

# **AGENDA ITEM 5**

## **APPENDIX 8b**

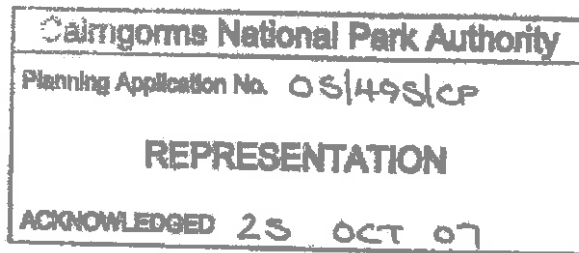
**05/495/CP**

**ADDITIONAL  
REPRESENTATIONS  
RECEIVED**

**Andrew Tait**

**From:** Dr A M Jones [gus.jones@zetnet.co.uk]  
**Sent:** 24 October 2007 23:56  
**To:** Andrew Tait  
**Subject:** Objection to Planning Application at land bounded by Crannich Park Rowan Park and Carr road , Carrbridge (05/495/CP)

Fiodhag  
Nethybridge  
Inverness-shire  
PH25 3DJ  
E gus.jones@zetnet.co.uk



Dear Andrew

**Objection to Planning Application at land bounded by Crannich Park Rowan Park and Carr road , Carrbridge (05/495/CP)**

I am writing as a Strathspey resident to object to the above revised application and strongly urge the CNPA to reject it as unacceptably damaging. I consider approval of the current proposals would also set unacceptable precedents. I find the environmental reports accompanying this submission in many important respects are unacceptably flawed and I therefore consider that they fail to comply with proper standards. In view of time constraints and the complexity of this site I hope to add to this objection as more environmental survey information comes to light. The information provided by the applicant on ants for example is demonstrably seriously flawed in various respects and this is one area that in due course I will provide information on.

Accepting the present proposals and reports has in my view the potential to seriously damage the good name and reputation of the CNPA.

Although I am not a resident of Carr-bridge and not one of those who walks the site very day for years I do consider I have a relatively intimate and fairly longstanding knowledge of the application site that through numerous visits since May 2007 I have further developed.

As a trained zoologist and wildlife biologist I have a particular interest in aspects of pinewood ecology a number of which have considerable relevance to this application, perhaps particularly in the context of the duty of the CNPA in relation to the first aim of the National Park and the Biodiversity duty of the NCA. I also have a range of experience relating to wildlife management and biodiversity matters that I consider is of some relevance to points raised in this objection. I make occasional reference to this experience in the following where I believe it may be of relevance.

I have no legal training however I understand that TCPA (Scotland) 1997 allows for revocation of planning permission especially having regard to the development plan and material considerations. I am unconvinced by some of the interpretation provided by the Reporter (whose ruling and entire file I have seen). For example I consider the evidence indicates the application considered in the appeal decision does not conform to the development plan. I also consider the outdated local plan was produced at a time when for example recognition of the importance of bog woodland and some of

25/10/2007

the species at the time overlooked on the site was less than at present.

I take it material considerations should include for example the national Park legislation (in accordance with which the CNPA has a duty to work), failure of the applicant to comply with key outline conditions (that includes undertaking environmental surveys of a standard acceptable at this complex and sensitive site), the park's own strategic Environment assessment (that arguably can hardly be fit for purpose if it fails to identify a host of direct and indirect significant negative impacts from the scale footprint and likely secondary impacts of the above proposals) and conflict with government policy with respect to safeguarding native woodlands (some aspects of which have been for example detailed in the letters by Dr Adam Watson published in this weeks and last week's Strathy). I further assume material considerations include significant new information and analysis with particular relevance to delivering on CBD commitments and 2010 biodiversity targets in relation to which the Biodiversity Duty of the NCA (Scotland) 2004 has major legal relevance to CNPA planning officers. I also consider that the adequacy or inadequacy of assessments made by the CNPA and SNH and of earlier planning advice is a material consideration.

With respect to both capercaillie and crossbill It is my understanding that according to Article 4.1 of the Directive on the Conservation of Wild Birds (79/409/EEC) species of birds listed on Annex 1 "shall be the subject of special conservation measures concerning their habitat in order to ensure their survival and reproduction in their area of distribution. In this connection, account shall be taken of: a) species in danger of extinction b) species vulnerable to specific change in their habitat c) species considered rare because of small populations or restricted local distribution d) other species requiring particular attention for reasons for the specific nature of their habitat". I assume planning guidance e.g. NPPG 1 endorses this overarching European Directive.

Evidence seems strongly to suggest that both habitat fragmentation and increased disturbance is a problem for capercaillie and there seems to be no explanation as to why no survey work has been undertaken of the use made by Scottish and other crossbill species of this site. Just as absence of evidence is no evidence of absence without some survey it seems unreasonable to conclude loss of crossbill habitat can be ignored without an evidence base. The fact that in virtually every case all the species referred to in the applicant's table of important species have not been a subject of any survey provided to the planning authority I consider is evidence of non compliance with outline planning conditions. It also throws a question mark over whether the CNPA March planning report can be considered to be disregarding the Biodiversity Duty of the NCA at least in relation to species on the Scottish Biodiversity List to which this legislation specifically relates.

Over 20 years ago I was privileged to be the first person in Scotland to undertake doctoral research on capercaillie. Since then I have maintained my interest in the ecology and behaviour of the capercaillie in Scotland. Currently for example I have been contributing to independent studies investigating how capercaillie respond to disturbance in Strathspey. In my view as someone who has made special study of capercaillie habitat relations in Scotland (initially at a time when this species was much more abundant than at present and few other publication on this subject had been published) the application site provides habitat for capercaillie of value to the important work to restore the status of this species in Scotland to favourable status in line with EU directives for this Annex 1 SBL and UK priority species and the kind of thinking embraced in proposals for Forest Habitat Networks in the Cairngorms and the delivery of various of the aims of the CNP.

