
CAIRNGORMS NATIONAL PARK AUTHORITY

FOR DECISION

Title: CARR-BRIDGE HI – DEVELOPMENT BRIEF

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Purpose of Report

To ask the Planning Committee to approve a Development Brief for the HI housing allocation at Carr-Bridge.

Summary

The Cairngorms National Park Local Development Plan (LDP) identifies a number of sites for future housing development, including site HI at Carr-Bridge. This site is allocated for up to 72 houses. However, the site has a complex planning history and two planning applications for housing development on the site were refused by the Planning Committee in March 2015. This leaves a level of uncertainty over the future development of this housing allocation.

It is therefore proposed that a Development Brief be published to provide more clarity on the key issues that any future development proposals on this site should address. This should help to give more certainty for both local residents and the site developer.

A draft Development Brief was consulted on between November 2016 and February 2017. The proposed final Development Brief has been amended to take account of the consultation responses and is presented for approval.

Recommendation

That the Planning Committee approve the publication of the final Carr-Bridge HI Development Brief.

Background

1. The Cairngorms National Park Local Development Plan (LDP) identifies a number of sites for future housing development, including site HI at Carr-Bridge.
2. The HI site is located off Carr Road on the eastern edge of Carr-Bridge and is allocated for a total of up to 72 houses. It comprises two distinct areas. The northern

section of the site is a largely flat open field, whilst the southern and extreme eastern parts of the site are located within woodland. An extract from the LDP for Carr-Bridge and a site location plan are attached as Appendices 1 and 2.

3. Members of the Planning Committee will be aware that the site has a complex planning history and was subject to a significant level of local opposition during the production of the LDP. In particular, Members will recall that the LDP Examination Reporter expressed concern over development within the woodland area and recommended that the allocation be restricted to only the non-woodland northern part of the site. Accordingly, the Reporter also recommended that the allocation capacity be reduced to 36 houses.
4. Following receipt of the Examination Report, CNPA agreed to amend the allocation in line with the Reporter's recommendation and notified the Scottish Ministers of its intention to adopt the LDP with this modification being included. However, the Scottish Ministers subsequently directed CNPA to reinstate the woodland part of the Carr-Bridge HI allocation and to increase the site capacity back to a total of 72 houses.
5. Two planning applications for housing development on the HI site have subsequently been refused by CNPA in March 2015. This leaves a degree of uncertainty over the future development of the site.
6. Because of this uncertainty, the LDP Action Programme includes a commitment to prepare a Development Brief for the HI site in order to provide more clarity on the key issues that any future development proposals should address.
7. A Draft Development Brief was consulted on between November 2016 and February 2017 and the proposed final Development Brief has been amended in response to the consultation responses.

Summary of Consultation

8. The CNPA undertook a full public consultation on the Draft Development Brief over a 10 week period from 24 November 2016 to 3 February 2017.
9. The consultation material made it clear that the Development Brief is an important opportunity to influence how the site could be developed in a way that best benefits the Carr-Bridge community, but that it is not an opportunity to reconsider whether the site is appropriate for housing development in principle.
10. As part of the consultation, CNPA held two drop-in events in Carr-Bridge Community Hall, one on 6th December and one on 17th January. Approximately 60 individuals attended these events.
11. 29 responses were received to the consultation, which were received via Survey Monkey, email and post.

