some coastal valleys, steep slopes, sand dunes, and quarries. In Scotland it may also occur on predominantly neutral and even acidic soils where Common Rock-rose is able to grow if there is any calcareous influence through weathering or flushing.

### Life cycle and colony structure

The adults are single brooded and typically emerge early June until mid-August, with a peak in numbers from late June to early July. The flight period varies considerably between years and between regions. In northern Scotland it flies later, from July until September (see p. 38) and on some sites the flight period can be as short as 3 weeks.

The eggs are laid singly on the upper side of Common Rock-rose leaves where they are

This small butterfly has a silvery appearance as it flies low to the ground over sheltered flowery grasslands. In Britain and mainland Europe, the pattern of wing spots is highly variable and many local races (and sub-species) have been described. In Scotland, most individuals are of the race *artaxerxes* and have a characteristic white spot in the middle of the forewing (see photo). In northern England, this spot is generally dark brown or black. The butterfly occurs mainly as small, scattered colonies and has declined in northern England.

highly visible and easily counted. Females select plants that have fleshy leaves and are rich in nitrogen, typically growing in sheltered situations. They lay in swarms of various heights ranging from 1–30 cm, although a mosaic of short and tall patches seems to be preferred, with swards of 6–10 cm.

The young larvae move to the underside of the leaf and feed on the interior, leaving the upper surface intact. They hibernates while quite small second or early third instar at the base of the foodplant or on the ground amongst nearby grass. The larvae start basking in early spring before recommencing feeding. They possess non-attracting organs on the abdomen and some researchers have observed post-hibernation larvae being attended by ants. However, others have detected only occasional larvae from



Northern Brown Argus eggs on the upper side of Common Rock-rose leaves.

Northern Brown Argus larva on Common Rock-rose, with leaves showing typical larval feeding damage.



foraging ants and any association may be irregular. The larvae pupate in late May, often lying on the ground on a silken mat, or attached by silk threads amongst the vegetation.

The Northern Brown Argus forms discrete colonies that are generally small (<200 adults). Studies in several regions show that most colonies breed on habitat patches <1 ha and that very few sites are larger than 10 ha. Mark-recapture studies in Scotland and England show that adults tend to be highly sedentary, typically moving <20-30 m over several days but with some movement between nearby habitat patches up to 150 m. The species thus appears to have a very limited colonizing ability.

Another study showed that extinction was more frequent on isolated sites. It appears that clusters of nearby habitats are interconnected by periodic dispersal and probably support metapopulations within which periodic local extinctions and colonizations can be accumulated.

#### Distribution and trends

The Northern Brown Argus is found in scattered colonies across southern and eastern Scotland and in the far north of England. There is evidence of a serious decline in the Durham region with loss rates of inland colonies estimated at over 35% during the 1980s and 8% on coastal sites. Fortunately, this decline appears to have slowed during the 1990s, probably due to conservation measures at remaining sites. Numerous colonies occur on the limestone outcrops of southern Cumbria and north

Lancashire (including nature reserves) where it appears to be fairly stable.

In Scotland, the butterfly has been greatly under-recorded in the past and the current survey has almost doubled the number of 10 km squares recorded. It is found in the Borders and along the coast of Dumfries and Galloway, but then has a predominantly eastern distribution to south-east Sutherland, with strong populations in Perthshire and northern Tayside. It has undoubtedly declined in the south of Scotland, especially in the Borders and around Edinburgh, but further surveys are needed to assess its true status in Scotland.

Recent genetic analysis by universities in Britain and Norway has suggested that single brooded populations in the Peak District, Yorkshire Wolds, and north Wales, once thought to be Northern Brown Argus, are predominantly Brown Argus. In contrast, the populations in Co. Durham (formerly referred to as *submaris*), appear to be predominantly Northern Brown Argus. The main map shows the distribution as accurately as is currently known, but further analysis is required to confirm the identity of a few populations in northern England.