I consider the CNPA should be concerned that the impact of the proposed development has the potential to be significant and negative to capercaillie for various reasons. Firstly especially thinking ahead and recognizing the precautionary principle considering direct loss of habitat and damage to the woodland and bog woodland as a functioning ecosystem. Secondly potential serious increased disturbance and the shifting of disturbance deeper into surrounding and nearby woodland.

It is I understand (K Kortland pers comm. 2007) widely appreciated that capercaillie currently still

very much occupy pinewood areas in relatively close proximity to the application site on all sides. Not today at all a common circumstance in Scotland. The proximity to habitat with capercaillie I consider (from my own observations this year) is currently quite readily demonstrable in the field but has at an earlier stage been understated in some respects.

Relevant to estimating the seriousness of negative impact of increased disturbance on capercaillie is understanding of the current apparently comparatively thriving status of capercaillie in nearby woodlands to the north of the application site where the population probably benefits from the connectivity provided by woodland on the application site. This woodland outside and peripheral to the application site could be predicted to be vulnerable to increased recreational disturbance that a large-scale increase in the size of the village would generate. The current value with respect to connectivity of woodland in the application site is arguably higher than might first appear if account is taken of the amount of human activity in the woodland near the Landmark centre. It can be seen as significant that capercaillie are apparently relatively frequently present in some of the least disturbed of the nearby woodland areas. Compared with one site where caper behaviour in the face of disturbance is being looked at (Anagach wood SPA near Grantown on Spey) the bog areas avoided by pedestrians and dogs are generally less extensive in woodland areas in the vicinity of Carrbridge making it likely that thresholds for disturbance impacts to be seriously negative are lower. A further material consideration is cumulative impact of loss of relatively undisturbed pinewood habitat for capercaillie in Strathspey. (This point has I believe been made in a leaked letter from the EU to the UK Authorities that makes special reference to the Cairngorms National Park and was quoted in papers provided to planners in relation to an application in woodland at Boat of Garten that was rejected by Highland Council) A knock on impact of the Higher Burnside development for example is predictably greater disturbance to capercaillie in the Kinveachy SPA. Promotion of outdoor recreation and other trends and for example increasing popularity of mountain biking is also a relevant consideration when it comes to assessing tipping points and disturbance pressures on the Strathspey capercaillie metapopulation the current importance of which to the whole future of the capercaillie in Scotland is in little doubt (as I believe has earlier been acknowledged in papers relating to development proposals at Boat of Garten).

#### Red squirrel

For a number of years I was an active member of the Scottish Squirrel Group (representing first SWT and later BSCG) on this forum set up to facilitate the co-ordination of activities aiming to conserve the red squirrel in Scotland. I was for example one of a small team who worked to produce the Scottish strategy for red squirrel conservation (SSFRSC) that was produced in 2004 on behalf of the Scottish Squirrel Group.

This framework for action for those interested in red squirrel conservation identifies amongst threats change in woodland habitat and acknowledges that red squirrels are vulnerable to predation if they have to cross open ground. It reports that domestic cats are amongst predators to which red squirrels are vulnerable. It also identifies under threats to red squirrels that red squirrels may be killed due to road accidents. It identifies that outbreaks of disease can cause red squirrel populations to decline dramatically. It also refers to the consultation process for planning in "areas where there may be conflict between protecting against the fragmentation or loss of red squirrel habitat and building developments".

All of these factors have relevance to the present application – thus for example RTA incidents already a common occurrence on the southern approach to Carrbridge (I have documented at least 4 fatalities between May - Oct on this road and have watched squirrels cross this road unscathed in calmer spells between traffic and have been informed that 7 squirrels have been killed on station road Carrbridge this year). Domestic cats are known to be already predating squirrels at Carrbridge (and one fresh red squirrel predator kill I observed in 2007 on the application site was noted just after a domestic cat ran away through the marsh)

The SSFRSC is out of date in stating of parapox virus "the disease has not yet been detected in red squirrels in Scotland". The advance of this threat can be considered as a material planning consideration, as can some of the other growing cumulative pressures on this species in Strathspey. Some of the subtler of these pressures may require further scientific evaluation but following the precautionary principle it seems reasonable to conclude on existing knowledge that more traffic and new roads in squirrel habitat leads to greater incidence of RTA for this species and more new households with cats on the fringe of squirrel habitat leads to an increased element of predation from this source. Habitat loss and fragmentation may result in reduced population size and genetic diversity (potentially crucial to surviving disease outbreaks) more stressed and undernourished individuals are likely to breed less well and are also potentially more susceptible to disease. New opportunities for disease transmission can be created for example with the introduction of gardens adjacent to woodland and in places where squirrels concentrate to feed at artificial food supplies.

Irrespective of such processes there has been a clear-cut and demonstrable failure by the developer to undertake credible survey of red squirrels across the entire site. The report on important species accompanying the revised application frankly if accepted by the CNPA reflects lamentably on CNPA planning standards.

Yours

Gus Jones

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# R&R Urquhart LLP

SOLICITORS - EST 1829

FORRES • INVERNESS • NAIRN

DATE 24 October 2007

OUR REF. JW/LM/100811

YOUR REF.