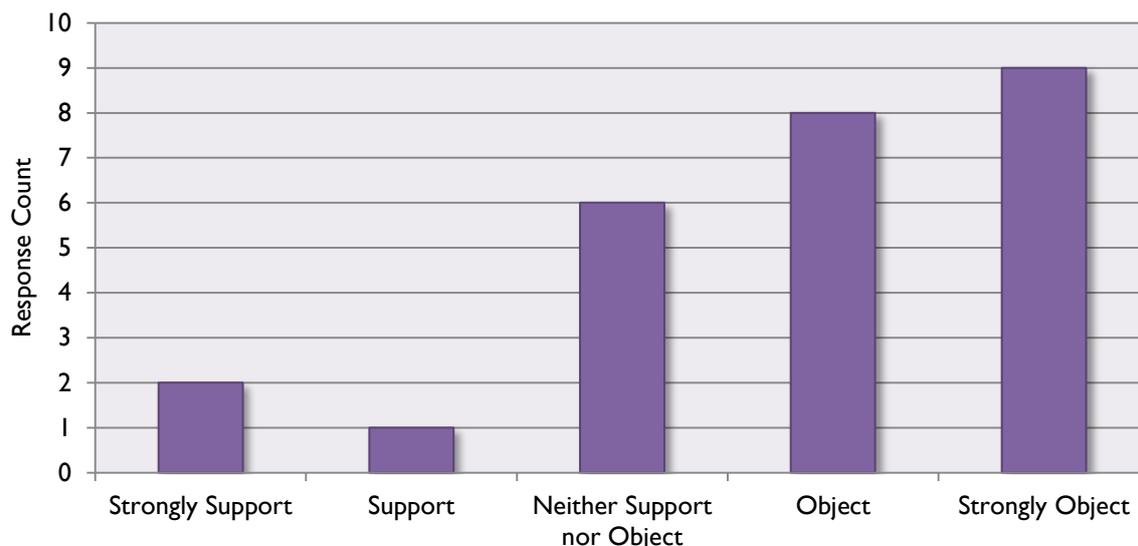


Figure 1 Question 1: What is your overall opinion of the draft Development Brief?

12. The majority of those responding to the consultation (17 responses) objected to the Draft Development Brief. Three responders, who did not fill out the form but instead responded through written correspondence, are not recorded in Figure 1 as they did not tick the 'fair collection statement' box on the form. Two of these were from statutory consultees who did not support or object to the Development Brief but instead provided advice and information.
13. 25 responders provided an explanation for their opinion. Most of those who objected cited matters that related to the principle of development on the site rather than the contents of the Draft Development Brief. Indeed, such comments were made on many of the questionnaire's questions. The most frequent of these was the number of dwellings proposed on the site and the effect this would have on traffic levels on Carr Road. Some responders suggested that a lower number of dwellings would be more suitable, with suggestions ranging from 6 to 36.
14. A full report of the consultation responses is provided in Appendix 3.

Responses to Comments and Proposed Development Brief

15. The consultation has resulted in a comprehensive set of changes to the Development Brief. These changes do not however result in the removal of the site from the LDP or a reduction in the number of dwellings proposed to be delivered as these matters, as previously explained, are outside the scope of the Development Brief.
16. The most significant change has been the restructuring of the Development Brief. This was in response to concerns that the distinction between the site specific and non-site specific guidance was unclear and that, in places, the requirements were perceived as contradictory. Therefore, the non-site specific requirements have been overhauled and where contradictions were perceived clarification has been provided to reconcile the issue. The section on non-site specific guidance has also been incorporated into

the overall site requirements and a number of new headings have been added to aid clarity.

17. During the consultation a large number of responses raised concerns about the impact of development on traffic levels and overall safety on Carr Road. The Highland Council, as roads authority, has not identified any overall objection to the site on these grounds. However, they have provided additional information on the mitigation measures that are likely to be required from the development, and this information has been added to the Development Brief.
18. Further information has also been added to the section relating to the provision of a new footpath between the site and the primary school. During the consultation it was suggested by a number of people that the path should be lit and have a second connection to Carr Road a little closer to the village centre. Both of these features were also suggested by the Highland Council, the former being necessary to bring the path up to adoptable standards. These features have therefore been added to the Development Brief.
19. It was also requested that further detail be added to the types of surveys required of the developer and specifically those relating to natural heritage assets. As such, a list of additional surveys has been added to the document.
20. One of the changes requested was for a study of the predominant character of Carr-Bridge to be carried out in order to inform any requirement for specific design attributes. Whilst such a study has not been carried out at this stage, the 'Informed Design' section of the Development Brief has been strengthened and all proposals will have to meet the requirements of LDP Policy 3, which states that a design statement must accompany all developments. As such, justification for the design of proposed development, in light of the character of the wider area, will have to be provided by the applicant as part of any future planning application.
21. In summary, while it has not been possible to incorporate all requested changes, it is considered that those that have add an additional level of certainty to the document.
22. The proposed final Development Brief is attached at appendix 4.

Next Steps

23. We propose that the Development Brief for the Carr-Bridge HI site be adopted as non-statutory Guidance and published on the CNPA's website.
24. Once adopted, the Development Brief will be a material consideration for the future development of the HI site.

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Appendices

1. Carr-Bridge LDP Extract
2. Site Location Plan
3. Consultation Report
4. Carr-Bridge HI Development Brief