



# Agenda item 4

## Appendix 5a

2025/0034/DET

Representations - general

**From:** [Rachel Mazzone](#)  
**To:** [ePlanning](#)  
**Subject:** 25/00404/FUL Response  
**Date:** 06 March 2025 17:32:09

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**CAUTION:** This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Planning Team,  
Please find below my comments on:

**25/00404/FUL**

### **Land 160M South of Lynstock Park Nethy Bridge**

#### **Active Travel**

Cairngorms National Park Partnership Plan 2022-27 Policy C1 *d) states that ‘Planning and improving integrated and sustainable local transport networks that allow for safe off-road travel and link with public transport; and e) Planning and improving integrated public transport that meets the needs of residents and visitors to the National Park.*

The plan goes on to commit to:

***Develop a rural approach to the 20-minute neighbourhood concept in the National Park.***

***Increase active travel and public transport usage within the National Park.***

To deliver these I think the development needs an off-road/segregated walking and cycling route linking to the existing route to the primary school.

As a teacher and a mother of two growing up in Nethy I have seen first hand the benefits of a safe route to school.

**Policy C3 f) Promoting active travel and public transport provision and reducing the reliance on private motor vehicles**, also supports the need for an active travel route.

#### **Dark Skies**

Nethy Bridge is west of the Tomintoul and Glenlivet Dark Sky Park and darkness is very much part of the culture of this village so any street lighting should be downward facing so we can enjoy our night sky’s ... retaining a chance of enjoying seeing Northern lights.

Ms. R Crane

**From:** [Rachel Crane](#)  
**To:** [ePlanning](#)  
**Subject:** 25/00404/FUL Response  
**Date:** 06 March 2025 17:34:40

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Dear Planners

## **Housing in Nethy Bridge**

I have a few comments that I hope will make the housing application in Nethy better:

1. Nethy Bridge is a Forest Village, and any street lighting should be downward facing to retain that sense of being a place in the woods
2. A safe walking and cycling path(s) needs to be built from the site to link to the existing Primary School cycleway: I used to bike to school so I know how good it is to travel 'active'.
3. The National Park is said to be home to a quarter of our rare and endangered species, many of these are woodland species. To look after these I think the strip of woodland next to Lynstock Park should be much wider as it is the only direct link to the old woods not going through the houses.

I hope these are useful,

Rachel Mazzone

**From:** [Jo Crane](#)  
**To:** [ePlanning](#)  
**Subject:** 25/00404/FUL Response  
**Date:** 09 March 2025 09:42:41

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Dear Planners,

### **Housing in Nethy Bridge**

I have a few comments that I hope will make the housing application in Nethy better:

1. Nethy Bridge is a Forest Village, and any street lighting should be downward facing to retain that sense of being a place in the woods.
2. A safe walking and cycling path needs to be built from the site to link to the existing Primary School cycleway. I used to bike to school so I know how good it is to travel 'active'.
3. The National Park is said to be home to a quarter of our rare and endangered species, many of these are woodland species. To look after these I think the strip of woodland next to Lynstock Park should be much wider as it is the only direct link to the old woods not going through the houses.

I hope these are useful.

Kind Regards,

Jo Crane

**From:** [Donald Maclean](#)  
**To:** [ePlanning](#)  
**Subject:** Planning application 25/00404/FUL NethyBridge  
**Date:** 08 March 2025 16:24:44

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8/3/2025

Thank you for the opportunity to provide feedback on the proposed housing development at Lettoch/Nethy Bridge 25/00404/FUL.

The provision of new affordable housing is to be welcomed.

