

# AGENDA ITEM 7

## APPENDIX 2

2013/0120/DET

APPLICANTS  
AGENTS  
SUPPORTING LETTER  
DATED  
2 AND 18 JULY 2014



LTR/3946/K2/JMcQ

2 July 2014

Cairngorms National Park Authority  
14 The Square  
Grantown-on-Spey  
Moray  
PH26 3HG

For the Attention of Ms Katherine Donnachie

**TILlicouLTRY**

38 Walker Terrace, Tillicoultry FK13 6EF  
Tel: 01259 750301 Fax: 01259 752365

[www.bracewell-stirling.co.uk](http://www.bracewell-stirling.co.uk)

Dear Sirs

**Planning Application 2013/0120/DET – Erection of 96 houses and associated roads and footways. Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge.**

Following consultations with the CNPA, The Highland Council, Carrbridge Community Council, Head Teacher of Carrbridge Primary School, representatives of the Boy's Brigade and issue of completed reports from the Ecologist and Transport Consultant the proposals for this application have been adjusted taking account of the comments received.

The mitigation measures outlined in the Ecology Report have been addressed for the affordable units on the Crannich Park development site and a revised plan is attached. The number of dwellings remains at 24.

There has been a delay in submitting additional information. This has been due to the scope of the reports e.g. Ecology Report which covers an extended time period to cover the relevant seasons.

Information included within this letter is:-

Transport Assessment (SIAS June 2014)  
Site Management Plan (November 2014)  
Arboricultural Assessment (Macfarlane October 2013)  
Landscape Plans (HLD K138/SL – 01A & 02A)  
Play Area (Sutcliffe May 2014)  
Drainage Schematic (HGA 2407:210 A & 2410:210 A)

Information previously submitted:-

Ecology Report (MBEC March 2014)

## Roads

The Traffic Assessment details the proposals for 'build outs' and concludes the proposed housing development of 72 dwellings accessed from Carr Road can be satisfactorily accommodated on the existing roads network with no detrimental traffic impact.





The Countryside Agency initiative supports the classification of minor roads which have traffic flows less than 1,000 vehicles per day and low traffic speeds. These Quiet Lanes are considered appropriate for shared use by walkers, cyclists, horse riders and motorised users. The character of Carr Road is established by the number of houses with frontages directly onto this road. This is replicated for the proposed development where a number of dwellings have direct access onto Carr road. In addition there will be two access points for vehicles into the proposed development.

The visual impact of the 'build outs' has been considered in the context of the rural nature of Carr road and details are contained in the Traffic Assessment.

Carr Road has been identified as already being used by HGV's connected with the logging activity that takes place in the Carr Plantation. A Site Management Plan has been prepared which includes details on access and delivery routes and delivery times.

With regards to Safer Routes to School the proposal is to upgrade the path through the wood between the Carr Road development and the east of Rowan Park. Discussions took place with Carrbridge Community Council regarding a remote path through the field to the north of Carr Road between the school and Scottish Water pump station. The Community Council advised there was some localised flooding issues in the vicinity. They also suggested that this had been tested before and the land owner was not in favour.

A meeting was held with Claire Lake, head teacher of Carrbridge Primary School on Wednesday 13<sup>th</sup> November, 2013. She had no specific comments to make on the proposals other than the additional pupils might help her gain another much needed teacher.

### **Landscape Issues and Layout**

Both the Landscape Architect and Arboriculturist have reviewed the assessment of the CNPA's Landscape Advisor and these have been considered in the preparation of their proposals. A number of mitigation measures are planned including new planting along the exposed woodland edge which will provide significant benefits by increasing species diversity and visually soften the hard edge of the woodland created by the clear felling. Once established this will provide a wind firm edge to the woodland.

The maintenance of the open space and the trees immediately surrounding the development areas would be undertaken by a Factor paid for by an annual charge levied on each householder.

The greater woodland area and open space are considered as a community facility to the whole benefit of the Carrbridge residents. Proposals for the long term well being of these areas are detailed.

