
CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Erection of 23 dwellings and associated infrastructure, landscaping and parking at Land 130M South Of Meadow View, Crannich Park, Carrbridge

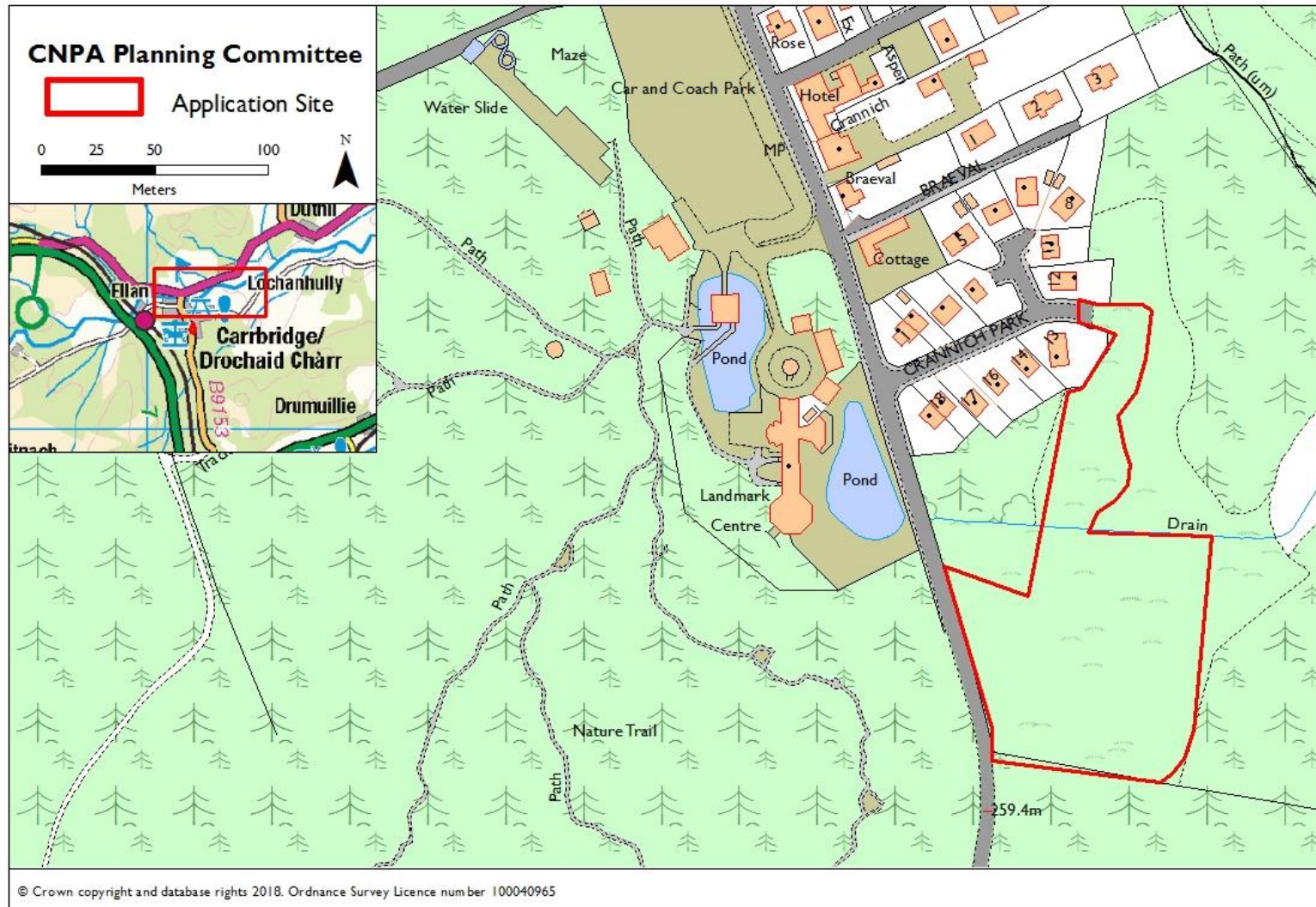
REFERENCE: 2018/0046/DET

APPLICANT: Tulloch Homes Ltd

DATE CALLED-IN: 26 January 2018

RECOMMENDATION: Approve subject to conditions and developer contributions

CASE OFFICER: Katherine Donnachie Planning Officer



SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The site is located within the settlement boundary of Carrbridge to the south of an existing residential development at Crannich Park, separated from this housing by open ground and wooded area. It lies immediately to the east of the B 9153 road. This road also forms part of the National Cycle Route 7. On the other (west) side of this road is the Landmark Forest Adventure Park, and to the east is bog and pine woodland within which lie an attractive and well used network of walks around Carrbridge. Further mature pine woodland lies to the south.
2. The proposed site is gently undulating, lying at a slightly lower level than the road. It is currently rough grassland containing some groups of young broadleaf trees and wetter ground to the north and around the edges of the site. A drain/watercourse runs through this part of the site to the north. There is a small group of mature Scots Pine in the south west corner of the site also.
3. The site lies within the catchment of the River Dulnain which flows into the River Spey. The site drains east to the Feith Mhor watercourse which connects to the Dulnain. In the wider area there is a network of woodland Special Protection Areas, designated for their Capercaillie interest. There is also bog habitat in the area.
4. There is a network of core paths in the wider area and to the north east of the site running through the woods. Ancient woodland lies to the south and on the other (west) side of the main road.