#### European trend

The species appears to be stable in most European countries but has undergone a severe decline in Poland (75% decrease in 25 years) and also in Denmark and Latvia (25-50% decrease in 25 years).

#### Interpretation and outlook

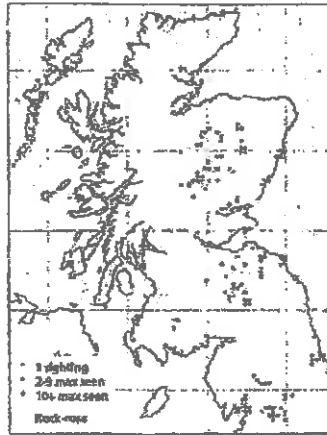
The distribution of the Northern Brown Argus is limited by the availability of specific types of sheltered unimproved grassland habitats that provide enough food plant and are not heavily grazed. Such habitats have been steadily reduced throughout its range and it is clear that many colonies are now very small and vulnerable to extinction. Conservation measures are thus needed urgently through much of its range.

The butterfly's decline in northern England and southern Scotland is attributable primarily to loss and fragmentation of habitats but also to changing management on remaining patches of grassland. On most sites the

Northern Brown Argus requires some form of light grazing either by livestock or rabbits to maintain suitable open conditions. The butterfly has become extinct at many sites following neglect and scrub invasion, whereas at others it has suffered from overgrazing. For example, it is absent from many heavily grazed sites in Scotland even though they contain abundant foodplant.

The butterfly seems to prefer an uneven sward, which is best maintained by light winter grazing at stocking rates equivalent to less than 1-2 sheep or 0.5 cattle per hectare. Summer grazing is thought to be a less satisfactory alternative that may not be suitable on all sites. However, some sites are maintained purely by rabbit grazing or by natural erosion of steep slopes and may require little additional management apart from periodic removal of scrub.

There are several recent examples of large population increases following improved management. For example, it was formerly recorded in small numbers at St Abb's Head National Nature Reserve in the Borders, but has increased dramatically since 1992 following a switch from heavy grazing by sheep to selective spring and autumn



Distribution of 1995-9 records of the Northern Brown Argus at 5 km square resolution, in relation to that of Common Rock-rose (1950 onwards records) in northern Britain.

grazing. It has also increased markedly at a neglected site in Cumbria where winter grazing has been introduced. Many colonies in northern England now occur on nature reserves or on private land entered into the Countryside Stewardship scheme, which contains special management prescriptions for the butterfly.

#### Key references

Chunn (1986); S. Ellis (1995, 1996); Ravenscroft and Warren (1996); Smylie (1992, 1993).

Cairngorms National  
Park Authority

21 JUL 2006

RECEIVED

Planning and Building Control Service

Mrs C Forsyth  
19 Crannich Park  
CARRBRIDGE  
PH23 3BD

15<sup>th</sup> July 2006

The Planning Officer

Cairngorms National  
Park Authority  
Control Office

100, High St.

Inverness PH23 1HY

Cairngorms National Park Authority

Planning Application No. 05/495/CF

REPRESENTATION

ACKNOWLEDGED

21 JULY 2006

Dear Sir,

We received again, the plans for  
construction of 114 houses in Cow Bridge.  
I have made my objections quite  
clear, in a previous letter, & these  
remain. The services have not  
improved, & Avonhill & Highland  
developments, seem determined to  
spoil Cow Bridge come what may.  
They are already building properties  
on Main St, & they are on life time

completely out of character with  
me, before long, if they have  
their way, we will be an  
extension of America. People have  
retired to Can. Boudge for peace,  
& a pleasant life, if we had  
wanted to live in a built up zone,  
we would have stayed in a City.  
May I also point out Carnich  
Park, is totally unsuitable for  
massive traffic, & the exit is far  
from safe, but to the developer's  
care? I doubt it.

yours faithfully

[Redacted signature]

Cairngorms National  
Park Authority

- 4 AUG 2006

RECEIVED

Heatherdene  
Carr Road  
Carrbridge  
PH23 3AD

31<sup>st</sup> July 2006

Planning Dept  
Cairngorm National Park Authority,  
Albert Memorial Hall,  
Station Square  
Ballater,  
Aberdeenshire,  
AB35 5RB

Cairngorms National Park Authority

Planning Application No. 05/495/cp

REPRESENTATION

ACKNOWLEDGED 4 August 2006

Dear Sirs,

Re: Planning Application for Proposed Development at Land Bounded by Crannick Park, Rowan Park & Carr Road.