Don MacKee Esq  
Head of Planning and Development Control  
Cairngorms National Park Authority  
Albert Memorial Hall  
Station Square  
Ballater

BY EMAIL AND POST

Dear Sir

**Badenoch & Strathspey Conservation Group**  
Proposed Development by Aviemore & Highland Development  
to construct 117 houses at Carrbridge  
**OBJECTION**

On behalf of and as instructed by the Badenoch & Strathspey Conservation Group ("our clients"), we hereby write to intimate their objection to the proposed development by Aviemore & Highland Development to construct 117 houses at Carrbridge.

The proposed development will in our clients' view create an unacceptable adverse environmental impact to the area, breaches European and national environmental law, is excessive in scale and has not been adequately assessed in terms of its potential environmental impact. It is our clients' strong submission that in the absence of thorough scientific evidence showing that there will be no adverse impact, the Precautionary Principle must apply and the development in its current design be refused permission.

Given the short time scale permitted to lodge objections on a formal basis, our clients respectfully reserve the right to lodge further submissions between now and the date of any determination. This letter, nevertheless, sets out their concerns in summary. Our clients object, therefore, to the proposed development *inter alia* for the following reasons:

- Nature Conservation (Scotland) Act 2004**  
Section 1 of the 2004 Act states that "it is the duty of every public body and office holder to further the conservation of biodiversity." Furthermore, in complying with this duty, regard must be had to the Scottish Biodiversity Strategy as well as the United Nations Environment Programme Convention on Biological Diversity 1992.

**Cairngorms National Park Authority**  
Planning Application No. OS/1495/KP  
**REPRESENTATION**  
ACKNOWLEDGED 28 OCT 07

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ALL CORRESPONDENCE SHOULD BE  
ADDRESSED TO THE FIRM OF  
AND THE OFFICE OF PUBLIC ACCOUNTANTS

The proposed site for development contains very significant biological diversity, and our clients submit that the Cairngorms National Park Authority would be failing in its statutory duties if it were to allow the current application to proceed.

**2. European Habitats Directive 92/43/EEC**

The proposed site comprises two habitats protected under the European Habitats Directive: Caledonian forest (priority habitat), and bog woodland (priority habitat). In addition, although less extensive, is dry heath (priority habitat). In a European context other notable habitat includes long established grassland.

In addition to protected habitats there are species present, that are afforded special protection under the European Habitats Directive including pine marten and bats.

**3. European Birds Directive 79/409/EEC**

Certain species that frequent the area are afforded special protection under Annex I of the European Birds Directive including capercaillie and Scottish crossbill.

**4. Wildlife and Countryside Act 1981**

In addition to the above mentioned fauna, red squirrels and adders are presently in the area and these are afforded special protection under Schedule 5 of the 1981 Act. In addition to the above mentioned birds protected under the European Birds Directive, crested tits are present and these are protected under the 1981 Act.

**5. Protection of Badgers Act 1992**

Badgers are present in and around the site and they are afforded special protection under the Protection of Badgers Act 1992.

**6. Hydrology**

It is our clients' opinion that the hydrology survey by the applicant demonstrates a fundamental lack of understanding of the current stress on wetland ecosystems within these sites, as well as failing to address the issues of chemical pollution entering wetland and bog woodland. SUDS is not addressed sufficiently given the ecological context. In addition the hydrology report did not substantiate the presence of a perched water table. The report furthermore fails to demonstrate the presence of clay or fine sand layer and only a few measurements of ground water beneath the sands and gravels have been assessed. There is no demonstration that water beneath the sands and gravels is unconnected to water in the bog woodland and wetland. In addition the applicants hydrology report provides an inaccurate assessment of peat depths for the wetlands.

**7. Soils**

The main woodland area is particularly important for its soil profile, which is iron podsol. These soils are freely drained and have a sequence of soil horizons displaying marked physical and chemical characteristics. There has been extensive damage to iron podsols throughout the wider region, however the site of this application has ground which has not been damaged by such intrusive management and is therefore particularly precious.

**8. Fungi and Plants**

The fungi and plants present in and around the site include Scottish Biodiversity List species and species of national and international interest. A full assessment of these different species has not been provided. Our clients will provide a more detailed assessment themselves in due course.

9. **Invertebrates**

It is our clients' position that there are some twelve species of invertebrates of national importance within the Carrbridge area, and this extent has not been sufficiently identified by the applicants. Among other deficiencies, the applicants survey for the narrow headed ant is in our clients' view grossly incomplete with the corresponding map being seriously misleading. Further information will be provided to the National Park Authority by our clients in relation to invertebrates.

10. **Environmental Impact Assessment (Scotland) Regulations 1999**

It is our clients' strong view that given the scale of this urban development, there should be a full Environmental Impact Assessment carried out in terms of the 1999 regulations. The proposed development falls within Schedule 2 (10)(b). A full EIA would not only have provided a much fuller assessment of the environmental impact, but would also have addressed cumulative impacts. Without such an assessment, it is our clients' submission that this application should be refused.

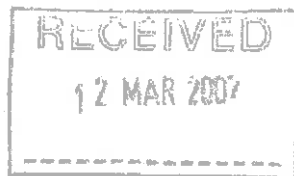
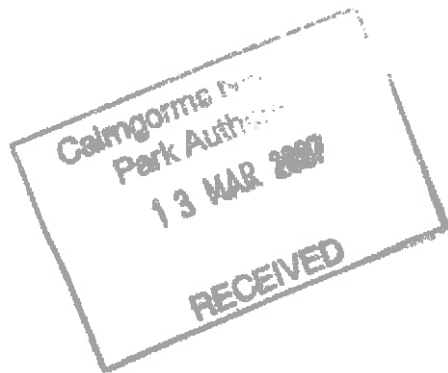
As stated above, our clients object most strongly to this proposed development which has been inadequately analysed, threatens European and nationally protected habitats and species, is excessive in scale and will have an unacceptable adverse impact on biodiversity. Our clients intend to provide further information in relation to particular aspects of this biological diversity, but submit that this development is inappropriate, stress that the Precautionary Principle must be applied, and urge the Cairngorms National Park Authority to refuse permission.