### **Developer's Contributions**

The applicant has discussed with the Planning Gain Team the current assessment. The level of contribution would be mitigated on confirmation of the transfer of the remaining woodland to the benefit of the local community. The applicant would be willing to enter an agreement through either a S75 or S69 or other deemed appropriate agreement.



Discussions with Carrbridge Community Council indicated that the Community Council would not wish to take over responsibility for the future of the woodland and open space. This being the case it is proposed the woodland would be, subject to caveats, transferred to an appropriate charitable organisation such as the Woodland Trust. These conditions would improve the existing network of footpaths in the immediate vicinity of Carrbridge to the benefit of walkers and dog walkers.

### **Waste Management**

The Planning Authority had contacted the Waste Management Service of The Highland Council and a response was awaited. During the construction phase the applicant has a waste management procedure to recycle materials and remove waste off site (refer to Site Management Plan).

Locations for the storage of individual multiple refuse collection bins will be provided within the curtilage of each dwelling. The size of this area will be dictated by the current refuse collection policy of The Highland Council. Refuse collection points adjacent to the public road are identified which comply with the relevant travel distances for the refuse collection officers and for residents in accordance with the current Building Standards.

### **Surface Water Arrangements**

Schematic plans are attached showing the revised drainage proposals for both development areas. The locations of the SUDs are located in the amenity areas and the landscape scheme adjusted accordingly.

### **Affordable Housing Needs**

A total of 24 affordable units are being provided and will be managed by The Highland Council. The properties will be a mixture of rented and shared equity homes.

Due to the recent downturn and financial climate funding for the affordable units was likely to be forthcoming in advance of any expenditure for the units in the private sector. This site was identified for affordable units as it is self contained and requires minimal additional infrastructure to allow it to proceed. In all likelihood, should funding be allocated, then a first phase of affordable dwellings will be available in advance of any development at the Carr Road site.

Discussions with The Highland Council indicate they accept a single location for these dwellings.

### **Access Recreation and Footpath Links**

The SNH consultation of 14<sup>th</sup> June, 2013 proposes two areas of mitigation are required. Neither development affects the existing footpath network. There is woodland and open space with a network of paths criss-crossing the area out with the application sites which remain in the applicant's control. Both developments provide pedestrian links into the existing footpath and road network. Along one boundary of the Carr Road development there is the Sustrans Route 7 which is promoted by the CNPA and other national organisations.



The proposed development of the woodland and amenity areas referred to previously would include repair and upgrade of the footpaths within the applicants control. These paths lie close to Carrbridge and would cater for residents and visitors recreational needs.

The requirement for responsible behaviour in respect of capercaillie is understandable however the issuing of notices or restrictive measures is likely to advertise the presence of these creatures to their detriment. A case can be made to issue miss-information or generic data could be a more productive solution. This tact has been taken with the rare specimen of tooth fungi discovered in the adjacent woodland. A path which ran close to the location of this specimen has been diverted. The public are not likely to switch from the path and therefore the protection of this fungus is addressed. Apart from reference within the Ecology Report there is no mention as to the location or existence of this fungus to draw attention of the public to these fungi.

The issue relating to freshwater pearl mussel has been addressed insofar the control of discharge for Scottish Water's Waste Water Treatment Works is controlled by SEPA. Scottish Water has confirmed that there is adequate capacity in the Waste Water Treatment Works. The suggestion of SNH that there may be a possible increase in water quality standards at some time in the future and this should be considered at this stage of the process. Any increase in water quality standards would be dealt with by Scottish Water to ensure compliance with SEPA standards.

### **Other Issues**

The Boys Brigade (BB) has had a presence for several decades at this field next to Carr Road. This consists of a group of ramshackle huts including an accommodation block. Services connected to the huts are electricity, water and drainage. Discussions have been held with the BB and there is no record of any agreement between the relevant parties.

The BB recognises that considerable expenditure is required to maintain or upgrade the current facilities. Alternative sites which the applicant could offer to the BB at various locations away from Carrbridge have been considered both within the National Park and elsewhere in the Highlands and these have been discounted for various reasons. One option the BB were keen to explore was the relocation of this amenity within the woodland at Carrbridge controlled by the applicant. This option would be subject to the BB obtaining planning permission. Subject to gaining planning permission the applicant would either enter a long term lease or sale to the BB. The applicant would provide this facility with water and drainage connections. The BB would be responsible for developing this facility.

