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| Date: | | | |
| Issue: | Effects on Ancient Woodland and Bog Woodland Environment of Site C/HI Carrbridge | | |
| Objector(s): | Angus Yarwood, Woodland Trust Scotland | Objection ref(s): | 393f |
| | DW & IM Duncan | | 037r |

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| Reporter | Mrs Jill Moody |
| Procedure | Written Representation |

1.0 Overview

1.1 This statement sets out the CNPA's response to objections regarding the effects of development on ancient woodland and bog woodland at Carrbridge C/HI. Objections to the allocation are based upon quality of habitat and range of species at the site and conflicts with aims of the Park. The scope of this evidence largely relates to the fact that the site has an existing, lawful, outline planning permission for up to 117 dwellings as a result of an appeal decision.

2.0 Provision of the Local Plan

2.1 The site is allocated as C/HI in Deposit Local Plan 2nd modifications (CD6.13). The site has outline planning permission for up to 117 dwellings. A detailed application for this number of houses is being considered by the CNPA. This application will be determined in line with the requirements of the conditions placed upon the outline planning permission, the policies of the Highland Structure Plan, the aims of the National Park Plan, the adopted and emerging local plans, and other relevant material considerations. However this must take place within the confines of the existing, lawful, planning permission.

2.2 Related policies are:

- Policy 1 Development in the Cairngorms National Park
- Table 2-4 - Housing Land Requirement and Supply
- Policy 4 Other Important Natural and Earth Heritage Sites and Interests
- Policy 5 Protected Species
- Policy 6 Biodiversity
- Policy 18 - Design Standards for Development

3.0 Summary of objection

Two objections raising 2 issues have been lodged to the allocation of site C/HI.

- strongly objects to this allocation sandwiched between semi-natural ancient woodland and an area of bog woodland (**393f**)
- objects to the development conflicts with aims of Park should be re-thought (**037r**)

4.0 Summary of CNPA's Response

- This site already has permission for up to 117 dwellings within the boundary of allocated site C/HI

5.0 CNPA Commendation to Reporter

- 5.1 It is commended to the Reporter that no further modifications are made to the allocation of C/HI.
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6.0 Assessment and conclusions

- 6.1 **393f objects** strongly to this allocation sandwiched between semi-natural ancient woodland and an area of bog woodland.
- 6.2 **Response:** The site has outline planning permission for up to 117 dwellings. (PPA/270/312) The CNPA currently holds a detailed application for this number of units (05/495/CP). Detailed concerns about habitats and species at the site will be given careful consideration within the context of that outline planning permission, the conditions placed upon it and the aims of the National Park.
- 6.3 **037r objects** to the development conflicts with all 4 aims of Park (CPI.3) and should be re-thought.
- 6.4 **Response:** The site has outline planning permission for up to 117 dwellings (PPA/270/312). The CNPA currently holds a detailed application for this number of units (05/495/CP). Detailed concerns about habitats and species at the site will be given careful consideration within the context of that outline planning permission, the conditions placed upon it and the aims of the National Park.

7.0 Strategic issues

- 7.1 The National Park Plan (CP7.1) contains Strategic Objectives for Conserving and Enhancing (5.1) the Park including objectives which seek to ensure that development complements and enhances the character, pattern and local identity of the built and historic environment; that development complements and enhances the landscape character of the Park. Objectives for biodiversity include seeking to conserve and enhance the condition and diversity of habitats and species throughout the Park. Strategic Objectives for Housing seek to increase the accessibility of rented and owned housing to meet the needs of communities.

8.0 National planning policy/guidance

- 8.1 NPPG14 (CP3.2) considers protecting species and habitats planning authorities can make an important contribution to the achievement of bio-diversity targets by adopting policies which promote and afford protection to species and habitats identified as priorities in Local Biodiversity Action Plans. Planning Authorities should seek to prevent further fragmentation or isolation of habitats. NPPG 14 considers that in local plans authorities should include policies for protection of natural heritage of national importance (e.g. land within the Park).

9.0 Other material considerations

- 9.1 Site has outline planning permission (on appeal) for up to 117 houses upon which the Park made representations. (PPA/270/312) Reserved matters application for 117 houses being considered by the CNPA (05/495/CP)

10.0 List of documents (including Core Documents)

- CD1.3 National Parks (Scotland) Act 2000
- CD3.2 NPPG14 Natural Heritage
- CD6.13 Deposit Local Plan 2nd Modifications
- CD7.1 Cairngorms National Park Plan 2007
- PPA/270/312
- 05/495/CP