Yours faithfully



Jane White  
Member





David Green  
Convener  
Cairngorms National Park Authority Board  
14 The Square  
Granttown on Spey  
PH26 3HG

170A Park Road, Peterborough  
Cambridgeshire, PE1 2UF

Telephone: 01733 201 210  
E-mail: [info@buglife.org.uk](mailto:info@buglife.org.uk)

8th March 2007

Dear Sir,

**Planning Application 05/495/CP – Housing Development at Crannich Park, Rowan Park and Carr Road, Carrbridge.**

Buglife – The Invertebrate Conservation Trust are concerned that the above development, if approved, will have a significant effect on populations of several rare invertebrates. The development site supports UK Biodiversity Action Plan (BAP) Priority Species including the endangered Narrow-headed ant (*Formica exsecta*) and the rare Cousin German Moth (*Paradiarsa sobrina*), together with other species that are locally important. Buglife are of the opinion that sites supporting UK BAP Priority Species should be protected from development wherever possible.

The Narrow-headed ant has been identified by the Cairngorms Local Biodiversity Action Plan (supported by the Scottish Executive and the Highland Council) as being at risk from habitat loss and fragmentation. Part 1 of The Nature Conservation Act (Scotland) 2004 places a duty on Scottish public bodies to give proper consideration to, and account for, the impacts which their activities and policies have on biodiversity, not only at the local level, but also regionally, nationally and internationally. The area that could be impacted upon by the proposed development is considered to support 1% of the UK population of this species, the loss of which would be of national significance.

Planning Paper 6 to be tabled at the CNPA Board meeting on the 9<sup>th</sup> March 2007 states "The nests that are closer would effectively be protected from construction disturbance by the protective fence for the bog woodland and surrounding trees." (Para 67) however this statement fails to address the loss of foraging habitat for these ants following clearance of the site for development. Indeed, we understand that damage to a nest has already occurred during site investigation operations.

The recommended conditions for approval of this application indicate that the nests of all ant species identified should be relocated prior to the commencement of development. Quick fixes such as translocation rarely work and as such, translocation is often considered to be a last resort following the consideration of all other mitigation options.

There is no evidence of other mitigation options being considered in respect of this development. Recent high profile translocation exercises have shown that this method of conservation is an expensive lottery. For example, a population of Desmoulin's whorl snail (*Vertigo moulinsiana*) was translocated from a site on the route of the A34 Newbury Bypass at a cost of £250,000. Ten years later the snail was found to be extinct on the translocation site.

We hope that the CNPA board will consider the importance of this site for invertebrates and ensure that the loss of these important species and their habitat is averted.

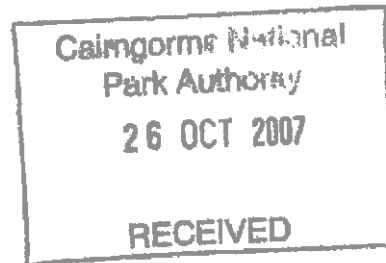
Yours sincerely,



Craig MacKinnon

- cc. Jane Hope – Chief Executive (Cairngorms National Park Authority)
- cc. Don McKee – Head of Planning & Development Control (CNPA)
- cc. Dr. David Bale – Head of Natural Heritage (CNPA)

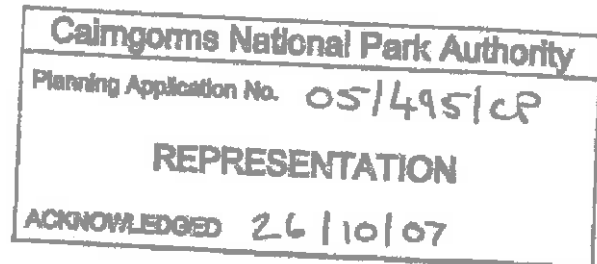
AT 05/495



6, Rowan Park  
Carrbridge  
PH23 3BE

25th October 2007

CNPA Planning Office  
Albert Memorial Hall  
Station Square  
Ballater  
Aberdeenshire,  
AB35 5QB



Dear Sir,

I attended the site meeting with respect to the proposed development in Carrwood Plantation on Tuesday 8th May. The size of the development would have a huge impact on both the physical and human environment of Carrbridge and would be almost wholly negative yet I was dismayed to learn of the low level of research carried out by the developers with respect to both. The work undertaken by the developers on hydrology and biodiversity are of a very low standard, and the CNPA should not be accepting information from developers that is significantly misleading and unreliable. They seemed to have no concern that the population of the village would double within a few years and the biodiversity would be lost for ever. There is nothing in the latest, revised application to induce me to alter my strong objection to this development.

At no time have I been made aware of the employment opportunities for the occupants of these houses and am thus concerned that a significant number would seek no employment locally. If retired they would contribute to the Carrbridge economy but I fear many houses would simply be used as holiday or, worse, second homes with the residents contributing little. Many others would probably seek work in Inverness (also probably doing the bulk of their shopping there) using cars, since public transport is not well geared to commuting; this at a time when we are urged to reduce our carbon footprint. This is not an appropriate development for a National Park.