Proposal

5. The drawings and documents associated with this application are listed below and are available on the Cairngorms National Park Authority website unless noted otherwise:
<http://www.eplanningcnpa.co.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P3DH3KSI0BY00>

Title	Drawing Number	Date on Plan*	Date Received
Other - Model Images (3 in total)	Rev B		05/02/18
Plan - Peat Contour Plan	43101/GY/010a	16/08/17	05/02/18
Location Plan - Location Plan	3946-01-001A	13/12/17	
Site Plan - Site Layout Plan	3946-01-002 Rev F	11/07/18	05/02/18
Site Plan - Site Layout Plan PT2	3946-01-003		July 2018
Plan - Plot 10-11 Floor Elevation Plan	3946-01-100	10/05/17	05/02/18
Plan - Plot 14-16 Floor Plans	3946-01-101	10/05/17	05/02/18
Plan - Plot 8-9 Floor Plan	3946-01-300	11/05/17	05/02/18
Plan - Plot 8-9 Elevations Plan	3946-01-301	11/05/17	05/02/18
Plan - Plots 23-25 Floor Plan	3946-01-400	11/05/17	05/02/18
Plan - Plot 23 Elevation Plan	3946-01-401	11/05/17	05/02/18
Plan – 2 Bed semi villa – Plans and	3946-01-500	15/05/17	05/02/18

Title	Drawing Number	Date on Plan*	Date Received
Elevations			
Plan – 3 bed Terraced Villa Plans	3946-01-600	15/05/17	05/02/18
Plan – 3 Bed Terraced Villa Elevations	3946-01-601	15/05/17	05/02/18
Plan - 2B4P Villa Terrace Plans	3946-01-700	15/05/17	05/02/18
Plan - 2B4P Villa Terrace Elevations	3946-01-701	15/05/18	05/02/18
Site Sections and Street Elevations	3946-02-51 revision A	30/08/18	
Road Adoption Areas	2410.104 Revision B	20/04/18	
Roads Layout Sheet 1 of 3	2410.101 Revision C	19/07/18	
Roads Layout Sheet 2 of 3	2410.102 Revision C	19/07/18	
Roads Layout Sheet 3 of 3	2410.103 Revision C	19/07/18	
Drainage Layout	2410.105 Revision A	10/09/18	
Burn Crossing	2410.121	July 18	
SUDS details	2410.114 Revision B	20/07/18	
Other - Soft Landscape Proposals	HLD K286.17/SL-01 Revision F	12/07/18	
Other - Arboricultural Assessment	CNP 180913	19/09/13	
Other - Design and Access Statement			05/02/18
Other - Design Statement			05/02/18
Other - Drainage Impact Assessment	2410 Issue 3	19/07/18	
Other – Soft Landscape Maintenance and Management regime	HLD K286.17 Revision C	12/07/18	
Other - Tree Survey by Scottish Arboricultural Services		01/08/17	
Groundwater Dependent Terrestrial Ecosystems (GWDTE) Assessment	43101 Version 1.3	15/08/18	
Habitat Management Plan	3946-01-004	19/04/18	
Report on Bus Provision	2410		27/04/18
Species Protection Survey	43101 Version 1.3	2/07/18	
Otter Species Protection Plan by Atmos Consulting	43101 Version 1.2	19/04/18	

*Where no specific day of month has been provided on the plan, the system defaults to the 1st of the month.

6. The application originally sought full planning permission for the erection of 25 houses. Following discussion the application was revised to 23 units, removing plots 12 and 13 of the original layout in the north east part of the site in order to accommodate revised SUDS arrangements. A copy of the original site plan is attached as **Appendix I**.

7. The application now seeks full permission for the erection of 23 houses. The tenure of the houses is proposed as ten affordable homes (comprising social rented housing provided by the Highland Council and the Highland Housing Alliance) and thirteen starter homes for sale. The starter homes are aimed at first time buyers and will be on

sale at their market valuation upon completion, offered only to those buyers within a local postcode for the first three months of being on the market. Thereafter they will be available for sale on the open market.

8. The houses comprise a mixture of terraced and semi-detached blocks set around a central access road with communal parking (38 spaces) provided. A new access point is proposed in the south west part of the site onto the B9153 road. Houses in the western part of the site are orientated to present frontages to the main road. Areas of landscaping are proposed in and around the development with a natural buffer zone to be retained to the east of the housing between the new development and the bog woodland area. Similarly houses are set back from the watercourse that crosses the northern part of the site. There are areas of peat in the eastern part of the site which has informed the layout in order to minimise impacts on these areas. This is highlighted in the proposed landscape scheme included in **Appendix 2- Plans**.
9. Footpath links are proposed within the site. A boardwalk path is also proposed from the new housing crossing the watercourse via a new timber bridge, and leading north to link into Crannich Park. Improvements and extension to the footway running north alongside the B B9153 road are also proposed along with tactile paving crossings at various junctions leading further north up to the nearest existing bus stop in the main village car park.
10. A new pumping station is proposed in the south west part of the site and it is proposed to connect to public water and sewage supplies. The proposed surface water arrangements include a lined SUDS pond in the north east corner of the site with outfall to the existing watercourse. It is proposed that this detention basin will be maintained by Scottish Water. A copy of the site plan is attached in **Appendix 2**.
11. The proposed house types are a mixture of single storey and 1 ¾ storey units, of pitched roof design, incorporating porch and dormer features, with a mixture of two and three bedroom properties. Proposed finishes are white roughcast walls, eternit cladding board, upvc windows and grey roof tiles. The construction of the houses will comply with current building standards, highly insulated following the “fabric first” principal to minimise energy consumption. Heating is likely to be supplemented by use of renewables. Copies of plans, including site sections, are included in **Appendix 2- Plans**.
12. The application is supported by the following information:
 - a) Habitat Management Plan – which is intended to preserve and enhance the bog woodland and to improve habitat, safeguard existing populations of wood ants. A number of proposed actions are set out and an area of land to the east of the site within the applicants control is proposed for habitat enhancement and is shown in **Appendix 3**.
 - b) Otter Species Protection Plan
 - c) Landscape scheme.
 - d) Arboricultural Assessment.
 - e) Drainage Impact Assessment
 - f) Visualisations which are included in **Appendix 2- Plans**.
 - g) Design and Access Statement.

- h) Protected Species Survey which set out mitigation measures including need for species protection plans; pre construction surveys; and translocation of wood ants.
- i) Groundwater Dependent Terrestrial Ecosystems (GWDTE) Assessment which concludes that there will be no significant impact on GWDTEs with mitigation proposals set out which may improve the quality of the GWDTEs both on and off the site.

