
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: REPORT ON CALLED-IN PLANNING APPLICATION

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(DEVELOPMENT MANAGEMENT)

DEVELOPMENT PROPOSED: FORMATION OF 4 HOUSE PLOTS AND ACCESS ROAD, WOODLAND NORTH OF WEST TERRACE, KINGUSSIE

REFERENCE: 08/183/CP

APPLICANT: DAVALL DEVELOPMENTS LTD

DATE CALLED-IN: 16 MAY 2008

RECOMMENDATION: APPROVAL

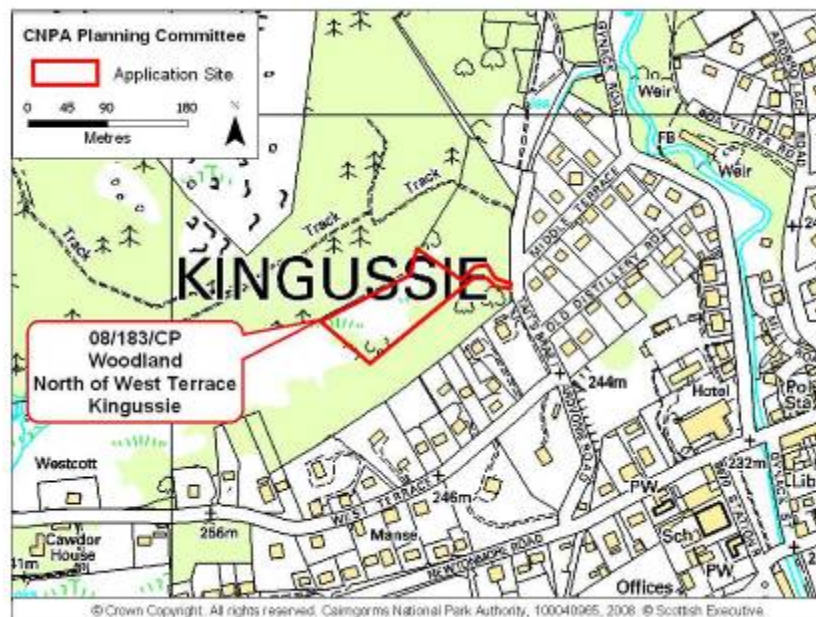


Fig. 1 - Location Plan
SITE DESCRIPTION AND PROPOSAL

1. This application relates to the eastern end of the site discussed by Planning Paper 3 on this agenda. Much of the site description for the previous proposal is relevant for this application.
2. This application together with that proposed by Planning Paper 1 of this agenda are considered by the applicant's to replace the Paper 3 application for 18 houses. Should this application and the one in Paper 1 (St Vincent's) receive permission then the applicants have made a commitment to withdraw the 18 house scheme. However, rather than presenting only the two smaller schemes at this point it is important that all 3 proposals should be presented together to ensure that members have all of the information on each application simultaneously.



Fig 2 Proposed site access to be formed to left of photograph



Fig 3 Area through which access would be formed



Fig 4 Access exit into area proposed for development



Fig 5 Part of area proposed for development



Fig 6 Part of area proposed for development



Fig 7 Part of area proposed for development



Fig 8 Plan showing combined access for this site and St Vincents (Paper 1), 30m length to adoptable standard



