

Date:			
Issue:	Nethy Bridge – Protection of Setting and Boundary of Settlement		
Objector(s):	Barbara Paterson	Objection ref(s):	426
	William Stuart Paterson		409d and 409e
	William G Templeton		407c
	David Dean		354
	Mr. P Boyce Kenyon		373
	Steven Broadhurst		055

Reporter	Mr Hugh Begg
Procedure	Written Representation

1.0 Overview

1.1 This statement sets out the CNPA's response to objections relating to the protection of the setting and boundary of Nethy Bridge. This statement provides a response to these objections and recommends that no further modifications to the CNP Local Plan are required in this respect.

2.0 Provision of the Local Plan

2.1 The CNP Local Plan (Deposit) July 2007 (CD6.11) as with all settlements in the National Park, identified a settlement boundary around Nethy Bridge. The 1st Modifications May 2008 (CD6.12) made some slight amendments to the defined settlement boundary. It also added text to the supporting Settlement Proposals statements contained on page 61, at Paragraphs 7.2 and 7.5. These relate to the approach to development proposals outwith the defined settlement boundaries contained in the Plan. The 2nd Modifications October 2008 (CD6.13) maintains this position.

3.0 Summary of objections

- Objects – the settlement boundary of Nethy Bridge should be retained and recent development allowed to integrate into the village **(426)**
- Objects because the village boundary should be secure with an area surrounding the village created to safeguard the settlement. Outwith the boundary no development should be permitted **(409d and 409e)**
- Objects because the boundary should be amended to include areas at Duackbridge (aware of possible planning application), alongside the B970 to Boat of Garten, fields bordering the old railway line near the golf course, and the fields on either side of the road to Grantown-on-Spey in the vicinity of Castle Roy. This is to protect these areas from development **(407c)**.
- Objects because the gateways of the village need very special attention. The approach from Boat of Garten should not be further damaged by more housing at proposed site NB/CI. The gateway from Dorback is heavily wooded and has a character of its own and developments at proposed sites NB/H2 and EDI should be screened adequately by existing and new planting of native tree species. The gateway from Grantown-on-Spey has a different ambience again with the golf course and Victorian buildings and existing new build permissions in the field between the Mountview and Nethy Bridge Hotels should not be extended other than to provide amenity land. **(354)**.
- Objects because the Plan, through setting a tight boundary, does not offer any real protection to key areas around the settlement, such as Balnagowan Wood and School

Wood (beyond H2 designation). These areas should be formally protected even though they fall outside the proposed settlement boundary **(373)**.

- Objects because Balnagowan Woods should be given the same degree of protection as Abernethy Forest because it is an important area of the forest village **(055)**

4.0 Summary of CNPA's Response

4.1 The Modifications made to the CNP Local Plan now include reference to the approach to development proposals outwith defined settlement boundaries. This is contained at paragraphs 7.2 and 7.5 of the Settlement Proposals supporting statement (Page 61). This explains that outwith recognised settlements, development proposals will be considered against other policies of the Plan. Proposals outside identified settlement boundaries will require justification for their selected location and where no locational need exists, development on the periphery of settlements will be resisted. All proposals must consolidate the existing urban form, and not result in ribbon development or the sprawl of development into the countryside.

5.0 CNPA Commendation to Reporter

5.1 It is commended to the Reporter that no further modifications are required to the CNP Local Plan in relation to the objector's concerns about the protection of the setting and boundary of Nethy Bridge.

6.0 Assessment and conclusions

6.1 **426 objects** – the settlement boundary of Nethy Bridge should be retained and recent development allowed to integrate into the village.

6.2 **Response:** The approach to development proposals outwith the settlement boundaries of Nethy Bridge and all other settlements, defined in the CNP Local Plan, has been clarified in Paragraphs 7.2 and 7.5 of Section 7 (Settlement Proposals), (Page 61). This explains that outwith recognised settlements, development proposals will be considered against other policies of the Plan. Proposals outside identified settlement boundaries will require justification for their selected location and where no locational need exists, development on the periphery of settlements will be resisted. All proposals must consolidate the existing urban form, and not result in ribbon development or the sprawl of development into the countryside. It is submitted that this, along with other policies in the CNP Local Plan, provide adequate safeguards for protecting the setting and boundary of Nethy Bridge from inappropriate development that would have adverse impacts. No further modification is required.

6.3 **409d/e objects** because the village boundary should be secure with an area surrounding the village created to safeguard the settlement. Outwith the boundary no development should be permitted

6.4 **Response:** The approach to development proposals outwith the settlement boundaries of Nethy Bridge and all other settlements, defined in the CNP Local Plan, has been clarified in Paragraphs 7.2 and 7.5 of Section 7 (Settlement Proposals), (Page 61). This explains that outwith recognised settlements, development proposals will be considered against other policies of the Plan. Proposals outside identified settlement boundaries will require justification for their selected location and where no locational need exists, development on the periphery of settlements will be resisted. All proposals must consolidate the existing urban form, and not

result in ribbon development or the sprawl of development into the countryside. It is submitted that this, along with other policies in the CNP Local Plan, provide adequate safeguards for protecting the setting and boundary of Nethy Bridge from inappropriate development that would have adverse impacts. No further modification is required.