History

13. There is a lengthy planning history on this site dating from 2004 when outline consent, now known as planning in principle, was granted on appeal for a larger housing development of up to 117 houses encompassing the current application site and including land to the east and through to Carr Road with connecting road through this woodland (Reference 03/00393/OUTBS).
14. A subsequent application for approval of reserved matters consent, now known as matters specified in conditions, was made in 2005 and eventually refused at the March 2015 meeting of the CNPA Planning Committee (reference 05/495/CP) An accompanying application (reference 07/400/CP) to amend the terms of the original consent to change the phasing and the set-back distance from the B9153 road fronting the Crannich Park site was also refused. It was noted in the committee report at the time that whilst there may be merit in allowing development closer to the B9153 road than the 40 metre set back specified in the original outline consent (as this would allow for a greater buffer zone to the wetland to the east) the fact remained that the application related to an overall wider layout that was not acceptable.
15. At this time a more recent application (reference 2013/0120/DET) submitted in 2013 was also refused following a site visit by the Committee. This application (reference 2013/0120/DET) involved the current application site and a further site to the north east at Carr Road, but omitted the intervening woodland. A total of 96 houses were proposed, 24 of which were on this current Crannich Park site.
16. The grounds for refusal related to lack of information regarding environmental impacts including adequate distances from watercourses and wetlands and consideration of impacts upon ground water dependent terrestrial ecosystems; lack of detail on transport links including footpath links along the B8153; lack of information regarding impacts on peat and protected species, and landscape impacts. Key concerns largely related to the Carr Road part of the application but there were also concerns regarding footpath links, hydrological information and layout in terms of proximity of garden areas in the Crannich Park part of the overall site to trees and bog woodland.
17. Finally in terms of planning history, pre- application advice was sought last year (reference PRE/2017/017) for development of the current Crannich Park site and CNPA officers provided input on potential layouts and issues to the inquirers.

DEVELOPMENT PLAN CONTEXT

Policies

National Policy	Scottish Planning Policy 2014	
Strategic Policy	Cairngorms National Park Partnership Plan 2017 - 2022	
Local Plan Policy	Cairngorms National Park Local Development Plan (2015) Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	X
POLICY 2	SUPPORTING ECONOMIC GROWTH	X
POLICY 3	SUSTAINABLE DESIGN	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	X
POLICY 8	SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER CONTRIBUTIONS	X

18. All new development proposals require to be assessed in relation to policies contained in the adopted Local Development Plan. The full wording of policies can be found at: <http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/LDPI5.pdf>
19. The site is designated in the Carrbridge settlement statement of the Cairngorms Local Development Plan 2015 for housing development under the designation H2- Crannich Park where it is stated as follows: *This site has capacity for 22 dwellings. The detail of any development proposals must take account of the woodland setting and should be designed in a way which promotes the highest standards of access, layout, building design, and public realm. A watercourse runs through the site which has historically been straightened. Space should be provided to allow restoration and development of natural processes in future. An appropriate buffer strip should be incorporated into the detailed design to allow for this. In addition there may be constraints due to the presence of wetland. A NVC survey will be required to accompany any development proposals for this site.*

Planning Guidance

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

Policy 1	New Housing Development Non-Statutory Guidance	X
Policy 2	Supporting Economic Growth Non-Statutory Guidance	X
Policy 3	Sustainable Design Non-Statutory Guidance	X
Policy 4	Natural Heritage Supplementary Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Supplementary Guidance	X
Policy 8	Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	
Policy 10	Resources Non-Statutory Guidance	X

Policy 11	Developer Contributions Supplementary Guidance	X
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CONSULTATIONS

21. A summary of the main issues raised by consultees now follows.
22. **SEPA** do not object to the application and consider that the GWTDE report and SUDS information has addressed their previous information requests. This is however subject to the requirement for planning conditions to cover the following matters:
- Construction Environment Management Plan including details on how the water environment will be protected during construction.
 - Habitat management plan to be submitted, to compensate for the loss of ground water dependent rush pasture by way of improving the nearby bog woodland,.
 - Footpath link to north to be of boardwalk design to avoid damage to the wetland and bridge over watercourse to be designed to accommodate the 1 in 200 year flow.
 - A peat management plan, to be prepared and thereafter monitored by an Ecological Clerk of Works.
 - No landraising associated with any development, including SuDS measures below the level of 256.5AOD for reasons of flood risk and all development should be above 256.5 metres AOD. (Revised SUDS plans confirmed this to be the case).
23. **Scottish Natural Heritage** consider that the proposal could affect a number of Special Protection Areas designated for their breeding Capercaillie interests whereby the CNPA must consider these effects by way of a Habitats Regulations Appraisal before the development can be consented.
24. It is SNH's view that the development will not adversely affect the integrity of the sites taking into account that:
- The potential increase in residents is unlikely to result in any changes to the existing patterns of recreation in the areas or increased disturbance to Capercaillie; and
 - Suitable recreational routes which avoid sensitive habitats already exist within Carrbridge plantation.
25. **Scottish Water** has no objection but highlight that this does not confirm that the proposed development can currently be serviced. They advise that the applicant should complete a pre development inquiry form for submission to the Agency so that capacity can be confirmed.
26. **Highland Council Flood Risk Management Team** initially objected due to lack of information on flood risk and SUDS arrangements. Following submission of additional information they advise that they have no objections subject to a condition to ensure that details of the party responsible for future maintenance of the SUDS is provided to the Planning Authority prior to occupation of the first dwelling and that until maintenance arrangements have been formally agreed with Scottish Water and /or the Highland Council the developer will remain the responsible party.