Fig 9 Original single access option

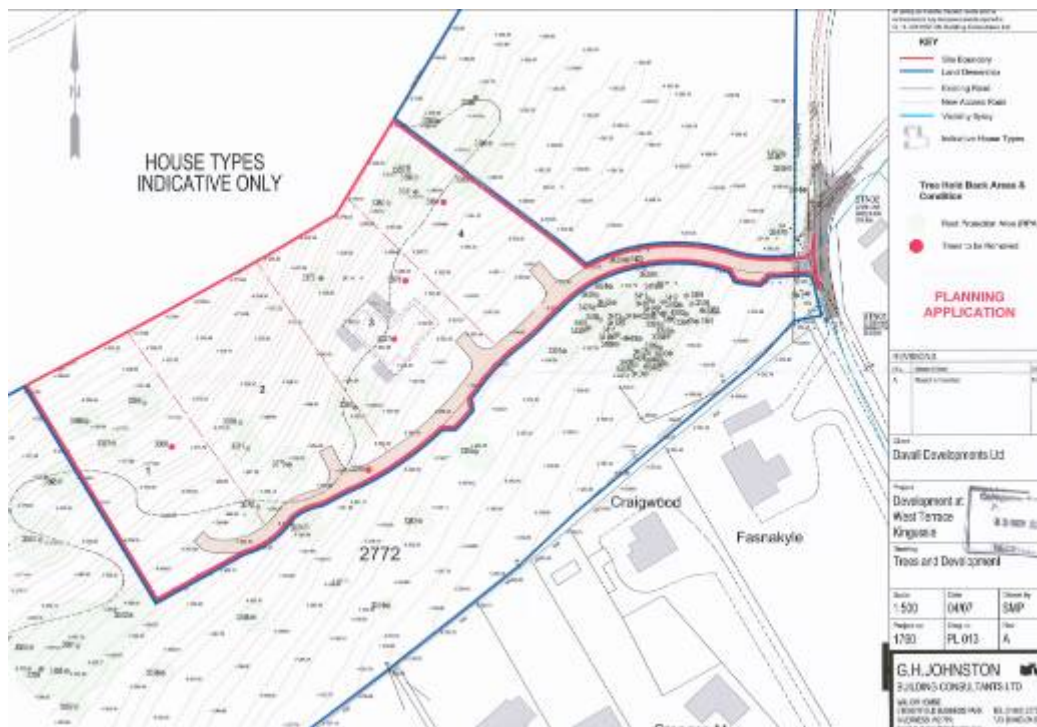


Fig 10 Current access with slight amendment to route

3. With this application access would be from Ardvonie Road slightly further north on the road than the access for the 18 house proposal. One option for the access apart from the first 6 metres is purely an unadopted 3.5 metre wide access with a permeable surface (see fig 10). The other option includes a 5.5 metre wide standard adoptable access for the first 30 metres of its length (see fig 8). At the end of the 30 metre stretch two 3.5 metre wide accesses would be formed. One would lead to the plots to be formed for this development and the other to the St Vincent's site considered by Paper 1.
4. The application seeks full planning permission but only for the formation of access road and the plots. It is intended that all services are routed along the access road. If permission is granted further applications would have to be submitted for each individual house plot.
5. As a result of concerns raised with the application for 18 houses this application is accompanied by a supporting statement including tree survey. A drainage impact assessment has also been carried out and some cross sections provided. I have attached the supporting statement at the back of this report together with responses to concerns raised by objectors. At a recent site meeting it was agreed that because of potential tree loss and landscape impacts the combined 30 metre long access route would be abandoned and an unadoptable access at 3.5 metres wide with a permeable surface proposed for the application (fig 10).

DEVELOPMENT PLAN CONTEXT

6. **SPP3 (Planning for Housing)** acknowledges that good housing in the right locations makes an important contribution to achieving Scottish Government policy objectives in relation to economic competitiveness, social justice and sustainable development. SPP3 provides general policy advice on creating quality residential environments, guiding new housing developments to the right places, and delivering housing land.
7. Para-49 notes that in rural areas most housing requirements should be met within or adjacent to existing settlements. This prevents sprawl and coalescence of settlements, makes efficient use of existing infrastructure and public services and helps to conserve natural heritage and rural amenity.

8. **Designing Places: Scottish Policy Statement on Designing Places:**
The most successful places, the ones that flourish socially and economically, tend to have certain qualities in common. First, they have a distinct identity. Second, their spaces are safe and pleasant. Third, they are easy to move around, especially on foot. Fourth, visitors feel a sense of welcome.

9. Places that have been successful for a long time, or that are likely to continue to be successful, may well have another quality, which may not be immediately apparent - they adapt easily to changing circumstances. Finally, places that are successful in the long term, and which contribute to the wider quality of life, will prove to make good use of scarce resources. They are sustainable.
10. Sustainability - the measure of the likely impact of development on the social, economic and environmental conditions of people in the future and in other places - must run as a common thread through all our thinking about design. Thinking about sustainability focuses in particular on promoting greener lifestyles, energy efficiency, mixed uses, biodiversity, transport and water quality.
11. **PAN 78 (Inclusive Design)** seeks an inclusive environment which can be used by everyone regardless of age, gender or disability. The objective of inclusive design is to widen the user group that the environment is designed for.