I write with regard to the above revised planning application by Aviemore & Highland Developments. Having reviewed the information submitted, as made available at Carrbridge Post Office, I would make the following points.

Only one of the issues raised in my letter to you of 12<sup>th</sup> January 2006 in relation to the previous submission appears to have been addressed by the information provided. I attach a copy of that letter for your reference with the one issue scored out.

With regard to the additional information now provided I would make the following points:

1. The extent and purpose of the drainage bund now shown is unclear. This needs to be fully detailed before adequate comment can be made.
2. The traffic calming measures indicated on Carr Road are in some cases poorly positioned, for example one is shown almost adjacent to the access road to my property which will make access and egress problematic.
3. Given that affordable housing has now been constructed at the old Ecclefechan Restaurant site there is little point in constructing further Affordable Housing as part of the first Phase. The needs of the village would be better served by constructing the Affordable Housing associated with the development in one of the later Phases.
4. The SUDs report makes a one line statement that houses will be constructed above the level indicated by the hydrological report. As previously noted in places this will require the houses to be up to 1m above existing ground level yet no details of how this is to be achieved are provided.

Yours faithfully,



cc: Cllr Stuart Black



Heatherdene  
Carr Road  
Carrbridge  
PH23 3AD

12<sup>th</sup> January 2006

Planning Dept  
Cairngorm National Park Authority,  
Albert Memorial Hall,  
Station Square  
Ballater,  
Aberdeenshire,  
AB35 5RB

Dear Sirs,

Re: Planning Application for Proposed Development at Land Bounded by Crannick Park, Rowan Park & Carr Road.

I write with regard to the above planning application by Aviemore & Highland Developments. Having reviewed the information submitted, as made available at Carrbridge Post Office, I would make the following points.

**Design Related Issues:**

1. No details of the proposed sewer system are provided however, from inspection of the site, it appears unlikely that it will be possible for the new sewers to feed to the existing infrastructure under gravity. This would suggest that a pump station will be required. Where will this be located, who will be responsible for it's maintenance and what provision will be made for breakdown – will an emergency outfall be required? If so to where? There are no obvious acceptable locations. Such issues should be satisfactorily resolved prior to permission being granted.
2. The routes for the links between the new and the existing sewer infrastructure are not shown. Routing of new any new infrastructure should be limited to the footprint of the plots and associated road network to avoid damage to the areas to be retained.
3. ~~The scheme indicates that surface water drainage will be dealt with using soakaways. The hydrological assessment recommends the use of SUDs to deal with surface water. No details of these provisions are given for any aspect of the scheme. Measures for dealing with surface water should be fully designed before the scheme is allowed to proceed. The provision of swales and the like SUDs may well impact on the layout of the scheme and land use proposed.~~
4. Equally no details of how hydrocarbons in surface run off from roads and driveways will be dealt with are given. Will interceptors be required? If so where will they be located given that the lower lying areas of the site would appear to be prone to flooding thereby negating their role?
5. No information is provided as to how power will be brought into the site. Will this be in the form of overhead cables or as buried services? As above, routing of new any new infrastructure should be limited to the footprint of the plots and associated road network to avoid damage to the areas to be retained.
6. If new infrastructure for Phase 1 is required to be routed across the remaining areas of the site how will this be dealt with under the phasing arrangements?
7. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.1 & 42.4) requires that the design of the footpaths be developed for all areas prior to approval. No details are provided of the proposed work to be undertaken, only indicative notes.