I am also unaware of facilities incorporated into the development for the increased number of residents, possibly a further indication that many are not expected to be permanent. Real people would have children expecting to attend the primary school, require health facilities, a library and other amenities which are not the responsibility of the developers but do impact on the village.

At the same time the current residents would have their opportunities to enjoy the area, its flora and fauna, and to be active close to home reduced or completely removed; again when we are encouraged to exercise more. Many people use and enjoy the woods. I am always impressed by how many people I meet whenever I am in the woods. A high quality environment enhances people's enjoyment (whether or not they have any particular knowledge or expertise about it). There's no doubt that the environment around the development will be impacted on, with more people taking recreation in a smaller area.

At the site meeting, I was appalled by the poor, even shoddy and unprofessional, quality of what little research into the environmental impact had been carried out by the developers. Their representatives seemed to have little knowledge or understanding of the work they had carried out. One wonders, therefore, what notice will be taken of any environmental safeguards which may be imposed if the development does go ahead. I understand that similar cavalier disregard has occurred in other developments locally. Once damage is done it is difficult if not impossible to put right. Would the Park Authorities require the developers to demolish houses (even after they have been sold) and re-instate? Hardly likely.

The site meeting heard from far more knowledgeable people than I am about many aspects of the area which are of ecological importance, including a species of ant found in very few other places in Britain and the Cousin German moth which I have seen myself contrary to the developers current report that 'no signs of presence have been recorded'. The safeguards proposed by the developers are wholly inadequate - aside from pollution and other potential problems, increased people-pressure will make it impossible to maintain the current biodiversity.

I appreciate that people need houses so I would encourage the development of a small area of affordable housing to satisfy the needs of local people; houses with adequate and proportional living space for the occupants concerned. However, this aspect of the proposed development is only a very minor part.

The scale, type and style of the development is inappropriate for a village the size of Carrbridge, and, I would argue, thus inappropriate for the National Park. I urge the Park Authority to reject this application.

Yours sincerely,

A black rectangular box redacting the signature of Richard Langridge.

Richard Langridge.

<b>Cairngorms National Park Authority</b>
Planning Application No. 05/49S/CP
<b>REPRESENTATION</b>
ACKNOWLEDGED 1 NOV 07

Finiskaig  
Rowan Park  
Carrbridge  
PH23 3BE

29 October, 2007

Dear Sir,

I would like to register my opposition to the proposed development of housing between Carr Road and Crannick Park in the village of Carrbridge.

The reasons for my opposition are :

1. The impact on wildlife. In particular,
  - the Red Squirrel, 40 dreys have been located in the area to be developed
  - The nationally important population of Narrow-Headed ants that can be found in the woodland that would be destroyed by the development.
  - The Cousin German moth has been seen in the woodland and this species is stated to be of high importance in the Cairngorms Biodiversity action plan.
  - The Pine Martins that use the area.
2. The impact on local flora
  - The presence of "Creeping lady's tresses orchid can be found in the area of development. This orchid is widely present within the woodland that would be developed.
  - Field gentian can be found in the woodland and is classed as vulnerable
  - Health Cudweed can be found in the woodland and is classed as endangered.
3. The conflict with Government policies
  - Within the document "Sustainable Forestry" it states "For this reason the Government operates a general presumption against conversion of woodlands and forests to other uses."
4. The impact on the environment
  - Deforestation and replacement with housing will contribute to global warming and potential flooding as was seen recently in England where home owners had converted gardens into car parks, thus preventing rainwater from being absorbed into the ground.
5. The impact on the local community.
  - The size of the increase in the population of the village (in percentage terms) will change the character of the village.

<b>Cairngorms National Park Authority</b>
<b>- 1 NOV 2007</b>
<b>RECEIVED</b>

- The pressure put on the roads around the village will increase the dangers to the elderly and young people, not only from the increased population but also the developer's traffic.
- Noise pollution during the construction of the houses

I request that you take my concerns into consideration during your deliberations.

Yours Sincerely



Frank [Redacted]

Email  
malcolm.whale@tiscali.co.uk

1 Rowan Park  
Carr-Bridge  
Inverness-shire  
PH23 3BE

Tel:- 01479 841585

Ref:-

27<sup>th</sup> September 2007



Area Planning and Building Standards Office  
100 High Street  
Kingussie PH21 1HY

Dear Sirs

Proposed Development at LAND BOUNDED by Crannick Park, Rowan Park & Carr Road  
As per Application by Aviemore & Highland Developments.

We are in receipt of Notice for Serving on Neighbours relative to the above and dated 25<sup>th</sup> September 2007 and would make the following representation in connection therewith.

We would initially refer you to your letter of the 4<sup>th</sup> February 2005 and its many implications as to happenings in the past relating to previous planning applications which have been granted but now specifically refer you to the current application referred to above relating to ownership of the subject land coloured green and arrowed on the attached copy of developers plan in connection with which we have obtained a P16 Report from the Land Registry indicating we are the owners of the subject parcel of land. In the circumstances we would appreciate Developers intentions in view that they show their "boundary" as incorporating our land within their development area with no reference to ourselves. irrespective of any existing possible rights.

Early attention would be appreciated in this matter as the problem of ownership has been ongoing for some time and has presented problems when negotiating possible sale terms in the recent past relative to our total property holding.

Yours faithfully

A solid black rectangular box redacting the signature of Malcolm &amp; Beryl Whale.

Malcolm & Beryl Whale

\* Green area not part of application site  
Mr & Mrs Whale owns this area of land

A solid black rectangular box redacting the bottom right corner of the page.