Highland Structure Plan

12. **Policy G2 Design for Sustainability** considers that proposed developments will be assessed on the extent to which they are compatible with service provision, accessible by public transport, maximise energy efficiency, impact on individual and community residential amenity. Consideration is also given to the extent to which developments impact upon the following resources including, habitats, species, landscapes, scenery, cultural heritage and air quality. Developments should demonstrate sensitive siting and high quality design and promote lively and well-used environments and accommodate all sectors of the community.
13. **Policy L4 Landscape Character** notes that the Council will have regard to the desirability of maintaining and enhancing present landscape character in the consideration of development proposals.

Badenoch and Strathspey Local Plan

14. Chapter 7 of the Local Plan identifies several 'principle' objectives for Kingussie including safeguarding the character of the village, restraining unsympathetic infill housing and safeguarding mature trees as a major element of its setting; and protecting and enhancing the town's setting including open ground and woodland within and beyond its limits, and introducing new landscape corridors.

15. Under 7.1.4 Housing Allocations (small sites) this site is the north eastern end of the site shown accessed from Ardvonie Road at 6.5 ha allocated as (d) with a capacity for 12-15 houses. Requirements of allocation (d) include upgrading of Tait's Brae drainage measures and retention of trees and safeguarding of footpaths. A site to the north of this application site (e) St Vincent's (Paper 1) at 2.9 ha is identified for 3-4 houses with requirements as for the (d) area allocation (see fig of this report).

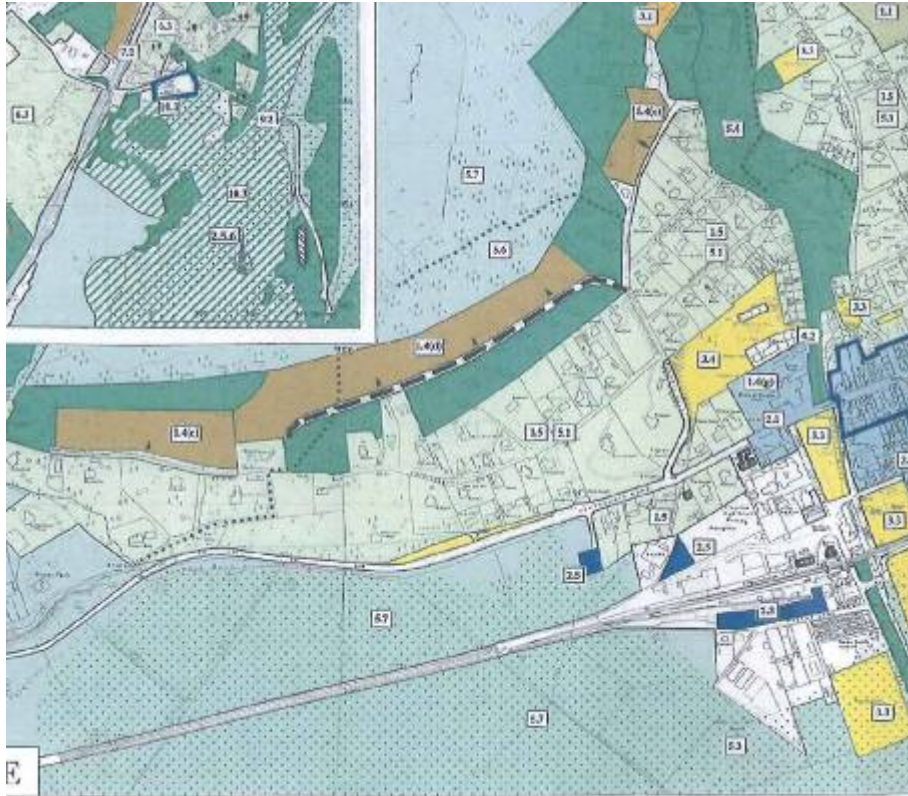


Fig11 Badenoch and Strathspey Local Plan. Site at eastern end of 1.4 (d)

