

# AGENDA ITEM 6

## APPENDIX 2

07/400/CP

APPLICANTS  
SUPPORTING LETTER

BH/MM

5 October 2007

Mr Andrew Tait  
Cairngorms National Park Authority  
Albert Memorial Hall  
Station Square  
Ballater

Dear Mr Tait,

**Outline Consent PPA 270/312 granted by the Scottish Executive for Residential Development with Amenity Woodland, Roads, Cycle Ways and Ancillary Works on Land Bounded by Crannick Park, Rowan Park and Carr Road, Carrbridge. Proposed Variation of Condition No. 4 under Section 42 of the Town and Country Planning (Scotland) Act 1997**

I refer to the Reserved Matters application Ref 05/495/CP which was submitted in the context of the outline consent cited above. This Reserved Matters application has been subject to various refinements as a result of discussions, representations and consultation responses.

In this context, it has been a particular point of discussion that Condition No. 4 of the SE decision suggested that *inter alia* development should be held back by at least 40m from the B9153 and also that a detailed phasing scheme shall be submitted under the guidance that development should proceed from the south west to north east. The reason for this condition was given that "All the matters deserve additional highly focused attention having regard to the sensitivity of the site and its particular juxtaposition with existing development."

As you are aware, these matters have now been given further highly focused attention in an effort to balance the impact of development in terms of its effect on the community and sensitive habitats, in particular such as the bog woodland. An amending layout was submitted on 20 September 2007 to reflect these proposed changes which we now believe make the most reasonable fit of development to the site within the context and spirit of the overall decision taken by the Scottish Executive.

Technically, the revised layout involves two variations to the condition of the outline consent based on a more detailed technical appraisal of the bog woodland, layout design and a sensible development phasing for the site. Application is hereby being made to vary the terms of the conditions under Section 42 of the Town and Country Planning (Scotland) Act 1997 as follows:-

1. Development can be located within the 40m of the B9153 carriageway while still maintaining a substantial landscape strip in accordance with layout 2467-006 Rev D. This in our view will not prejudice any adjacent development but would give a better practical solution to the Reporter's intentions to minimise impact on the bog woodland.
2. The phasing of development should commence with 16 Affordable units on the northern part of the site adjacent Carr Road with at the same time commencement of private development in the central part of the site given that there is only one access onto the B9153.

Therefore, in the context of the overall consent granted we believe the effect of these variations will improve the quality and impact of development on site without in any way undermining the spirit or intentions of the outline decision.

Please contact me if you wish any further information.

Yours sincerely



Bill Hepburn

*for Anemore and Highland Developments Ltd.*