27. **Highland Council Forestry Officer** initially advised that it would be helpful if the submission were supported by an updated Tree Constraints Plan, Arboricultural Impact Assessment and Tree Protection Plan. The Officer noted that the submitted Arboricultural Impact Assessment contained a sketch showing indicative tree protection, but this did not include protection on the east side of the site. Concern was also raised regarding proximity of existing trees to the new housing resulting in pressure from residents to remove trees due to safety concerns in the future.
28. Following submission of additional material the Officer advises that the points raised have not been addressed.
29. **Highland Council Housing Service** was consulted, but no comments have been received to date.
30. **Highland Council Transport Planning Team** initially required further information in order to consider the proposals including information on pedestrian links, dimensioned drawings and parking arrangements. Following various iterations of the proposals the Team has concluded on the latest information from July 201, confirming that they are satisfied with the proposed visibility splay information providing a planning condition is attached to secure the provision of the splays in perpetuity. They are also satisfied with the car parking arrangements, and the proposed pedestrian improvements subject to a condition requiring implementation of the improvements before any house is occupied. Remaining issues are the need to clarify which areas of road are to be adopted and to clarify the future maintenance arrangements for the proposed board walk link to the north including access for vehicles to carry out maintenance. Concern is also raised that the applicant needs to ensure that the access arrangements for the proposed SUDS pond for maintenance vehicles conform with Scottish Water requirements.
31. **CNPA Ecology Officer** initially sought further information on:
 - a) Habitat Management Plan;
 - b) Species protection plans, including pre- construction checks, for red squirrel, wood ants and reptiles;
 - c) SUDS;
 - d) Protection of bog woodland buffer;
 - e) Tree protection information; and
 - f) Construction environment management plan.
32. On receipt of further information the Officer advises that whilst a number of issues such as protection of the buffer zone to the bog woodland have been addressed, not all information has been provided in detail whereby suspensive planning conditions will be required in the event of the application being supported to cover matters such as species protection plans, tree protection and construction environment management plan.
33. A significant area has been identified for habitat mitigation and further detail will be required on the measures proposed to expand on the brief outline habitat management plan provided to date. With regard to SUDS it is noted that due to the need to meet adoption standards the lined retention basin will not operate as a bio-retention basin so

further mitigation will be needed to compensate along with appropriate seeding of the pond to provide ecological benefits, and measures such as the detail of gully pots to avoid impact on amphibians.

34. The officer has also considered the matter of coral root orchids as raised by objectors and any potential impacts as a result of impacts on ground water and adjacent bog habitats arising from the proposed development. It is concluded that providing a suitable SUDS system is put in place, existing trees protected and buffer zone provided to the bog habitat then there should be no impacts upon the orchids, located in the woods to the south of the site.
35. The Natural Heritage Team has also carried out a Habitat Regulations Appraisal (HRA) in relation to likely significant effects on the following Special Protection Areas: Kinveachy, Cairngorms, Abernethy Forest, Craigmore Woods, and Anagach Woods. Due to lack of connectivity the River Spey Special Area of Conservation has been scoped out. The HRA was undertaken in relation to the original proposal for 25 houses – this has since been reduced to 23.
36. Likely significant effects on the SPAs arise from the potential for increased recreational use and increased disturbance to Capercaillie within non-designated woodland around Carrbridge, affecting the ability of Capercaillie to breed and resulting in reduced movement of Capercaillie from non-designated woodland into the SPAs. This has been fully considered and it has been noted that most residents are likely to use the nearby Carr Plantation and Ellan woods (non SPA) for recreation where there are suitable recreational routes. These woodlands are not sensitive for Capercaillie.
37. The HRA concludes that the development will not affect integrity of any of the SPAs. No mitigation is required. This HRA is attached as **Appendix 6**.
38. **CNPA Landscape Officer** has noted the sensitivity of the site in terms of being a key entrance point to the village, close to a popular visitor attraction. It is considered that the design response of a dense development stepped back from the main road and retaining existing woodland to the south and mature trees in the south west corner will help to ensure the visual experience of entering the village is softened. The Officer also welcomed the later revisions to reduce the density to 23 units in order to deliver the SUDS pond and clarification of the retention of a buffer zone (with no planting or upfilling) between the development and the bog woodland to the east as this is an important landscape feature that visually and, in landscape character terms, bleeds into the wider bog woodland partly due to self-seeding of scots pine here.
39. The Officer initially sought clarification that visibility splays would not impact upon proposed planting between the housing and the main road and also recommended that a parcel of land to the north of the site where planting has taken place be included in the future management of the site.
40. The Officer concluded that the impact upon landscape character will be minimal subject to clarification of some details of the landscape scheme and proposed boundaries, such as scale of boundary enclosures and future maintenance of landscaping. Planning conditions were recommended to cover the following:

- a) Construction Method Statement detailing design of parking areas, access arrangements and earthworks required.
 - b) Protection methods for the existing landscape features including details of tree and other natural vegetation retention.
 - c) Long term management plan for the site and, if in the control of the developer, the parcel of land to the north of the site.
41. On receipt of additional material from the applicants the Landscape Officer was re-consulted and welcomes the changes to the SUDS pond design and removal of two units which improves the visual relationship between the inner court yard of the scheme and the surrounding landscape. Some further clarification is sought on tree retention and boundary treatments.
42. **CNPA Outdoor Access Officer** welcomed the provision of footway along the main road, highlighting the need for this to link to the existing one at the entrance to Crannich Park. This was subsequently shown on revised plans.
43. The Officer also welcomed the proposed link path from the development to the rear of Crannich Park but recommended that the board walk design be reconsidered due to accessibility issues for disabled people along with maintenance issues. The Officer provided further advice on how to improve accessibility of a board walk design for disabled residents with further information sought. This has not been provided to date and the Officer advises that every effort should be made to cater for as many users as possible and that further design and maintenance information should be provided prior to installation.
44. **Inclusive Cairngorms** was consulted, but no comments have been received to date.
45. **Carrbridge Community Council** advised that they were generally in favour of the proposals and were pleased to see a footpath at the site entrance. Their only concern related to safety in term of the SUDS pond, recommending that a fence be built around it to ensure the safety of children at the development. A copy of their comments is attached as **Appendix 5**.

REPRESENTATIONS

46. The application was advertised when first submitted and five representations have been received which are attached as **Appendices 4 (a) and (b)**. These raise the following concerns to the application on the following basis. One party has requested to address the Planning Committee as has the applicant's agent):
- a) Impacts on nationally scarce and locally important Coral root orchid located in land to south west of application site as a result of sediment run off and surface water drainage. Recommend this is addressed in any Construction Environment Management Plan and supervised by Ecological Clerk of Work.
 - b) Adverse impacts upon Capercaillie from increased recreational disturbance. Appropriate Assessment of impacts is required and it is also recommended that a recreation management plan be submitted.