Cairngorms National Park Plan 2007

16. Under 'Living and Working in the Park' in 5.2.4 Housing reference is made to the need to ensure greater access to affordable and good quality housing to help create and maintain sustainable communities. Individual objectives include: a) increasing the accessibility of rented and owned housing to meet the needs of communities throughout the Park; c) improve the physical quality, energy efficiency and sustainable design of housing in all tenures throughout the Park; d) ensure that there is effective land and investment for market and affordable housing to meet the economic and social needs of communities throughout the Park.

17. Strategic Objectives for Conserving and Enhancing the Park include;
 - a) Maintaining and enhancing the distinctive landscapes across the Park;
 - c) Ensure that development complements and enhances the landscape character of the Park;
 - d) New development in settlements and surrounding areas and the management of public spaces should complement and enhance the character; pattern and local identity of the built and historic environment.

CONSULTATIONS

18. **Highland Council Area Roads Manager** has raised no objection to the proposal. Should the application receive permission it is recommended that the following conditions are attached to any consent granted:
19. Comprehensive drainage impact assessment for the site and surrounding area including Ardvonie Road shall be submitted for the consideration of the Planning Authority in consultation with the Roads Authority and SEPA.
20. Drainage measures to accord with SUDS principles and shall satisfy the respective requirements of SEPA and Scottish Water. Drainage measures shall ensure that no properties within the development will be adversely affected by a 1 in 200 years flood event and similarly that there will be no increase in flood risk to any properties upstream or downstream of the development from such an event.
21. Assuming the proposed development for 4 houses at St Vincent's (see paper 1) is to proceed a shared access connecting Ardvonie Road shall be provided to serve both developments. The first 30 metres of the road shall be to adoptable standard.
22. Should the St Vincent's development not proceed the general access road shall be set at a minimum width of 3.3 metres with 2 passing places apart from the first 6 metres which shall be 5 metres; construction consisting of a minimum of 40mm thick Close graded Wearing Course on a 60mm dense base course on a minimum thickness of 350mm Type 1 sub base all on a sound formation.
23. Irrespective of the access road serving the site, Ardvonie Road shall be significantly upgraded from its junction with west Terrace

to the south western extremity of the property known as Edingreine. Between the north east access to Fasnakyle and Edingreine, upgrading works shall provide a minimum carriageway width of 5.5 metres with suitable verges either side. The existing roadside ditch shall be re-routed within the road boundary, as required, in order to facilitate the necessary works.

24. Between West Terrace and the north east access to Fasnakyle, upgrade works shall provide edge strengthening along the west side of the carriageway. The West Terrace junction shall be upgraded to include a short length of footway on its south side and dropped kerb pedestrian passing points at each side of Ardvonie Road. All improvements to be to the satisfaction of Highland Council.
25. Suitable pedestrian links shall be provided to connect the development to West Terrace and the existing network of paths in the area of the site.
26. Visibility splays to be provided and maintained on each side of the access at its junction with Ardvonie Road. These splays are the triangles of ground bounded by the first 3 metres along the centreline of the access road (the x dimension) and the nearside edge of the main road (the y dimension measured 70 metres in either direction from the intersection with the access road).
27. Visibility splays of 2.5 metres by 30 metres shall be provided at the point of each access to each plot.
28. Gradient at the access to each plot shall not exceed 5% for the first 6 metres measured from the nearside edge of the main road and thereafter shall not exceed 10%
29. Parking and manoeuvring space for at least 2 cars shall be provided within each plot
30. **Highland Council Archaeology** confirms that there are no sensitive archaeological issues with this application.
31. **SEPA** note that it is proposed to connect the foul drainage from this development to the public sewer and therefore SEPA has no objections to this aspect of the proposal.
32. SEPA has been provided with a Drainage Assessment and SUDS Strategy for the above site. SEPA notes that roof waters will be disposed of to ground via soakaway, driveway and road run-off will be drained via porous surfacing, and this is acceptable to

SEPA from a water quality perspective. SEPA has not considered the water quantity aspect of this scheme. Comments from Scottish Water, where appropriate, the Local Roads Department and the Local Authority Flood Prevention Unit should be sought on the SUDS Strategy.