- 6.5 **407c objects** because the boundary should be amended to include areas at Duackbridge (aware of possible planning application), alongside the B970 to Boat of Garten, fields bordering the old railway line near the golf course, and the fields on either side of the road to Grantown-on-Spey in the vicinity of Castle Roy. This is to protect these areas from development.
- 6.6 **Response:** The objection seeks to encompass various areas of land on the periphery of Nethy Bridge into the defined settlement envelope. The approach to development proposals outwith the settlement boundaries of Nethy Bridge and all other settlements, defined in the CNP Local Plan, has been clarified in Paragraphs 7.2 and 7.5 of Section 7 (Settlement Proposals), (Page 61). This explains that outwith recognised settlements, development proposals will be considered against other policies of the Plan. Proposals outside identified settlement boundaries will require justification for their selected location and where no locational need exists, development on the periphery of settlements will be resisted. All proposals must consolidate the existing urban form, and not result in ribbon development or the sprawl of development into the countryside. It is submitted that this, along with other policies in the CNP Local Plan, provide adequate safeguards for protecting the setting and boundary of Nethy Bridge, including the areas of land detailed by the objector, from inappropriate development that would have adverse impacts. No further modifications are required.
- 6.7 **354 objects** because the gateways of the village need very special attention. The approach from Boat of Garten should not be further damaged by more housing at proposed site NB/CI. The gateway from Dorback is heavily wooded and has a character of its own and developments at proposed sites NB/H2 and EDI should be screened adequately by existing and new planting of native tree species. The gateway from Grantown-on-Spey has a different ambience again with the golf course and Victorian buildings and existing new build permissions in the field between the Mountview and Nethy Bridge Hotels should not be extended other than to provide amenity land.
- 6.8 **Response:** The approach to development proposals outwith the settlement boundaries of Nethy Bridge and all other settlements, defined in the CNP Local Plan, has been clarified in Paragraphs 7.2 and 7.5 of Section 7 (Settlement Proposals), (Page 61). This explains that outwith recognised settlements, development proposals will be considered against other policies of the Plan. Proposals outside identified settlement boundaries will require justification for their selected location and where no locational need exists, development on the periphery of settlements will be resisted. All proposals must consolidate the existing urban form, and not result in ribbon development or the sprawl of development into the countryside. Proposed site NB/CI, lies within the settlement boundary of Nethy Bridge but modifications to the Settlement Proposals supporting text have removed any reference to housing on the site and ensures its protection from development not related to community use. Proposed sites NB/H2 and EDI also lie within the settlement boundary but modifications to the Settlement Proposals supporting text require development of these sites to retain woodland. Tree screening and retention are detailed matters to be considered at the time of any planning application. The area of ground between the Mountview and Nethy Bridge Hotels also lies within the settlement. Its importance as an open space contributing to the setting of the village has been recognised in the modifications by being allocated as NB/Env. It is submitted that the modifications, along with other policies in the CNP Local Plan, provide adequate safeguards for protecting the setting and

boundary of Nethy Bridge, including the areas mentioned by the objector, from inappropriate development. No further modification is required.

- 6.9 **373 objects** because the Plan, through setting a tight boundary, does not offer any real protection to key areas around the settlement, such as Balnagowan Wood and School Wood (beyond H2 designation). These areas should be formally protected even though they fall outside the proposed settlement boundary.
- 6.10 **Response:** The approach to development proposals outwith the settlement boundaries of Nethy Bridge and all other settlements, defined in the CNP Local Plan, has been clarified in Paragraphs 7.2 and 7.5 of Section 7 (Settlement Proposals), (Page 61). This explains that outwith recognised settlements, development proposals will be considered against other policies of the Plan. Proposals outside identified settlement boundaries will require justification for their selected location and where no locational need exists, development on the periphery of settlements will be resisted. All proposals must consolidate the existing urban form, and not result in ribbon development or the sprawl of development into the countryside. The importance of Balnagowan Wood to the setting of the village is recognised and it has been allocated as NB/Env. It is submitted that the modifications, along with other policies in the CNP Local Plan, provide adequate safeguards for protecting the setting and boundary of Nethybridge, including the areas mentioned by the objector, from inappropriate development. No further modification is required.
- 6.11 **055 objects** because Balnagowan Woods should be given the same degree of protection as Abernethy Forest because it is an important area of the forest village.
- 6.12 **Response:** Abernethy Forest carries a number of important natural heritage designations including Site of Special Scientific Interest, Special Protection Area and Special Area of Conservation. Balnagowan Wood does not carry this level of designation but is Ancient Woodland. Nevertheless, the importance of Balnagowan Wood to the setting of the village is recognised and it has been allocated as NB/Env. It is submitted that the modifications, along with other policies in the CNP Local Plan, provide adequate safeguards for protecting the setting and boundary of Nethy Bridge, including the areas mentioned by the objector, from inappropriate development. No further modification is required.

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, Biodiversity and Forest and Woodland Management.

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