8. No details are given of any proposed street lighting along the footpaths that are to be used to access the village. This matter, including agreement as to who will be responsible for these lights, should be addressed prior to approval.
9. Given the significant increase in the number of people using the existing cycleway the route as a result of the development it should be widened to allow safe segregation of cyclists and pedestrians. The route should also be surfaced over the section through the development.
10. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.1 & 42.4) requires that the design of the play areas be developed for all areas prior to approval. No details are provided of the scope and nature of the provision to be made, only indicative statements.
11. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.1 & 42.4) requires that a fully developed landscaping scheme is developed for all areas prior to approval. No details of the proposed landscaping are provided, only indicative statements.
12. Section 6.3 of the hydrological report states that steps to create natural treatment of surface water will need to be designed into any changes to the habitat. Any landscaping proposals developed should clearly demonstrate how this requirement has been addressed.
13. The trees to be planted as a screen between the B9153 and the Phase 1 housing should be specified as semi-mature in order to immediately fulfil the function they are provided for.
14. The area of dead ground in the SE corner of Phase 1 should be planted with young trees to replace some of these felled.
15. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.1 & 42.4) requires that a management scheme covering the landscaped areas and retained natural habitat is in place prior to approval being granted. No details of any management proposals have been provided.
16. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.1 & 42.4) requires that the design of the fencing be developed for all areas prior to approval. No details are provided for plot 27 in Phase 1, nor are any provided at all for Phases 2 & 3.
17. The 1m high fences indicated around plots 25 & 26 in Phase 1 do not constitute an adequate restraint against trespass as required by 42.4 above.
18. No fencing is shown along the boundaries of the road to restrict trespass into the retained natural habitat. Fences should be provided at the boundary between the access roads and these areas, in particular on the section between Phase 1 and Phase 2 where short cuts may otherwise develop.
19. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.6) requires that no more than two houses are constructed off Rowan Park unless junction visibility has been improved. The drawings submitted show improvements to Carr Road which will increase pedestrian safety but do not improve visibility, yet five houses are shown as being developed off Rowan Park.
20. A review of the reduced levels of the existing ground in the area yields approximately 45 plots which are below the minimum 256.5m AOD level recommended by the hydrological report for plots in the SW corner of the site. In some cases the difference is of the order of 1m.
21. Of these plots approximately 30 are also below the minimum 256.3m AOD level recommended by the hydrological report for any plot on the site. The proposal therefore does not comply with the recommendation of the hydrological report.
22. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.4) requires that all dwelling houses should be designed to a 1:200 year flood event. Section 4.5 of the hydrological report indicates that within the design life of the development the return period for a flood event will be halved as a result of global warming. It is not clear from the Decision of the Reporter whether it was intended that the 1:200 year criteria should apply at the beginning of the design life for the development or at the end. If it is the later then the criteria defined in the hydrological report should be revisited as they are based on a present day level of event. Clearly a

- design which will yield a satisfactory result currently has the potential for significant ground water problems in later years.
23. The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.7) requires that details of the arrangements for ensuring that the affordable housing units "remain within this 'social' sector are to be submitted prior to planning approval. No details are provided.
  24. Equally, how is it to be ensured that the affordable housing is initially purchased by those it is intended for given that it is equally affordable to all interested parties irrespective of their purpose in purchasing such a property?
  25. Whilst the Decision of the Reporter sets a minimum of 24 affordable houses it based this on a minimum of 20% being affordable. It is not clear whether this assumes that all houses in the development are equal in terms of the number of people they can accommodate. Based on the information provided it appears that the planned affordable housing will not accommodate 20% of the people who will live in the new development, but in fact rather less than this. It is arguable that the percentage should be based on the number of bedrooms, and will therefore reflect the number of people occupying the property, rather than the number of actual houses. If this is the case then it is clear that additional 'affordable houses' will be required to be incorporated into Phases 2 & 3.
  26. Notwithstanding the above, in light of the comments made by the Reporter in paragraph 31 of his letter as a minimum it should be made a condition of approval that the requirement for additional 'affordable housing' is reviewed prior to the start of each of the subsequent phases to determine whether more is needed at that time. This would better reflect the fact that further demand for 'affordable housing' within the village will arise over time and it is far from clear as to where else within the village this would be accommodated other than within the large area of land taken by this development. If this demand is not met then it will simply mean that the local young people will be forced to move away from the area as they mature.