33. **Scottish Water** comment that in terms of this planning consent Scottish Water will not object. However, please note that any planning approval granted does not guarantee a connection to Scottish Water infrastructure until a satisfactory solution is identified. Blackwater Treatment Works may have sufficient capacity to service the development. With regard to the water network there may be issues within the network that serves the proposed development. Kingussie Waste Water Treatment Works may have sufficient capacity to service the proposed development. There may be issues within the waste water network. Please be advised that the nearest water main appears to be located approximately 110 metres from the proposed site. If connections require to be laid through land outwith the applicant's ownership, the developer must provide evidence of formal approval from the affected landowners.
34. **Highland Council Forestry Officer** notes that the proposed access road passes through a stand of mature birch woodland which is quite densely stocked with generally drawn specimens which are 17 to 20 metres tall. The formation of the access is likely to result in the loss of a significant number of trees from the point of access at Ardvonie Road through to plot 1. Not all trees within and adjacent the proposed access road have been surveyed. The trees adjacent to the proposed access road will need to be surveyed to their crown spreads and root protection areas can be established and protected.
35. To the north of the proposed plots there is a coniferous crop of Scots pine and larch with some birch regeneration. The trees are up to 12 metres tall and are unlikely to be harvested until they are 20 metres tall. Given this a 20 metre hold back should be retained between development and the back of the conifer woodland.
36. The birch woodland to the south east of the plots is close spaced and could be quite a dark outlook from the proposed houses if they are placed too far down the slope. In order to provide a reasonable degree of amenity a 20 metre holdback should be maintained within the downhill side of the plots. It is noted that the surrounding birch woodland is within the ownership of the applicant but there are no proposals for woodland

management apart from a suggestion by Inverness Tree Services that the woodland would benefit from a managed thinning and possibly some underplanting. Further consideration would have to be given to the overall woodland management of the birch wood.

37. The level of proposed tree removals within each of the plots is quite low and there would appear to be adequate area within each plot to develop. I am however, concerned that the construction of the access road will result in a significant loss of trees.
38. In order to safeguard the trees within the plots and adjacent to the proposed access road the following planning condition is recommended:
39. No works or development shall take place until a scheme for the protection of the retained trees (BS 5837:2005) has been agreed with the Planning Authority. This scheme shall include.
 - Accurate plan showing position of trees, crown spreads and root protection areas
 - Details of each tree to be retained in a separate schedule
 - Schedule of works for retained trees
 - Detail of positions of tree protection barriers during construction
 - Detail and position of construction exclusion zones
 - Details of working methods to be employed for the installation of access roads and driveways in proximity of trees.
40. **CNPA Heritage and Land Management** comments that the removal of trees within the woodland at the entrance will mean fragmenting the area of birch woodland at this point. Currently there is a valuable continuity from above the site to the existing housing below the proposed site. The access road would reduce the visual quality of this feature. The area of woodland through which the access road runs is wet and the issue appears not to have been considered in detail, changes to the hydrology of the site may affect the condition of the woodland.

41. The construction of the access road does not appear accurately represented and likely to mean the removal of more trees than suggested. Cross sections would help to assess this.
42. The houses proposed are away from the existing developed area on an area of rough grazing that is starting to regenerate and develop a natural appearance. This contributes to the quality of the setting and its development would be contrary to that character.
43. The **CNPA Visitor Services and Recreation Group** note that Kingussie is served by a network of formal paths radiating out from and around the village with the West Terrace Circular and the Creag Bheag walk starting and finishing from the junction of Middle Terrace and Ardvonie Road at the point where the proposed new access road enters the site of application 08/183/CP. However, the outline of the development does not appear to impact upon the routes apart from where the north going access road crosses the path.
44. Visitor Services would like to see plans of non-vehicular connections within and between developments and the rest of the village. There may be some opportunity for planning gain if the developer takes responsibility for the improvement of and long term care for the two promoted routes.