As referred to previously, the Community Council do not have a vehicle, unlike Nethy Bridge Community Council, to take responsibility for the community land offered by the applicant. The proposal is to transfer, on substantial completion of the development, the remaining land contained within the blue line (as shown on the application drawing) to an appropriate charitable organisation (e.g. Woodland Trust). It is accepted that a legal agreement between the Planning Authority and the applicant will be required. An upgrade to the existing facilities and ongoing maintenance programme would be implicit as part of the transfer process.

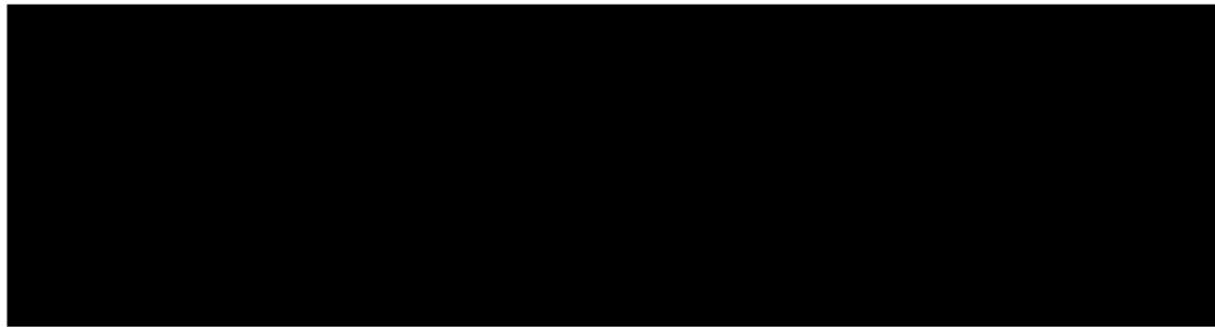
The phasing of the affordable housing (24 units) will probably be developed in two phases and be dependent on available funding. Subject to obtaining planning permission it is likely that resources would be readily available.

The proposals for Carr Road would involve the clear felling of the site, subject to ecological constraints, and replanting of the periphery with native species. As elements of the infrastructure (e.g. drainage pump station) are located deep within the development the majority of the trees would require to be felled to allow development of any part of this site.

Houses would be released in phases dependent on sales. Previously the applicant had indicated a possible development rate of 10 -12 units / annum. With a recent upturn in the market and comparing the recent sales rate at the applicant's development in Aviemore then this can be upgraded to 18 -20 units /annum.

A detail of the proposed Play Area is attached. It would be acceptable to the applicant to have the play area installed prior to the occupation of the 20<sup>th</sup> house on the Carr Road development.

Yours faithfully



Sam Sweeney  
for Bracewell Stirling Consulting

**Encs**



# Bracewell Stirling CONSULTING

architecture / planning / master planning / graphic design / project management

## INVERNESS

5 Ness Bank, Inverness IV2 4SF  
Tel: 01463 233760 Fax: 01463 233785

[www.bracewell-stirling.co.uk](http://www.bracewell-stirling.co.uk)

Katherine Donnachie  
Cairngorms National Park Authority  
14 The Square  
Grantown-on-Spey  
PH26 3HG



Dear Katherine,

### Erection of 96 houses, associated roads & footways | Land Bounded by Crannich Park, Rowan Park and Carr Road Carrbridge

Further to our recent meeting I enclose copies of our proposed layout on which I have interpreted the landscape and engineering proposals as requested.

In addition I enclose a copy of drawing 2467-010 rev M "Photographic Study of Existing and Site Sections of Proposed." I trust this this will address your request for additional information on context, but should you require more information please do not hesitate to contact me.