Construction related issues:

27. What is the proposed timing of the three phases? Are earliest permitted start dates for each phase to be built into the planning acceptance?
28. It is not clear from the information provided whether the road and infrastructure works are to be carried out in phases or in a single visit.
29. The extent of the working area which will be required by the Contractor in order to execute the works is not indicated on the drawings. This should be defined in advance and the measures to be put in place to prevent inadvertent damage to the areas of retained natural habitat also defined prior to approval. This would ensure that the impact of construction on the existing areas to be retained is kept to a minimum.
30. Each phase of the works should be fully fenced around its perimeter during the construction period to ensure that persons can not enter the site.
31. Given that the existing trees, shrubs and ground cover offer potentially valuable nesting habitat for birds initial clearance of each phase of the site should not be permitted during the bird nesting season (March to Aug or thereabouts).
32. It is not clear how the upgrade of the existing paths and the cycleway is to be achieved. Will they be closed during the works and diversions provided? If so what route will these diversions take? These should be agreed as part of the planning acceptance. If it is intended that the paths will simply be closed temporarily the period and timing of each closure should be defined as part of the planning acceptance.
33. The conclusions of the hydrological report recommend that the level of the existing wetland is monitored during and after construction. Details of who will undertake this monitoring, who will assess the information gathered, what magnitude of

change will trigger action, what action will be taken in the event of change and how action will be enforced should all be resolved prior to approval being granted.

34. It would appear, given the prevailing hydrogeological conditions, that the wetland is particularly at risk from damage to the impermeable clay layer on which it sits, the clay layer being only 300mm thick in places, and which would result in the wetland draining into the permeable ground below. Supervision of the construction of the works in the vicinity of the wetland and the road between Phase 1 and 2 areas in particular should therefore be given close attention.

In addition to the points raised above I have a general concern as to how it is to be ensured that the various requirements placed on the developer by the planning approval are complied with. I am assuming that Highland Council Building Control Department will monitor the construction of the houses, but who will monitor and enforce the many wider issues which relate to this particular development?

Yours faithfully,

,

Gavin Gerrard.

Wendy Rogerson

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From: gavingerrard@lineone.net  
Sent: 02 August 2006 10:20  
To: Planning  
Cc: FDSBlack@aol.com  
Subject: Proposed Development at Land Bounded by Crannick Park, Rowan Park & Carr Road - Carrbridge



CNP Letter  
6.07.31.doc (70 KB)  
FAO Andrew Tait

Dear Sirs,

Further to my telephone call to your office last week regarding the deadline for submission of comments on the above application, please find attached an advance copy of my letter in response to this latest submission by Aviemore & Highland Developments. I confirm that a hard copy will be posted to you later today.

Yours sincerely,

Gavin Gerrard

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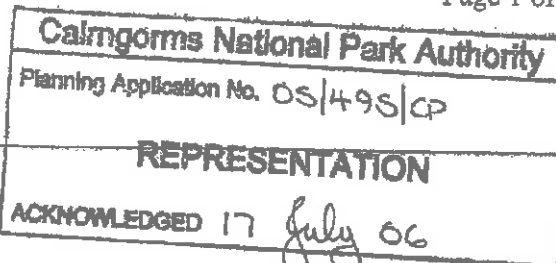
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Cairngorms National Park Authority

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**Andrew Tait**

**From:** David Gasking [supermax@tiscali.co.uk]

**Sent:** 14 July 2006 16:34

**To:** Andrew Tait

**Subject:** Avlemore & Highland Developments: land bounded by Crannich Park, Rowan Park and Carr Road, Carr-Bridge: additional information

Dear Andrew

Thanks for your time on the phone this afternoon.