REPRESENTATIONS

45. A number of letters have been received and are attached at the back of the report. The concerns are similar to those involved with the larger 18 house proposal (Paper 3) and are as follows:
 - Concerns about foul drainage capacity
 - Concerns about surface water run-off from wet areas on the site and effects on existing properties
 - Increase in traffic narrow roads would not be able to cope
 - Safety implications for pedestrians
 - Value of woodland for use of local residents and visitors
 - Loss of wildlife habitat
 - Negative impact on privacy
 - Steepness of site and excavations required
 - Development too large
 - Incorrect site ownership boundary
 - Previous rejection of proposals for housing on West Terrace
 - Ground not zoned for housing in CNPA Local Plan

- Loss of trees
- Land take for road greater than indicated
- Negative landscape and visual impact

APPRAISAL

46. This proposal raises similar issues to that considered by Planning Paper 3, although on a reduced scale.
47. Again, the starting point is the Badenoch and Strathspey Local Plan. In that plan the site being considered for these plots is part of the larger housing allocation for 12 -15 houses. Again, this is set against the fact that the principles of the Local Plan seek to protect the setting of Kingussie and in particular woodland and open areas both within and outwith the settlement.
48. There are some concerns regarding the plots themselves with regard to this application, however, the access road itself has perhaps been of greater concern. This concern was with regard to the potential use of a combined adoptable access from Ardvonie Road to serve both this and the St Vincent's (see fig 8) site. I was of the view that a standard adoptable access road of 5.5 metres with footways either side for the first 30 metres as per the requirements of the Roads Manager would have resulted in a level of excavation, disturbance and loss of trees and habitat that I would be unable to support.
49. Recently, a meeting was held on site with the applicants, Highland Council Area Roads, CNPA Landscape Officer and Highland Council's Forestry Officer. It was agreed at this meeting that a single unadopted access could be used to access these 4 houses with the existing access to St Vincent's (Paper 1) also used as an unadopted access to serve that site with some limited upgrading. This results in the removal of the need for the 30 metre stretch of adoptable road on the hillside shown in figure 8.
50. The 3.5 metre wide unadopted access will still result in disturbance and loss of trees and some limited works are proposed to widen a small section of the road into the site to provide a passing place and improved visibility. However, that disturbance will be much less than for a 30 metre long adoptable access. After the first 6 metres the surface of the road will be permeable and more sympathetic to the character of a wooded environment. As noted by the comments of Highland Council's Forestry Officer the plots themselves would result in the

loss of some trees but there still appears ample room to accommodate the plots. I entirely agree with many of the comments of representees that this is a secluded and attractive area that forms part of the setting of the village. Some store has also been placed on the fact that the site is excluded from the CNPA's Draft Local Plan. However, I must point out that this can carry little significant weight. Consequently, the allocation in the Badenoch and Strathspey Local Plan must carry significant weight in the determination of the proposal. Now that it has been agreed that this four house site can be accessed by means of an unadoptable road I am of the view that the environmental impacts are not of a degree that should bar a grant of planning permission. While the plots will require significant excavations future detailed applications will be expected to work with the hillside as much as possible and utilise split level designs where required. In addition, and while the larger development is considered to have too great an impact on the hillside it must be recognised that the existing character of the hillside when viewed from across the strath is one of a mix of housing and trees. Because the 4 house site has birch trees immediately to the south to be retained the scheme continues the pattern of a mix of housing and trees on the hillside.

51. Mention has been made of the importance of the woodland to local people and visitors for recreation and some objectors consider that it should become a Community Woodland. As a result of concerns raised the applicant's have stated that they are prepared to offer land that they own outside of this proposed development site and the St Vincent's (Paper 1) site as a Community Woodland. A photograph at the back of the supporting planning statement gives an indication of this application site and the remaining area. Given that the site is within private ownership and much of it is allocated for housing this would appear to be a significant concession. I do not feel it is necessarily justified for the CNPA to insist upon the remaining area being given over as a Community Woodland by means of a legal agreement as this would be out of proportion to the development being recommended for approval. The key planning position is that from an officer perspective any further planning applications on the allocated area would be resisted. The use of the unadopted access to approach the two developments also restricts the potential for any future development. Consequently, the recommendation is for the approval of the four plots.
52. It is important to note that all that this application is seeking is permission for the access road and formation of plots. Design in

such a location will be a sensitive issue. Some indication has been given that the houses will be of a glass and timber construction which would seem a reasonable approach, in principle, on a wooded site. A planning condition at the end of this report seeks to ensure a high quality design for individual plots that would be subject to further applications.