**Andrew Tait**

**From:** Eleanor and Sandy Walker [gowanlea@hotmail.com]  
**Sent:** 25 October 2007 11:15  
**To:** Andrew Tait  
**Cc:** gus.jones@zetnet.co.uk; awat@ceh.ac.uk  
**Subject:** CNPA -CARRBRIDGE PLAN

Dear Andrew,

You will no doubt recall my considerable opposition to the proposed housing development at CARRBRIDGE at the two field meetings which you attended.

My specific objections are based as follows-

- 1.--The CPNA. would appear to be in default with regard to the preservation of semi-natural woodlands as outlined by the Government in--- A. 1994-"BIODIVERSITY,THE U.K. ACTION PLAN"  
B. 1994--SUSTAINABLE FORESTRY- THE U.K. PROGRAMME (CMD.2429.  
c. 2002--THE JOHANNESBERG INTL.CONFERENCE.
- 2.The CARRBRIDGE (as well as NETHYBRIDGE and BOAT OF GARTEN) Pinewoods were planted by "spading -in" seedlings raised at the DELL NURSERY by SEAFIELD ESTATE using pine seeds collected within ABERNETHY FOREST . Messrs. MACDONALD and CARR were the foresters involved. Such woods are thus rightly regarded as being semi- natural.
- 3.The particular soil profile , an IRON PODZOL, is characteristic of such pinewoods which have developed in the excessively drained fluvio-glacial sands and gravels that cover much of Upper Deeside and Strathspey. This specific soil type with its characteristic physical and chemical composition is associated with a Callunetum-Vaccinetum- Pinetum vegetation.It has also a highly specific microbiological fauna. Nationwide this profile is relatively rare and should be protected.
- 4.The hydrological model advanced yet again by CRUDEN ASSOCIATES is still suspect.Their ground-water hypothesis is not supported by any data. In particular they appear to use two observations obtained from separate trial pits at widely different times without any prolonged readings and related meteorological data to predict their ground-water gradient. In addition ,the alleged perched water-table supporting the woodland bog has not been evidenced by any physical analyses.The concept of both clay and fine sand with their widely differing percolations rate is peculiar.
- 5.The isopachyte peat surveys presented by CRUDEN ASSOCIATES can be demonstrated to be inaccurate yet again.
- 6.The potential problems presented by the likely use of fertilisers,insecticides, herbicides. car-shampoos, anti-freeze sprays,etc. within the housing complex have not been addressed in the SUDS. Because of the coarse -textured and excessively drained subsoil across the whole development site, the likelihood is that such materials will eventually enter the ground -water and compromise the integrity of the woodland bog.

I hope to be able to amplify the above comments in the near future.

Yours aye,

SANDY WALKER.

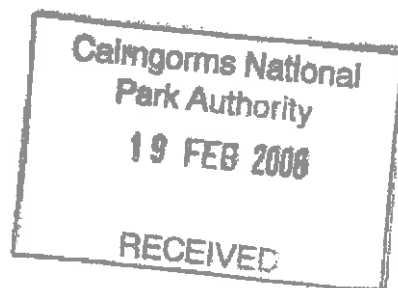
<b>Caingorms National Park Authority</b>
Planning Application No. 05/495/KP
<b>REPRESENTATION</b>
ACKNOWLEDGED 30 OCT 07.

Mr Don McKee  
Head of planning and development control  
Cairngorms National Park Authority  
Albert Memorial Hall  
Station Square  
Ballater

Birchbank  
Carr Road  
Carrbridge  
Inverness-shire  
PH23 3AD

18 February 2008

Dear Mr McKee



**Proposed housing development at Carrbridge Woods**

On at least two occasions, there have been items in the press suggesting that the environmental impact of the proposed housing development at Carrbridge Woods has been inadequately assessed. I recall one article in the *Strathy*, which suggested the hydrological report for the site was fundamentally flawed, and a more recent one in the *Scotsman*, suggesting that the assessment of the impact on red squirrel populations was wholly inadequate, and a complete failure.

These shortcomings leave little faith in the whole process of the assessment: what else has been missed? To allow such a controversial development to proceed, with such inadequate assessment would seem, to me, extremely unwise.

Furthermore, please could you advise whether the possible impact of the development on nearby woods, currently important for capercaillie, has been assessed? The wood currently provides a buffer between Carrbridge and neighbouring woods, important for capercaillie. By building the houses, two things may happen. Firstly, those from Carrbridge who currently walk in the woods will be pushed higher up the hill to more important capercaillie sites. Secondly, the total number of people wanting to access the woods from Carrbridge will increase. Unless a decent assessment has been done, there is a risk this development may compromise the integrity of a capercaillie meta-population for which sites in Strathspey have been designated under a European Directive.

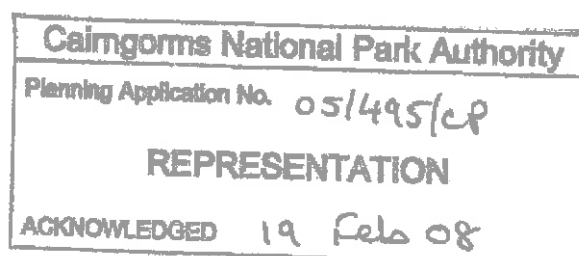
Please can you let me know whether the current assessment considers the potential impact on capercaillie in woods adjacent to the development site, and whether you plan to revisit the existing assessments, to assess whether the job has been done effectively?