- c) Adverse impacts upon adjacent ancient woodland from residents, tipping and dogs.
- d) Adverse impacts upon bog woodland and wetland through pollution and intrusion of materials such as soil.
- e) Site has high natural heritage value which CNPA should be protecting.
- f) Walkover wildcat survey is not considered adequate in area where cats with good wildcat features have been recorded – camera trapping should be carried out.
- g) Other species should be fully considered such as hedgehogs, spiders, brown hare, butterflies, fungi, flowering plants, ants and other invertebrates.
- h) Concern is raised regarding the likely success of translocating wood ants.

APPRAISAL

Principle of Residential Development

- 47. **Policy I:** New Housing Development of the Cairngorms National Park Local Development Plan 2015 provides support for new housing development within settlements where they are on an identified site. In this case the application site lies within the defined settlement boundary of Carrbridge on a site designated for housing in the Local Development Plan. Accordingly under the terms of Policy I there is clear policy support for housing subject of course to the detail of the development complying with all relevant Local Development Plan policies.
- 48. **Policy I:** New Housing Development also requires that requires that provision generally be made for 25% affordable housing provision on site. In this case ten of the 23 units will be social rented housing with the remainder being starter homes whereby the policy requirement is far exceeded.
- 49. In these circumstances the principle of residential development here is considered to be entirely acceptable and in line with policy.
- 50. It is also noted with regard to the Local Development Plan designation that the settlement statement identifies the site as being suitable for 22 houses – the principle of a slight increase to 23 is considered to be acceptable subject to the layout, servicing and design being satisfactory. This will now be considered.

Landscape Impacts, Layout and Design

- 51. **Policy 5:** Landscape of the Cairngorms National Park Local Development Plan 2015 presumes against development which does not conserve and enhance the landscape character and special qualities of the National Park and in particular the setting of the proposed development.
- 52. The application site is located at a key entrance into Carrbridge, opposite the popular Landmark visitor attraction. As such it is particularly important that this approach into the village is conserved and enhanced in line with policy. In this case the density of the development has been reduced following discussion around the provision of sustainable drainage. This has enabled a more relaxed housing layout which leads into the bog

woodland to the east in a natural manner with a buffer zone of open ground along the eastern site boundary being retained untouched. This will allow for a good transition between developed land and the wider woodland setting of Carrbridge to be delivered. This will also help to ensure that there are no adverse impacts on the bog woodland as required by consultees.

53. It is also proposed to provide and landscape areas of open space and amenity ground in and around the development, thus visually framing the new housing which will be located in the central, drier part of the site. As this landscaping matures over time, the development will have a similar layout to the rest of the village where development is broken up by trees and woodland helping to create its attractive character.
54. Mature pine trees in the south west corner of the site will be retained which will also assist in providing a good setting for the housing, whilst the development has been set back from the existing mature woodland to the south which should enable retention of this key visual feature outwith the site undamaged. Planning conditions will be required in the event of the application being approved to secure the implementation of new landscaping and the protection of these existing trees.
55. There is also an area of planted trees to the north of the site between the development and Crannich Park and it would have been ideal if the management of this grouping could have been secured, as noted by the CNPA landscape advisor. However this is not within the applicants' control and the development itself will not affect this planting, with new planting within the application site proposed adjacent in any event.
56. In these circumstances it is considered that there is potential for the development to conserve the landscape character here over time as required by policy, subject to appropriate planning conditions.
57. In terms of residential amenity Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015 seeks to ensure that new development protects the amenity currently enjoyed by neighbours. In this case it is considered that the development will not adversely affect any householders in the area due to the distances from existing housing. In terms of the new houses themselves, they have been designed to ensure that there are no issues of overlooking windows with sufficient garden space to provide privacy for all residents.
58. Also in terms of siting Policy 3: Sustainable Design and Policy 1: New Housing Development of the Cairngorms National Park Local Development Plan 2015 seeks to ensure that new development reinforces and enhances the character of the settlement and that there is appropriate levels of private amenity ground. As noted earlier the proposed layout reflects the wooded nature of Carrbridge. The layout is considered to be of acceptable density; it will deliver satisfactory private garden provision as well as communal landscaping along with ready access to the existing, popular network of walks and amenities of the adjacent woodland.
59. The house designs are considered appropriate and in keeping with the area delivering a variety of house types of wholly acceptable design with the social rented housing indistinguishable from the starter homes in design terms. The proposed finishes are also considered to be appropriate here subject to final details being agreed it being

recommended that further consideration be given to the use of timber features in this woodland setting.

60. Finally in terms of the detail of the layout, effort has been made to create an attractive layout with use of hedging boundaries and avoidance of high fencing in accordance with the advice of the CNPA landscape advisor. This detail adds to the quality of the scheme and as such in the event of the application being approved it is recommended that appropriate planning conditions be attached to secure this treatment.
61. On this basis the proposals are considered to comply with relevant Local Development Plan policies.

Environmental Issues

62. **Policy 4:** Natural Heritage of the Cairngorms National Park Local Development Plan 2015 seeks to ensure that there is no adverse impact upon protected species or biodiversity whilst Policy 10: Resources sets out the need to fully consider impacts on flooding and water resources.
63. With respect to Policy 4, impacts on European Protected Species and other species have been fully considered. Initial survey work is considered to be proportionate and has identified where extra work is required. Accordingly, planning conditions will be required in the event of the application being supported to ensure delivery of the various mitigation measures outlined in the otter species protection plan and to secure species protection plans for other species.
64. Furthermore, the application includes provision to deliver a large area of land for habitat enhancement, mitigation of any impacts upon species and for compensation for any loss of habitat within the site. This is welcomed and planning conditions will be required to secure the detail of the habitat mitigation proposals.
65. Also in relation to habitats, sufficient information has now been provided to address SEPA's concerns regarding impacts on ground water dependent terrestrial ecosystems subject to appropriate conditions relating to delivery of habitat enhancements (including along the watercourse) protection of burnside vegetation and of the buffer zone beside the bog habitat. There is also an opportunity with the new SUDS pond to improve its biodiversity quality through use of appropriate planting mix.
66. The impacts upon internationally designated (NATURA) sites have been fully considered in the Habitat Regulations Appraisal (HRA -see **Appendix 6**) undertaken by the CNPA Natural Heritage Team which has concluded that there will not be an adverse effect on the integrity of the sites. These sites are designated for Capercaillie interests and as noted in the HRA and by SNH the small anticipated increase in recreational use of the woods arising from this development is not predicted to change existing recreation patterns. As such the development is not considered to be likely to cause a significant increase in disturbance to capercaillie. There are signed walks avoiding Capercaillie available in proximity to the development. It is not therefore considered to be necessary or proportionate to require submission of a recreation management plan in this instance. It should also be noted that as the Capercaillie framework work proceeds there will be education and advice offered to residents

throughout the National Park in respect of avoiding disturbing this iconic species and this will include any future residents here.