As I noted, this latest round of information seems to be somewhat of an opportunity lost, where the developers could have done so much more to explain their proposals in a positive manner and seek to establish bridges with the local community. As it is, the neighbour notifications using the standard Council Planning Office forms, without proper contact information for the National Park, and the lack of a simple layman's summary of the new plans seems likely only to hinder/discourage local comment, especially during the school holidays with so many people away. As I noted before to Andrew McCracken, it seems a shame that they have not simply arranged for the plans to be displayed (and explained) in, say, the village hall.

Looking at the plans myself, I would certainly have found it useful to have even just an outline sketch that highlighted where there are changes from what was previously proposed - ideally backed up by some kind of simple summary as referred to above.

As it is, so much of the technical detail provided this time refers to discussions elsewhere with the Council, SEPA etc, and consequently it is hard to pick out specific points on which to make an informed comment, notably some of the issues that I raised previously concerning the hydrology of the site in relation to the rest of the village.

However, in a general sense, I did note the following queries:

- I welcome the removal of the former plot 27 (at the end of the Snaky Bridge) from the updated plans, safeguarding the broad corridor from the village to Carr Road, for its amenity, recreation and wildlife/conservation value.
- On one of the plans I noticed that this plot was shaded, but I couldn't see a key to explain this. Presumably any planning consent would be explicit in ruling out the possibility of development of that plot?
- I note that the phasing plans now show boundaries tightly drawn around the areas where active construction/development would take place, leaving considerable areas of the original larger development envelope outside.- would the planning consent be specifying conditions for present or future action in these (white) areas?
- It is not clear whether the "white" areas would be in the ownership/control of the developers, the estate, or some other body once the development is complete. Or who would be responsible for upkeep, maintenance, remedial or improvement work in future years? Leaving the bog woodland or surrounding woodland undeveloped because of its conservation/amenity value is a hollow gesture unless appropriate protection or intervention is guaranteed.
- In my comments on the previous set of proposals, I drew attention to changing water levels in the "Frog Pond" to the rear of Braeval and the Crannich Guest House, suggesting that some realignment of the path from Ellanwood Road towards Carr Wood, could leave more space for the level of the pond to rise, in view of the possibility of greater run off from the 6 new housing sites currently under development nearby. I see that the new plans still show this path following its existing course, close to the pond. Since the paths are earmarked for upgrading anyway, this would seem to be the ideal opportunity to reassess the line of this (and other) track, in consultation with neighbours and users of the route.

I hope that these observations will be of use to you in your assessment of the planning application.

Yours sincerely

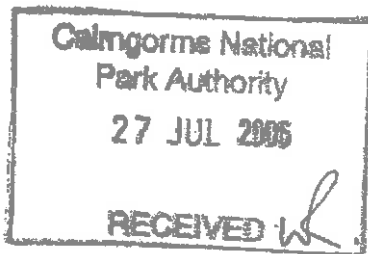
17/07/2006

David Gasking

Dr David Gasking  
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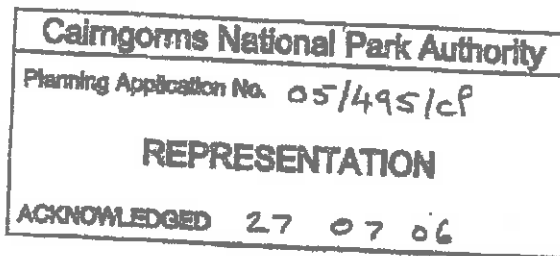


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Mr D. McKee  
Cairngorm National Park Authority  
Albert Memorial Hall  
Station Square  
Ballater  
Aberdeenshire  
AB35 5RB

Your ref: 05/495/CP

25<sup>th</sup> July 2006



Dear Mr McKee,

**Proposed Development – Land bounded by Crannich Park,  
Rowan Park and Carr Road**

I am extremely concerned about this large development as the plans appear complex, and despite studying the plans, I am unsure about several points. I am a Community Council member, and after discussion with my fellow members I am still worried.