I wish to stress that I am writing this as a private individual, and I look forward to hearing from you in due course.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Jeremy Roberts



AT 05/499

Calngorms  
Park Authority  
26 OCT 2007  
RECEIVED

6, Rowan Park  
Carrbridge  
PH23 3BE  
25th October 2007

CNPA Planning Office  
Albert Memorial Hall  
Station Square  
Ballater  
Aberdeenshire,  
AB35 5QB

Calngorms National Park Authority  
Planning Application No. 05/495/cp  
REPRESENTATION  
ACKNOWLEDGED 26/10/07

Dear Sir,

I attended the site meeting with respect to the proposed development in Carrwood Plantation on Tuesday 8th May. The size of the development would have a huge impact on both the physical and human environment of Carrbridge and would be almost wholly negative yet I was dismayed to learn of the low level of research carried out by the developers with respect to both. The work undertaken by the developers on hydrology and biodiversity are of a very low standard, and the CNPA should not be accepting information from developers that is significantly misleading and unreliable. They seemed to have no concern that the population of the village would possibly double within a few years and the biodiversity would be lost for ever. There is nothing in the latest, revised application to induce me to alter my strong objection to this development.

At no time have I been made aware of the employment opportunities for the occupants of these houses and am thus concerned that a significant number would seek no employment locally. If retired they would contribute to the Carrbridge economy but I fear many houses would simply be used as holiday or, worse, second homes with the residents contributing little. Many others would probably seek work in Inverness (also probably doing the bulk of their shopping there) using cars, since public transport is not well geared to commuting; this at a time when we are urged to reduce our carbon footprint. This is not an appropriate development for a National Park.

I am also unaware of facilities incorporated into the development for the increased number of residents, possibly a further indication that many are not expected to be permanent. Real people would have children expecting to attend the primary school, require health facilities, a library and other amenities which are not the responsibility of the developers but do impact on the village.

At the same time the current residents would have their opportunities to enjoy the area, its flora and fauna, and to be active close to home reduced or completely removed; again when we are encouraged to exercise more. Many people use and enjoy the woods. I am always impressed by how many people I meet whenever I am in the woods. A high quality environment enhances people's enjoyment (whether or not they have any particular knowledge or expertise about it). There's no doubt that the environment around the development will be impacted on, with more people taking recreation in a smaller area.

At the site meeting, I was appalled by the poor, even shoddy and unprofessional, quality of what little research into the environmental impact had been carried out by the developers. Their representatives seemed to have little knowledge or understanding of the work they had carried out. One wonders, therefore, what notice will be taken of any environmental safeguards which may be imposed if the development does go ahead. I understand that similar cavalier disregard has occurred in other developments locally. Once damage is done it is difficult if not impossible to put right. Would the Park Authorities require the developers to demolish houses (even after they have been sold) and re-instate? Hardly likely.

The site meeting heard from far more knowledgeable people than I am about many aspects of the area which are of ecological importance, including a species of ant found in very few other places in Britain and the Cousin German moth which I have seen myself contrary to the developers current report that 'no signs of presence have been recorded'. The safeguards proposed by the developers are wholly inadequate - aside from pollution and other potential problems, increased people-pressure will make it impossible to maintain the current biodiversity.

I appreciate that people need houses so I would encourage the development of a small area of affordable housing to satisfy the needs of local people; houses with adequate and proportional living space for the occupants concerned. However, this aspect of the proposed development is only a very minor part.

The scale, type and style of the development is inappropriate for a village the size of Carrbridge, and, I would argue, thus inappropriate for the National Park. I urge the Park Authority to reject this application.

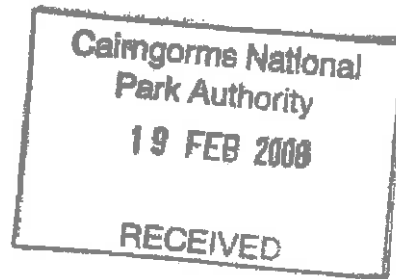
Yours sincerely,

A solid black rectangular box redacting the signature of the sender.

Mary Langridge.

Mr Don McKee  
Head of planning and development control  
Cairngorms National Park Authority  
Albert Memorial Hall  
Station Square  
Ballater

Birchbank  
Carr Road  
Carrbridge  
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18 February 2008

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Furthermore, please could you advise whether the possible impact of the development on nearby woods, currently important for capercaillie, has been assessed? The wood currently provides a buffer between Carrbridge and neighbouring woods, important for capercaillie. By building the houses, two things may happen. Firstly, those from Carrbridge who currently walk in the woods will be pushed higher up the hill to more important capercaillie sites. Secondly, the total number of people wanting to access the woods from Carrbridge will increase. Unless a decent assessment has been done, there is a risk this development may compromise the integrity of a capercaillie meta-population for which sites in Strathspey have been designated under a European Directive.

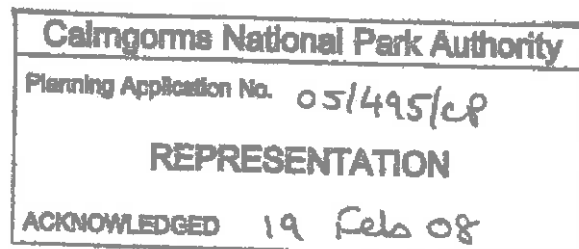
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Yours sincerely,



Jeremy Roberts



## Andrew Tait

---

**From:** Pip Mackie on behalf of Planning  
**Sent:** 25 October 2007 11:42  
**To:** Andrew Tait  
**Subject:** FW: For the attention of Andrew Tait re Planning Application Ref no: 05/495/CP

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

From: tim ransom [mailto:timransom@hotmail.com]  
Sent: 24 October 2007 20:13  
To: Planning  
Subject: For the attention of Andrew Tait re Planning Application Ref no: 05/495/CP

Dear Mr Tait,

Re: Planning Application: land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge.