67. In terms of impact upon woodland, it is noted that there is ancient woodland to the south of the site. This will not be affected by the development and, as noted earlier in the landscape section appropriate conditions can be attached to secure protection of adjacent woodland during construction as well as protecting those scots pine within the site which are to be retained. Also in terms of tree protection the comments of the Highland Council Forestry Officer are noted which raise concern regarding the future of adjacent woodland. Whilst it is appreciated that in the future residents may raise concerns regarding the proximity of their houses to trees, at present the distances are considered reasonable to secure retention of trees and appropriate planning conditions can be imposed to secure the ongoing retention of the trees. Should an application come forward in the future to relax any such requirements this matter can be reviewed again.
68. In respect of other environmental matters flooding issues have been fully considered with the layout amended to ensure that there is no upfilling which could affect the ground conditions and to ensure that the new houses lie above the boggy land here.
69. In these overall circumstances and subject to appropriate planning conditions the application complies with relevant Local Development Plan policies.

Servicing and Access

70. **Policy 3:** Sustainable Design and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015 set out the need for new development to be satisfactorily serviced and without harm to resources or the environment.
71. In this case following discussion a SUDS scheme comprising detention basin has been designed which is now acceptable to the Council Flood Prevention Team in technical terms, subject to details of the future factoring being provided. The Council Transport Team has highlighted that access to the SUDS scheme, potentially by way of a track may be required by Scottish Water but to date that Agency has not sought such provision. It is considered that this would not be desirable in relation to the wider layout of this scheme which has to date achieved an appropriate layout in keeping with the edge of settlement location. Future maintenance arrangements can in any event be secured by planning condition in the event of the application being supported. As noted earlier the biodiversity of the SUDS scheme can be improved by suitable planting and this can also be secured by condition.
72. Also in terms of servicing, waste management provision will be available in curtilage with the access road designed to enable collection of bins at various points. Similarly cycle storage can be provided in curtilage, with a visitor bike parking area provided.
73. **Policy 3:** Sustainable Design also sets out that new development should be designed to maintain and maximise all opportunities for responsible outdoor access including links into the existing path network and to promote sustainable transport methods

including making provision for the storage of bicycles and reducing the overall need to travel.

74. In this regard the site is considered to be in a sustainable location in terms of being within walking distance of the facilities and amenities of the village and within walking distance of the main bus stop, with improvements proposed to the footpaths beside the main B9153 road leading north to this bus stop. Delivery of these improvements can be secured by planning condition in the event of the application being supported.
75. Opportunities to enhance the ability of future residents to use non-motorised transport have been taken with links to the existing network proposed. This includes a boardwalk link to the rear of Crannich Park which will also help facilitate access to the wider path network within the woods to the east whilst minimising any environmental damage over the boggy land here. However as noted by the Outdoor Access Team more could be done to ensure that this link caters better for all residents and this could readily be achieved through careful design of the boardwalk which can be secured by planning condition. The ongoing maintenance of the boardwalk can also be secured by planning condition as it is essential that it is maintained properly to ensure that it is used.
76. **Policy 3:** Sustainable Design also requires that new development should include an appropriate means of access, egress and space for off-street parking. In this regard adequate parking provision is being made whilst the site access is of suitable standard in compliance with the requirements of the Roads Service subject to imposition of appropriate planning conditions.
77. On this basis the application is considered to comply with relevant planning policies.

Developer Contributions

78. **Policy 11:** Developer Contributions of the Cairngorms National Park Local Development Plan 2015 set out that where development gives rise to a need to increase or improve public services, facilities or infrastructure or mitigate adverse effects then the developer will normally be required to make a fair and reasonable contribution towards additional costs or requirements.
79. In this case there are not considered to be any impacts which would require community facilities or services to be improved or increased. Indeed the introduction of new residents would help support the facilities of the village. However the development will give rise to a potential impact upon primary education in terms of the capacity of Carrbridge Primary School, whereby a contribution per unit, as per Highland Council guidance on developer contribution, will be required. This may be secured by an up-front payment or by an appropriate agreement.
80. Subject to payment of this contribution the proposed development is considered to comply with Policy 11: Developer Contributions.

Other Issues Raised in Consultations and Representations

81. Matters raised by consultees and contributors have been addressed throughout this report including specific concerns regarding orchids which are addressed in the consultation section within the CNPA Ecology Officer's comments.
82. A concern was raised by the community council regarding safety at the SUDS pond for children and the need for a fence. In this regard it is noted that similar SUDS ponds are routinely provided in residential developments and are usually designed to avoid steep sides within the pond. A fence is not therefore considered to be necessary in this case and would not be in keeping with the nature of the development. Finally in this regard the parties who maintain the pond will take on responsibility for safety issues.

CONCLUSION

83. This application involves new housing within a settlement on a site specifically designated for housing development in the Local Development Plan. It will deliver much welcomed affordable housing in Carrbridge including social rented housing and starter homes. It is well located in terms of proximity to the amenities and facilities of the village, readily accessed by non-vehicular means. As such the principle of this development complies fully with Local Development Plan policies.
84. The layout and design of the new development is of a good standard, and will deliver new housing within a landscaped setting on a main approach into Carrbridge in keeping with the attractive character of the village. Environmental impacts can be satisfactorily mitigated and habitat enhancements can be delivered which will ensure that key bog and woodland habitats will be protected and enhanced over time. These matters can be adequately addressed by appropriate planning conditions.
85. The development is also considered to be sufficiently far from existing housing to preserve residential amenity and the site is capable of being satisfactorily serviced and accessed subject to planning conditions as requested by consultees.
86. On this basis the proposed development is considered to fully comply with Local Development Plan policies subject to appropriate planning conditions being imposed to achieve landscape, ecological and servicing requirements and also subject to an appropriate legal agreement or upfront payment to secure necessary developer contributions. Approval is therefore recommended.