We have had the recent experience over the Ecclefechan site where the same developer did not adhere to the conditions, and with the size and complexity I foresee that there could be problems with compliance. I therefore would like to be assured that the CNPA would monitor this closely, and provide us with regular reports during the building phase, which the developers anticipate may be as long as ten years.

- 1) I am totally against any Affordable Housing being in the first Phase of development: Our Community Council did a Housing Needs Survey, assisted by the Small Communities Housing Trust and the Ecclefechan site will fulfil all our housing needs in the short term  
It would also be extremely dangerous and disruptive to have construction traffic passing so close to houses with young children – probably over the whole ten year period of build
- 2) I am aware that the CNPA are looking to developing a Sustainable Design Guide and it seems a pity that the developers of a large development like this should not be asked to maximise benefits such as community heating plans and good practice in water drainage.



- 3) The area around the site, Crannich Park and Ellanwood Road has problems with water accumulations in wet seasons, and I am therefore worried that the plans indicate that surface water drainage will be dealt with using soakaways. The hydrological assessment recommends the use of SUDs to deal with surface water. No details of these provisions are given for any aspect of the scheme.
- 4) A number of the plots are worrying close to the minimum 256.3m AOD level recommended by the hydrological report for any plot on the site.
- 5) Detail of sewage disposal was not shown. Due to the levels of the site and our local system, it would seem that pumping station would be required. No details are provided of this
- 6) No information is provided as to how power will be brought into the site. Will this be in the form of overhead cables or as buried services?
- 7) We are aware that the wetland is particularly at risk from damage to the impermeable clay layer on which it sits, the clay layer being only 300mm thick in places. Such damage would result in the wetland draining into the permeable ground below.  
How will the CNPA ensure continuous supervision of the construction of the works in the vicinity of the wetland and the road between Phase 1 and 2 areas?
- 8) The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.1 & 42.4) requires that the design of the footpaths be developed for all areas prior to approval. No details are provided of the proposed work to be undertaken, only indicative notes
- 9) The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.1 & 42.4) requires that the design of the play areas be developed for all areas prior to approval. There is no detail of a design which would attract children to use the areas. The 1m high fences indicated would not constitute an adequate restraint making these areas safe for children and repel dogs and cats
- 10) The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.1 & 42.4) requires that a fully developed landscaping scheme is developed for all areas prior to approval. No details of the proposed landscaping are provided..
- 11) The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.1 & 42.4) requires that a management scheme covering the landscaped areas and retained natural habitat is in place prior to approval being granted. No details of any management proposals have been provided
- 12) The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.1 & 42.4) requires that the design of the fencing be developed for all areas prior to approval. Insufficient data is provided. No fencing is shown along the boundaries of the road to restrict trespass into the retained natural habitat. Fences should be provided at the boundary between the access roads and these areas

13) The Decision of the Reporter of 1<sup>st</sup> February 2005 (42.6) requires that no more than two houses are constructed off Rowan Park unless junction visibility has been improved. The drawings submitted show improvements to Carr Road which will increase pedestrian safety but do not improve visibility, yet five houses are shown as being developed off Rowan Park.

14) There will be a significant increase in the number of people using the existing cycleway past Carr Cottages as a result of the development, and therefore it should be widened to allowed safe segregation of cyclists and pedestrians.

15) For local people walking and cycling are the most common forms of healthy exercise. The area of the development is extensively used by local people and visitors for recreation and it is not clear how/when the upgrade of the existing paths and the cycleway is to be achieved. Will they be closed during the works and diversions provided over a probable ten year period? This should be considered and agreed as part of the planning acceptance.

16) No details are given of any proposed street lighting along the footpaths that are to be used to access the village. This matter, including agreement as to whom will be responsible for these lights, should be addressed prior to approval.

I should like to point out that I do not stay close to the area for development, but I am a concerned member of the village community. The impact of 117 new houses on a village of our size will change most of our lives.

Yours Sincerely,

Dr Katharine Adamson