I would like to express my strongest opposition to the above proposed application in Carrbridge.

As a very regular visitor to, and having worked twice in conservation in, the area, I am appalled at the current level of planned development within Strathspey and am totally opposed to the idea of large-scale developments within native woodland and species-rich grassland.

With regard to the above proposed housing application, I have spent considerable time in that woodland and am very surprised at the developers report on the wildlife value of said woodland.

Red Squirrel - the developers states they found only 1 squirrel drey within the proposed housing site - this is very inaccurate as there are many more than that and I have seen and photographed red squirrels frequently.

Scottish Crossbill - the report states this species may be present - I have observed and photographed them on various occasions feeding within the proposed site.

Scottish Wild Cat - again they say this may occur on site - in 2003 I saw a wildcat walking along Carr Road, at 2am, very close to the proposed development site. I believed then, and still do, that this cat had been in that woodland.

Slow Worm/Adder - having surveyed for these species in similar habitats before, I would be very surprised if that woodland and/or grasslands did not support populations of both these species.

Fungi - there is no mention of important fungi in that woodland and grasslands such as Tooth Fungi spp and Waxcap spp both of which occur in considerable numbers within the development site.

Invertebrates - apart from the mention of the ant species and a few butterflies and moths as 'possibles', there is no mention of beetles, hoverflies, bugs, grasshoppers, spiders etc. I have photographed many species within the site many of which are pine woodland specialists.

This woodland is not only an important wildlife habitat and corridor but also is well-used by the local community and visitors for recreation. Therefore it meets two of the Park's Aims (Natural Heritage and Recreation) and while housing may meet the economic aim of the Park it would be failing in others, including probably the sustainable use of natural resources as these large developments will severely increase the pressure on these resources.

Apart from the obvious lack of proper surveying being undertaken, the UK Government and the Scottish Executive have both repeatedly committed to protecting and enhancing native woodland and biodiversity issues. The Cairngorms National Park Authority should be following this commitment and refusing developments within woodland.

As a frequent visitor to the Park, I must say that if such large-scale developments go ahead they will severely spoil the special qualities of the Cairngorm National Park which bring people such as myself back year after year. Special care must be taken when dealing with a special place.

I thank you for reading my opposition to this development.

Yours,

Mr Tim Ransom.  
St Saviour,  
Jersey CI.

---

Can you link the celebs? Play Celebrity Separation to win prizes!  
<http://www.celebrityseparation.com>

Cairngorms National Park Authority

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Andrew Tait

From: Pip Mackle on behalf of Planning  
Sent: 25 October 2007 11:42  
To: Andrew Tait  
Subject: FW: For the attention of Andrew Tait re Planning Application Ref no: 05/495/CP

REPRESENTATION

ACKNOWLEDGED 26 OCT 07

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Jersey CI.

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Cairngorms National Park Authority

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Cairngorms National  
Park Authority

03 MAR 2011

RECEIVED

Cairngorms National Park Authority

Planning Application No. 05/495/CP

REPRESENTATION

ACKNOWLEDGED 3 3 11

Mr K & Mrs E J Urquhart  
Lilac Cottage  
Carrbridge  
Inverness-shire  
PH23 3BX

2 March 2011

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

BY POST AND EMAIL

Dear Sirs

**05/495/CP – PLANNING APPLICATION FOR ROADS, FOOTPATHS, PLOT BOUNDARIES, DWELLING DESIGNS FOR PLOTS 1-24; PHASING PROPOSALS AND SUPPORTING STUDIES AND TRAFFIC CALMING DETAILS AT LAND BOUNDED BY CRANNICH PARK, ROWAN PARK AND CARR ROAD, CARRBRIDGE FOR AVIEMORE & HIGHLAND DEVELOPMENTS LTD**

We have received a letter from CNPA dated 18 February 2011 regarding the above application.

We wish to confirm our objections to this application.

We are not aware of any new information on this application and although the heading above refers to dwelling designs for Plots 1-24, the application was previously for 117 houses.

As the heading refers to "phasing proposals" we take it that the application is still for a similar scale of development and all our previous objections still stand, as follows:

- an estate of 117 added to a village of 403 houses is totally out of proportion to the village
- no new amenities are planned to coincide with this development and there are presently no amenities other than one shop, limited cafes, hotels and public houses
- the development would destroy the character of this forest village within the National Park boundary
- it would reduce amenity woodland which is the main attraction for visitors to the village, and for residents
- the likely proportion of "affordable" houses would be so small that the damage to the area far outweighs the benefit
- the development would overload the infrastructure – eg particularly water supply and sewage removal
- Also with public transport links so poor Carrbridge cannot be mooted as a commuter base for Inverness – or if it is that has to be purely car based which will increase congestion and to road danger in the village
- the development involves destruction of scarce habitat of bog woodland and amenity woodland areas
- the development includes tree felling and building in a low lying area of bogland – which does not make any sense

- if most of the houses become holiday homes the community character will be destroyed, again for no local community benefit.
- the proposals form part of a swathe of disproportionate development in the whole of the Strathspey area which offer little benefit and are changing the face of the villages within the National Park boundary.
- This type of development conflicts with Cairngorms National Par aims
- The only benefit is to the developers.

If the development proceeds there will be an inevitable increase in traffic on the main road through Carbridge, which is adjacent to where we live. This is already known to be a dangerous road.

We hope that the National Park Authority will prevent such unsustainable and damaging development in this area, and will reject this application.

Yours faithfully



K A Urquhart

E J Urquhart