RECOMMENDATION

That Members of the Committee support a recommendation to the Erection of 23 dwellings and associated infrastructure, landscaping and parking at Land 130M South Of Meadow View Crannich Park Carrbridge subject to:

- (1) Conclusion of an appropriate agreement or upfront payment regarding developer contributions in respect of primary education in Carrbridge; and**
- (2) The following conditions:**

Those conditions listed below in bold text are suspensive conditions, which require to be discharged prior to implementation of the development.

Conditions

1. **No development shall commence on site until a detailed habitat management plan (HMP), based upon the principles contained in the submitted outline habitat management plan and the GWDTE report, has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The HMP shall include a timetable for implementation of work; details of all proposed actions including details of donor site for wood ants and remedial works for the watercourse within the site; details of ground water and surface water compensation proposals; and details of future management and maintenance of all land. The plan shall thereafter be implemented and managed in accordance with the approved details.**

Reason: To ensure that environmental impacts are reduced and mitigated, with appropriate compensatory measures for disturbance to ecological functions provided all in accordance with Policy 4: Natural Heritage of the Cairngorms Local Development Plan 2015.

2. **No development shall commence on site until a site specific Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority in consultation with SEPA. This CEMP shall include the following information:**
 - a) **Reference to Species Protection Plans.**
 - b) **Details of all measures to be taken to protect the water environment including details of where water will be discharged back into the water environment during construction, buffer zone protection and supervision by the appointed Ecological Clerk of Works.**
 - c) **Details of the protection measures for the buffer zone between the housing and the bog woodland to the east; the existing burnside vegetation and vegetation in the vicinity of the proposed boardwalk.**
 - d) **Details of construction stage SUDS.**
 - e) **Site waste management plan.**

- f) **Details of the appointed Ecological Clerk of Works who will be supervising construction operations, including the scope of their work and timetable for reporting to the Planning Authority.**
- g) **Peat management plan including details of the proposed phasing of soil stripping, and monitoring of works affecting peat by the appointed Ecological Clerk of Works - further advice available in SEPA's consultation responses.**
- h) **Details of the construction of access/parking areas, footpaths (including boardwalk) and any earthworks proposed.**

Construction shall proceed thereafter in accordance with the approved plan.

Reason: To ensure that environmental impacts are reduced and mitigated in accordance with Policy 4: Natural Heritage of the Cairngorms Local Development Plan 2015.

3. **No development shall commence on site until Species Protection Plans for reptiles, red squirrel, wood ant and amphibians have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. The plans to include provision for pre-construction surveys and a timetable for implementation of any mitigation measures. Thereafter the development shall be implemented in accordance with the approved plans and timetable.**

Reason: To ensure that there are no adverse effects on protected species in accordance with Policy 4: Natural Heritage of the Cairngorms Local Development Plan 2015.

4. **No development shall commence until a revised Tree Protection Plan has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority. This plan to show all trees to be protected within and adjoining the site, and the measures to do so. Thereafter no work shall commence on site until tree protection is in place in accordance with the approved details and retained thereafter throughout the entire construction phase.**

Reason: To ensure that existing trees on and around the site are adequately protected and also ensure that the development conserves and enhances the landscape character and special qualities of the National Park in accordance with Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

5. **No development shall commence on site until (a) the existing buffer area within the site, adjoining the bog woodland to the east of the site, has been fenced off in accordance with the approved landscape scheme and (b) confirmation that this has been satisfactorily completed has been provided by the Cairngorms National Park Authority acting as Planning Authority.**

Reason: To ensure that there is no adverse impacts upon the adjacent bog woodland and to retain a good landscape setting for the development in accordance

with Policy 4: Natural Heritage and Policy 5: Landscape of the Cairngorms Local Development Plan 2015.

6. **No development shall commence on site until the following details in relation to the proposed SUDS scheme have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority in consultation with the Highland Council Flood Risk Management Team:**
- a) **Details of the proposed seeding of the SUDS pond to include wildlife friendly mix of locally native species.**
 - b) **Details of the provision of gully pots from the road surface run-off to incorporate amphibian escape ramps or other measures to prevent amphibian access.**
 - c) **Details of the party responsible for the ongoing maintenance with any changes to the subsequent maintenance responsibilities to be notified in writing to the Cairngorms National Park Authority acting as Planning Authority.**

The surface water drainage arrangements shall thereafter be implemented in accordance with the approved plans with certification from an appropriately qualified professional confirming compliance submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority in consultation with Highland Council Flood Risk Management Team before any residential unit is occupied.

The scheme shall thereafter be maintained in accordance with the approved details throughout the lifetime of the development hereby approved.

Reason: To ensure that satisfactory arrangements for the disposal of surface water are provided in accordance with Policy 3: Sustainable Design, Policy 4: Natural Heritage and Policy 10: Resources of the Cairngorms National Park Local Development Plan 2015.

7. **No development shall commence on site until details of the design and ongoing maintenance of the proposed link to the rear of Crannich Park have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority in consultation with the Highland Council Transport Planning Team. These details to reflect the requirement for any board walk to be designed to cater for all users with consideration of measures such as decking to be laid with gaps between boards not exceeding 12 mm; use of edging strips if no handrails; and ramping of access and egress points. Details of maintenance arrangements for access underneath any boardwalk to be included.**

The link shall thereafter be installed in accordance with the approved details before any house on the development is occupied and thereafter maintained in accordance with the approved details throughout the lifetime of the development hereby approved.

Reason: To ensure that opportunities for responsible outdoor access including links into the existing path network are provided in accordance with Policy 3: Sustainable Design of the Cairngorms Local Development Plan 2015.

8. **No development shall commence on site until details of the final design of the bridge crossing, including confirmation that the bridge has been designed to take account of the 1 in 200 year flood event, have been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority in consultation with SEPA. No house shall be occupied until the bridge has been constructed in accordance with the approved details.**

Reason: To ensure that there is no increased risk of flooding in accordance with Policy 10: Resources of the Cairngorms Local Development Plan 2015.