- Unfortunately the greatest concentration of housing has been placed right opposite (indeed facing) Lynstock Park and it would have been good to see some innovative measures to mitigate the adverse impact on the current householders who will have a significant loss of amenity. I am aware that this is of particular concern to the community.
- The area between Lynstock Park and the new development could be usefully improved by increase the distance between the developments. This could then become a more useful wildlife corridor by improving the planting provision and introducing hedgerows instead of (or in addition to) the planned post and wire fencing. This can be easily done, in part by redistributing/sharing the allocated areas for each of the wildlife corridors throughout the development; increasing the *effective* corridors from 2 to 3.
- The whole area will of course will need street and outside house lighting but perhaps light pollution could be minimised by using appropriate downlighting in all areas and this should be addressed.
- I am hopeful that there are good plans to integrate the new development into the Nethy Bridge community by provision of dedicated cycling and walking paths (especially to the school).
- Of particular note, Lettoch Road is a substantial part of the "Lettoch Trail" a tourist attraction advertised and signposted in the village, yet there is no pedestrian or cycling provision. Demands on the trail will increase; perhaps a risk assessment should be carried out?

Regards to all,

DMaclean 

**From:** [Leonardo Mazzone](#)  
**To:** [ePlanning](#)  
**Subject:** Considerations for the Nethy Bridge Housing Development  
**Date:** 07 March 2025 16:36:59

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I would like to submit the following recommendations regarding the housing application in Nethy Bridge:

1. Downward-facing street lighting throughout the development would preserve the woodland character that defines our community.
2. The development requires properly planned pedestrian and cycling infrastructure connecting to the existing Primary School cycleway.
3. The woodland buffer adjacent to Lynstock Park should be expanded. This corridor represents the sole direct wildlife passage to the ancient woodland that doesn't intersect with residential areas.

Thank you for your consideration of these points.

Kind regards,  
Leonardo Mazzone

**From:** [Lorna Crane](#)  
**To:** [ePlanning](#)  
**Subject:** 25/00404/FUL  
**Date:** 09 March 2025 20:27:08

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**CAUTION:** This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Team Planning

Please find below my comments on:-

**25/00404/FUL**

### **Land 160M South of Lynstock Park Nethy Bridge**

#### **Active Travel**

Cairngorms National Park Partnership Plan 2022-27 Policy C1 *d) states that ‘Planning and improving integrated and sustainable local transport networks that allow for safe off-road travel and link with public transport; and e) Planning and improving integrated public transport that meets the needs of residents and visitors to the National Park.*

The plan goes on to commit to:

***Develop a rural approach to the 20-minute neighbourhood concept in the National Park.***

***Increase active travel and public transport usage within the National Park.***

To deliver these I think the development needs an off-road/segregated walking and cycling route linking to the existing route to the primary school. As a teacher and a mother of two growing up in Nethy I have seen first hand the benefits of a safe route to school for my own family and many others.

**Policy C3 f) Promoting active travel and public transport provision and reducing the reliance on private motor vehicles,** also supports the need for an active travel route.

#### **Dark Skies**

Nethy Bridge is west of the Tomintoul and Glenlivet Dark Sky Park and darkness is very much part of the culture of this village so any street lighting should be downward facing so we can continue to enjoy our night sky’s ... retaining a chance of enjoying seeing Northern lights

#### **Connecting Nature**

Ever since I moved here Nethy Bridge has promoted itself as ‘The Forest Village’ <https://nethybridge.com/> . The village is on the edge of Abernethy National Nature Reserve and nature thrives in our woodland.

Building on this I think the Nature Network of native woodland planned next to the existing houses in Lynstock Park should be much wider.

This is supported by CNPPP 2022-27 Policy **A3 c) Encouraging new woodland creation that complements other land uses and the landscapes of the National Park. This should support forest habitat connectivity..**

If this is to deliver support for forest habitat connectivity it needs to be both native woodland and much wider than five metres. A wide connection to the existing native woodland would also meet the **NatureScot Nature Networks Framework NPF4** requirements:-

*Policy 3 LDPs should facilitate the creation and conservation of Nature Networks and strengthen connections between them so as to support improved ecological connectivity. Development proposals will be required to contribute to the enhancement of biodiversity, including by restoring degraded habitats and building and strengthening Nature Networks.*

