

Date:			
Issue:	Nethy Bridge – Protection of Open Space/Environment Areas Within Settlement		
Objector(s):	Badenoch and Strathspey Conservation Group	Objection ref(s):	400i(r)
	Roy Turnbull		390(t)

Reporter	Mr Hugh Begg
Procedure	Informal Hearing

1.0 Overview

1.1 This statement sets out the CNPA’s response to objections from the Badenoch and Strathspey Conservation Group and Roy Turnbull. The objections relate to the protection of environmentally important areas and open spaces within the Nethy Bridge settlement. This statement responds the objections and recommends that no further modifications are required.

2.0 Provision of the Local Plan

2.1 The CNP Local Plan (Deposit) July 2007 (CD6.11) identified open space and woodland areas (NB/OSI) along the River Nethy and protected them from development. This was in line with the overall strategy stated at Paragraph 7.11 (Protected Open Space) (Page 60) of the Settlement Proposals. Paragraph 7.11 advised that such areas are identified because they are important to the amenity, setting and the overall urban fabric of settlements. The areas also provide locally important habitats or landscape features, or are important recreational resources within settlements. The 1st Modifications May 2008 (CD6.12) amended the title of such areas to “Environment” areas (Paragraph 7.12) and allocated additional land in Nethy Bridge under this NB/Env designation. The 2nd Modifications October 2008 (CD6.13) maintains this position.

3.0 Summary of objections

- Objects – additional Env. allocations should be made – triangular area of woodland to the east of Environment designation lying to east of current housing development site between Mountview and Nethy Bridge Hotels; stretches along the River Nethy – below Lynstock Crescent downstream, below Lettoch Road upstream, and below Lower Dell Road downstream. These inclusions would help protect land beside the river and the habitat corridor this provides. **(400i(r))**
- Objects – additional Env. designation required for small area of mature pinewood, containing some granny pines and valuable ground flora, to the east of the current housing development site between the Mountview and Nethy Bridge Hotels. **(390t).**

4.0 Summary of CNPA’s Response

4.1 The objectors have not provided any details of the boundaries of the sites suggested for inclusion as NB/Env sites in the CNP Local Plan. However, the modifications made to the CNP Local Plan have added areas of land to be afforded NB/Env status.

5.0 CNPA Commendation to Reporter

5.1 It is commended to the Reporter that no further modification to the allocation and provision of housing and business land at NB//H2 and EDI in the CNP Local Plan, is required.

6.0 Assessment and conclusions

- 6.1 **400i(r) objects** – additional Env. allocations should be made – triangular area of woodland to the east of Environment designation lying to east of current housing development site between Mountview and Nethy Bridge Hotels; stretches along the River Nethy – below Lynstock Crescent downstream, below Lettoch Road upstream, and below Lower Dell Road downstream. These inclusions would help protect land beside the river and the habitat corridor this provides.
- 6.2 **Response:** The objector has not provided any details of the boundaries of the areas of land suggested for inclusion in the CNP Local Plan as NB/Env areas. However, the CNPA has recognised the importance of the immediate River Nethy environment to the character of the village and as a locally important habitat and recreational resource. As such, the boundaries of the NB/Env area along the river have been extended in the Modified CNP Local Plan. No further modification is required.
- 6.3 **390t objects** – additional Env. designation required for small area of mature pinewood, containing some granny pines and valuable ground flora, to the east of the current housing development site between the Mountview and Nethy Bridge Hotels.
- 6.4 **Response:** The objector has not provided any details of the boundaries of the area of land suggested for inclusion in the CNP Local Plan as an NB/Env area. However, the CNPA has recognised the importance of environment areas in the Nethy Bridge settlement boundary and has accordingly modified the CNP Local Plan, to include such areas as NB/Env.

7.0 Strategic issues

- 7.1 The Cairngorms National Park Plan 2007 (CD7.1) sets out a number of strategic objectives. Of relevance to this case, are those relating to Conserving and Enhancing the Park (5.1) - Landscape, Built and Historic Environment, and Biodiversity.

8.0 National planning policy/guidance

- 8.1 NPPG14 Natural Heritage (CD3.2) advises that while conservation of the natural heritage will be a key objective in any National Park, due weight must also be given to the social and economic interests of local communities.

9.0 Other material considerations

- 9.1 The National Parks (Scotland) Act 2000 sets out the aims of the National Park. (CD1.3)

10.0 List of documents (including Core Documents)

- CD1.3 National Parks (Scotland) Act 2000
- CD3.2 NPPG14 Natural Heritage
- CD6.11 Deposit Local Plan
- CD6.12 Deposit Local Plan 1st Modifications
- CD6.13 Deposit Local Plan 2nd Modifications
- CD7.1 Cairngorms National Park Plan 2007

11.0 Cairngorms National Park Witnesses for Hearing

- Neil Stewart – Planning Officer