Technical Issues

53. Concerns have been raised about the capacity of foul drainage in the area. However, this proposal is to connect to the mains system and Scottish Water will be the arbiter for that connection. If Scottish Water considers the proposal to have a negative impact on the existing network then the developer will have to fund improvements.
54. Some concern has been raised regarding neighbouring amenity with regard to existing properties in West Terrace. However, the separation distances between the proposed plots and existing housing more than meet any requirements with regard to spacing of new development from existing residencies. Also, the area between the plots and the rear gardens of properties on West Terrace benefits from existing trees that provide some screening.
55. A drainage impact assessment has been submitted which indicates the usually acceptable measures for a SUDS scheme. However, more detailed work needs to be done with regard to the SUDS system but this can be sought by condition with Area Roads and SEPA consulted upon the information. However, in basic terms plot SUDS are proposed for surface run off and the unadopted access will have a permeable surface beyond the first 6 metres. Concerns have been raised by local residents that the proposal may result in greater levels of run-off to back gardens in West Terrace. However, conversely, of concern for the CNPA Landscape Officer is that the SUDS proposals may result in a drying out of the wet birch woodland ground below the track as water is retained by it as a barrier and by the in plot SUDS measures. There was agreement on site that this technical issue does require very careful consideration and will be re-considered by planning condition.
56. Again, there will be much in the detail with regard to highways and a range of conditions are proposed on this issue. Some of the conditions originally recommended, particularly with regard to visibility splays would be difficult to accommodate because of the geometry of the existing roads. However, Area Roads have agreed that the proposals set out in the drawing at figure 10 are generally acceptable subject to detailed engineering drawings being required by planning condition. However, the basic principles of two accesses were agreed at the on site meeting between all parties and the proposal allows some widening of the road at the junction of Ardvonie Road and Middle Terrace into the site itself.

57. Overall, the proposal is now considered to reach a compromise that allows a limited amount of the allocation in the Badenoch and Strathspey Local Plan to be realised without having an unacceptable environmental effect on the setting of Kingussie.

IMPLICATIONS FOR THE AIMS OF THE PARK

Conserve and Enhance the Natural and Cultural Heritage of the Area

58. While the proposal will result in the loss of some trees and vegetation I am not of the view that this is of such significance to recommend refusal of the proposal on a small proportion of a site that has been indicated for residential development in the Local Plan since 1997. The site is part of a much larger area allocated in the Local Plan and to some extent the granting of this scheme will help to ensure that the remainder of the hillside remains undeveloped and its natural and cultural heritage value retained.
59. Residents have confirmed that red squirrels use the site. Given that much of the tree cover to be affected is birch it may be unlikely that any dreys would be affected. However, a planning condition is applied for a survey as the situation on the ground with regard to this species could change between a granting of permission and the timing of any works actually starting on the site.

Promote Sustainable Use of Natural Resources

60. The site can be considered to be part of Kingussie and as such would be preferable from a movement point of view to alternative options outside of the settlement where there are fewer services. The detail of how sustainable the houses would be would be determined in the detailed applications for each plot. However, an indication of housing utilising timber and glazed sections has been provided.

Promote Understanding and Enjoyment

61. There are a number of footpaths around the site and as noted by the CNPA Access Officer careful consideration will have to be given to their linkages with promoted footpaths around the site. Given that the adoptable combined access is not proposed there should be much less impact on footpath routes. There is a specific expectation that a route will be retained along the upper perimeter of this site bordering the more densely planted coniferous woodland and a specific planning condition requires this.

Promote Sustainable Economic and Social Development

62. The houses would add to the overall housing need and market choice available in the area and provide employment during their construction.