9. **No development shall commence on site until a plan of the proposed adoption of roads has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority in consultation with Highland Council Transport Planning Team. The development shall thereafter be constructed in accordance with the approved plan.**

Reason: In the interests of road safety and to ensure that the development is satisfactorily serviced and accessed in accordance with Policy 3: Sustainable Design of the Cairngorms Local Development Plan 2015.

10. **No development shall commence on the construction of any of the houses until the following information has been submitted to and approved in writing by the Cairngorms National Park Authority acting as Planning Authority:**
- a) **Details of any renewable energy proposals.**
 - b) **Samples of all materials to be used in the development with consideration to be given to the use of timber.**

The development shall thereafter proceed in accordance with the approved details.

Reason: To ensure that the development conserves and enhances the landscape character and special qualities of the National Park in accordance with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

11. **All landscaping shall be completed in accordance with the approved landscape scheme (plan reference HLD K286.17/SL-01 Revision F) in the first planting season following completion or occupation, whichever is the sooner, of the last house on the scheme, and maintained thereafter in accordance with the approved maintenance regime (document reference HLD K286.17 Revision C).**

Reason: To ensure that a suitable landscape setting is established and that the development conserves and enhances the landscape character and special

qualities of the National Park in accordance with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

12. There shall be no landraising undertaken below the level of 256.5AOD and all development shall be above 256.5 metres AOD in accordance with the approved plans.

Reason: To ensure that there is no increased risk of flooding in accordance with Policy 10: Resources of the Cairngorms Local Development Plan 2015.

13. All mitigation measures outlined in the approved Otter Species Protection Plan shall be adhered to during the construction phase.

Reason: To ensure that there are no adverse impacts upon European Protected Species in accordance with Policy 4: Natural Heritage of the Cairngorms Local Development Plan 2015.

14. No residential unit shall be occupied until the pedestrian improvements along the B9153 Carrbridge road have been implemented in accordance with the approved roads plans 2410.101 Revision C, 2410.102 Revision C and 2410.103 Revision C.

Reason: To ensure that the site is appropriately accessed and that sustainable transport methods are promoted in accordance with Policy 3: Sustainable Design of the Cairngorms Local Development Plan 2015.

15. No residential unit shall be occupied until all roads, footways, parking areas and visibility splays have been implemented in accordance with the approved plans. The visibility splays shall thereafter be kept free from obstruction in accordance with the approved plans throughout the lifetime of the development hereby approved.

Reason: In the interests of road safety and to ensure that the development is satisfactorily serviced and accessed in accordance with Policy 3: Sustainable Design of the Cairngorms Local Development Plan 2015.

16. Notwithstanding the provisions of Class 7 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), (or any Order revoking or re-enacting that Order) all boundary enclosures shall be provided in accordance with the approved plans and any proposals for other boundary enclosures shall not be carried out unless planning permission is first granted by the Planning Authority.

Reason: To ensure that the layout of the development fits into the open woodland setting in accordance with Policy 5: Landscape of the Cairngorms National Park Local Development Plan 2015.

17. Unless otherwise agreed with the Cairngorms National Park Authority acting as Planning Authority, the residential units hereby approved shall be retained as ten affordable homes (comprising social rented housing) and thirteen starter homes for sale. The starter homes shall be on sale at their market valuation upon completion, offered only to those buyers who can demonstrate living or working within the Cairngorms National Park boundary for the first three months for the first three

months of being on the market. Thereafter they may be made available for sale on the open market.

Reason: To ensure that provision is made for affordable housing and that the tenure remains as considered in this application in accordance with Policy 1: Housing Development and Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

18. No residential unit shall be occupied until it is connected to public water and drainage supplies.

Reason: To ensure that the development is appropriately serviced in accordance with Policy 10: Resources and Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

19. The development hereby approved shall be constructed in accordance with the approved plans and sections.

Reason: To ensure that the development conserves and enhances the landscape character and is sympathetic to the character of the area in accordance with Policy 5: Landscape and Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

Informatives

1. The development hereby approved must commence within 3 years of the date of this decision notice. If development has not commenced within this period then this planning permission will lapse.
2. The person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. Attached to this decision notice is a Notice of Initiation of Development for completion and submission. Submission of this information assists the Cairngorms National Park Authority Monitoring and Enforcement Officer in monitoring active work within the area to ensure compliance with the approved details and to identify and correct any potential problems, as they arise, rather than later when it may be more difficult and more costly to rectify. Failure to give notice would constitute a breach of planning control which may result in enforcement action being taken.
3. Following completion of the development, a notification of the completion shall, as soon as practicable, be given to the Planning Authority. Attached to this decision notice is a Notice of Completion of Development for completion and submission. Submission of this form will assist the Cairngorms National Park Authority Monitoring and Enforcement Officer in making a final inspection and checking compliance with the approved drawings and conditions. If the development hereby approved is to be carried out in phases, then a notice of completion should be submitted at the completion of each phase.

4. The person undertaking the development should note that if the development commences after May 2019 pre-construction surveys will be required for wildcat, badger, pine marten and water vole.
5. The person undertaking the development will require to contact Scottish Water regarding connections to water and drainage supplies. A Pre- Development Enquiry form should be submitted to the agency – more details on their website. The person undertaking the development should note that Scottish Water are unable to reserve capacity at their works and once a formal application is submitted , after full planning permission has been granted they will review the capacity.
6. The person undertaking the development should note that the current 30 mph zone will need to be extended to the south to enable the proposed development and that they will need to bear all costs of such works.
7. Construction work should not take place out with the hours of 0800 hours to 1900 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays or at any time on Sundays or Bank Holidays in order to minimise disturbance to residents in the area.

The map on the first page of this report has been produced to aid in the statutory process of dealing with planning applications. The map is to help identify the site and its surroundings and to aid Planning Officers, Committee Members and the Public in the determination of the proposal. Maps shown in the Planning Committee Report can only be used for the purposes of the Planning Committee. Any other use risks infringing Crown Copyright and may lead to prosecution or civil proceedings. Maps produced within this Planning Committee Report can only be reproduced with the express permission of the Cairngorms National Park Authority and other Copyright holders. This permission must be granted in advance.