You also invited me to ensure that the aspects set out in Frances Thin's consultation response had been addressed and I wish to offer the following:

By way of setting the context of the current proposal as it relates to the entire site, it may be worth noting the following bullet points:

- The extent of land owned by the applicant amounts to 61.9 acres
- CNPA local plan allocates for housing some 18.3 acres
- The actual development footprint excluding the retained woodland and green space is 10.7 acres
- The extent of existing woodland within the red line application amounts to 7.6 acres
- Of the 7.9 acres there is retained woodland amounting to 2.7 acres
- Leaving the extent of directly affected woodland at 4.9 acres
- The woodland which is affected is plantation woodland and if left undeveloped is likely to be sought for harvesting at some future time.

In summary, less than 8% of the land ownership is affected woodland, the built development will represent just 17.2% of the land ownership and only 58% of the land allocated within the local plan will be utilised for the built development. I would add that the applicant has on several occasions

#### ALSO AT:

#### TILlicOUNTRY

38 Walker Terrace  
Tillicoultry  
FK13 6EF  
Tel: 01259 750301  
Fax: 01259 752365

#### PARTNERS

S.A. Sweeney BSc, BArch(Hons), RIBA, ARIAS  
D.A. Keith MSc, BSc(Hons), DipArch, ARIAS  
A.J. MacRitchie MSc, BSc(Hons), DipArch, ARIAS

#### CONSULTANTS

A.D. Rennie MSc, MCIQB  
S.R. Blennerhassett BSc, DipArch, ARIAS  
**ASSOCIATE**  
T.J. Muirhead HND



THE ROYAL INCORPORATION OF ARCHITECTS IN SCOTLAND  
CHARTERED PRACTICE



stated that remaining undeveloped land would be returned to community use via a suitable mechanism.

With regard to the detailed comments within Frances's report there are a few points which I would wish to specifically address. Commenting upon a sense of arrival in Carrbridge, Frances refers to the approach from the east along Carr Road. It has been demonstrated through the Traffic Assessment that there is a particularly low level of vehicular traffic on the unclassified road causing it to be termed "a quiet country lane" and I would hesitate to emphasise on this as an approach to Carrbridge since the majority of traffic passing through Carrbridge will travel north south via the B9153 main road. Most of the traffic approaching the development along Carr Road is likely to be inhabitants of the development. I do agree with Francis that the development will help balance the incongruous nature of Carr Place and indeed the proposals attempt to integrate the existing Carr Place by juxtaposing proposed woodland planting and green space such that it reflects the set back and scale of the existing housing. The proposal to have two access roads are in response to expressed concerns regarding vehicles potentially reversing onto Carr Road when faced with a cul-de-sac access. It also addresses the requirements of current road standards, though I would be happy to review the scale of the access roads in discussion with Francis and colleagues from Technical Services should she wish to do so. The housing fronting Carr Road are provided with private driveways grouped where possible to minimise any perceived conflict. However, it is worth noting that the majority of existing properties on Carr Road have frontage driveway access and the proposal is therefore consistent with the nature of Carr Road other than the significant exception of the adjacent Rowan Park, where private rear gardens abound Carr Road and expose the necessary sheds, drying areas and toys to the public realm.

Having designed the layout to afford a significant extent of green space and woodland planting and by retaining a very significant tranche of woodland the enhanced landscape proposals should in my opinion address the concerns raised by Frances regarding setting. More than half of the proposed housing off Carr Road is set in what is currently an open field with significant new tree planting, hedging, walling and shrub planting providing a soft edge to the development. The aim is to reflect the edge treatment existing over much of Carr Road. It may be that the additional information now submitted will further clarify the intent and hopefully address the matters raised by Frances.

In addition to the planted landscape proposals the intention is to diminish the impact of the necessary road provision by detailing it in such a way as to reflect the rural nature of this location. This is achievable through incorporating the guidance set out within "Designing Streets," but there will of course need to be a willingness on the part of the adopting authority to work toward the same aims.

Finally, I have included a number of link footpaths which provide permeability to the development and access to the wider site which is to be enhanced for community use as set out in the applicant's response submitted earlier.

Frances concludes within her response, "there is scope for a substantial housing development" and I would concur with her assessment.



As always I would be more than happy to discuss any matters arising from the submission with yourself or Frances and I look forward to hearing from you in due course.

I can confirm that the applicant is agreeable to the extension of the period for consideration to a further 4 months from 2 July 2014.



*js* Sam Sweeney

Partner