RECOMMENDATION

63. That members of the Planning Committee support a recommendation to **GRANT Full Planning Permission** for the formation of access road and 4 house plots at woodland north of West Terrace subject to the following conditions:
1. The development to which this permission relates must be begun within five years from the date of this permission.
 2. No works or development shall take place until a scheme for the protection of the retained trees (BS 5837:2005) has been agreed with the CNPA acting as Planning Authority in consultation with Highland Council Forestry Officer. This scheme shall include.
 - Accurate plan showing position of trees, crown spreads and root protection areas
 - Details of each tree to be retained in a separate schedule
 - Schedule of works for retained trees
 - Detail of positions of tree protection barriers during construction
 - Detail and position of construction exclusion zones
 - Details of working methods to be employed for the installation of access roads and driveways in proximity of trees. This to include detailed cross sections for each site, spoil storage areas and the destination of any material removed from the site.
 3. Prior to the commencement of any development on the site a red squirrel survey shall be submitted to and approved by the CNPA including measures to enhance the red squirrel habitat within and around the proposed site. The survey shall inform any future detailed layout of individual plots.
 4. In accordance with the submitted drainage assessment drainage measures shall accord with SUDS principles and shall satisfy the respective requirements of Highland Council Area Roads, SEPA and Scottish Water. Drainage measures shall ensure that no properties within the development will be adversely affected by a 1 in 200 years flood event and similarly that there will be no increase in flood risk to any properties upstream or downstream of the development from such an event.

5. Prior to the commencement of the development hereby approved detailed drainage measures for the roads access shall be submitted to and approved in writing by the CNPA in consultation with SEPA and the Highland Council Area Roads Manager. The measures shall ensure that the access (other than the first 6 metres) from Ardvonie Road is of a permeable surface and is designed to replicate existing drainage conditions. The approved measures shall be implemented fully during the construction of the access road.
6. The development shall be landscaped and maintained in accordance with a scheme which shall be submitted to and approved by the CNPA acting as Planning Authority before development commences. The scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of the development and shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and to the extent of any areas of earthmounding, and shall ensure:-
 - (a) Completion of the scheme during the planting season next following the completion of the development, or such other date as may be agreed in writing with the CNPA acting as Planning Authority.
 - (b) The maintenance of the landscaped areas in perpetuity in accordance with the detailed maintenance schedule/table. Any trees or shrubs removed, or which in the opinion of the CNPA acting as Planning Authority, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
7. Parking and manoeuvring for at least two cars shall be provided within the curtilage of each property such that vehicles can enter and leave each site independently.
8. Visibility splays of 2.5 metres by 30 metres shall be provided at the point of each access to each plot.
9. Individual plot applications shall include details of the driveway gradient
10. Prior to the commencement of any development at the site full engineering drawings shall be submitted to and approved the CNPA showing details of the junction of the development access road with Ardvonie Road. Drawings shall also indicate any road

improvements and visibility splays to the satisfaction of the CNPA in consultation with Highland Council Area Roads Manager. All roads requirements to be in place prior to construction works starting on the first plot unless otherwise agreed.

11. The general access road shall be set at a minimum width of 3.3 metres with 2 passing places apart from the first 6 metres which shall be 5 metres; construction consisting of a minimum of 40mm thick close graded Wearing Course on a 60mm dense base course on a minimum thickness of 350mm Type 1 sub base all on a sound formation.
12. Any lighting scheme proposed shall be submitted to the CNPA for approval in consultation with Highland Council Area Roads Manager. Any lighting scheme shall be developed in accordance with the approved scheme.
13. All services to the plots shall be routed underground along the access road unless otherwise agreed.
14. Any subsequent detailed proposals for the plots shall be of a high quality design and include a design statement setting out how any proposal responds to the existing contours of the site and in particular the character of the surrounding woodland environment. The design statements shall also set out the sustainability credentials of proposals in line with Planning Advice Note 84 Reducing Carbon Emissions in New development.
15. A plan/method statement shall be submitted to and approved by the CNPA indicating how footpath routes around the site will be kept open and signed during any construction. Notwithstanding the details of the application this shall include a footpath along the northern perimeter of the site adjacent to the pine woodland. The development shall proceed in accordance with the agreed statement.

Andrew Tait

Date 6 November 2008

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