*Policy 4 Spatial strategies, whilst protecting and restoring important natural assets, should establish and grow Nature Networks.*

*Policy 6 LDPs, as well as identifying and protecting existing woodlands, should identify their potential for enhancement and improved ecological connectivity through helping to support and expand Nature Networks.*

*Policy 8 Where green belts are in use, or proposed, they should support Nature Networks where appropriate.*

If, as 'headlined' in CNPPP the Cairngorms is to be "An outstanding National Park, enjoyed and valued by everyone, where nature and people thrive together" then I think these few changes to this planning proposal will make a significant difference.

Kind regards,

Lorna Crane

Sent from my iPhone



**From:** [Susan Johnson](#)  
**To:** [ePlanning](#)  
**Subject:** Development south of Lynstock Park Nethy Bridge  
**Date:** 06 March 2025 17:04:16

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**CAUTION:** This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Planning Team

### **Proposed Houses on Land 160M South of Lynstock Park Nethy Bridge**

I don't live in Nethy Bridge but I love the village and regularly visit friends and relatives there which is why I want to comment on the planning application for new houses in the village.

I understand and appreciate that the area needs more houses and if the National Park really is a place for 'Nature and People' I think the design of this new estate could do much more for nature without losing any houses. The biggest change I'd like to see is the widening of the proposed strip of native woodland linking the Scots pine east of the site ( I think it is called Garlyn Wood) with the riverside woodland and Abernethy Nature Reserve. It's the bit next to the 'new houses' in Lynstock Park. It doesn't look wide enough to allow wildlife to safely travel along without being disturbed. I think this could easily be widened a lot with only a positive impact on the whole development.

Coming back to people, my relatives' children, along with many others, used to walk and cycle to the primary school so I think a development of this size should also include a path for walking and cycling so pupils and parents can safely and enjoyably get to school. I also think the need for active travel is strongly supported by the Cairngorms 2030 project so perhaps that team could help deliver a '20 minute' neighborhood?

I hope these suggestions are useful and that an 'outsiders' view adds to the quality of the development.

Kind Regards,

Sue Johnson



Reply

Forward

Dear Planners,

Please find below my response to:-

**25/00404/FUL Land 160M South of Lynstock Park Nethy Bridge**

The design appropriately contains green corridors (nature networks) through the site but the most significant on the northwest of the boundary appears neither long nor wide enough. This nature network is the only one that directly links existing native woodland areas, and on to ancient woodland sites.

See Fig 1 below

**Fig 1. Woodland and Ancient Woodland (purple) adjacent to the Development & NW Nature Corridor (Red Line)**



To meet ....

**National Planning Framework 4**

**Policy 3**

a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and **building and strengthening nature networks and the connections between them**. Proposals should also integrate nature-based solutions, where possible.

c) Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development.

**This corridor, which is the only one not to cross internal roads and gardens , and link existing natural woodland and ancient woodland, should be widened to 30m. The site would further be enhanced by encouraging natural regeneration of native woodland on the ‘functional floodplain’ SW of the plots.**

Nature corridors are supported by Nature Scotland *‘They allow wildlife to move between areas and improve the resilience of habitats and populations of species using them. Nature Networks radiate from, and extend into, all landscapes, across inner-cities to towns and villages, rural areas, mountains, lochs and coasts,’* **and I consider that a new site within in National Park should create a nature network to the highest standard.**

The Cairngorms National Park **Local Development Plan** States: *‘The site has capacity for 20 dwellings. The detail of any development proposals must take account of and seek to complement the nature of the woodland opposite’.* **Therefore, with a significant increase in housing (now 35 dwellings) planned it is appropriate to balance that with creating a wider nature network that effectively ‘complements the nature of the woodland opposite’ and allows wildlife to connect with the existing native woodland.**

Nature Scotland also state that nature networks deliver the following NPF4 policies:-

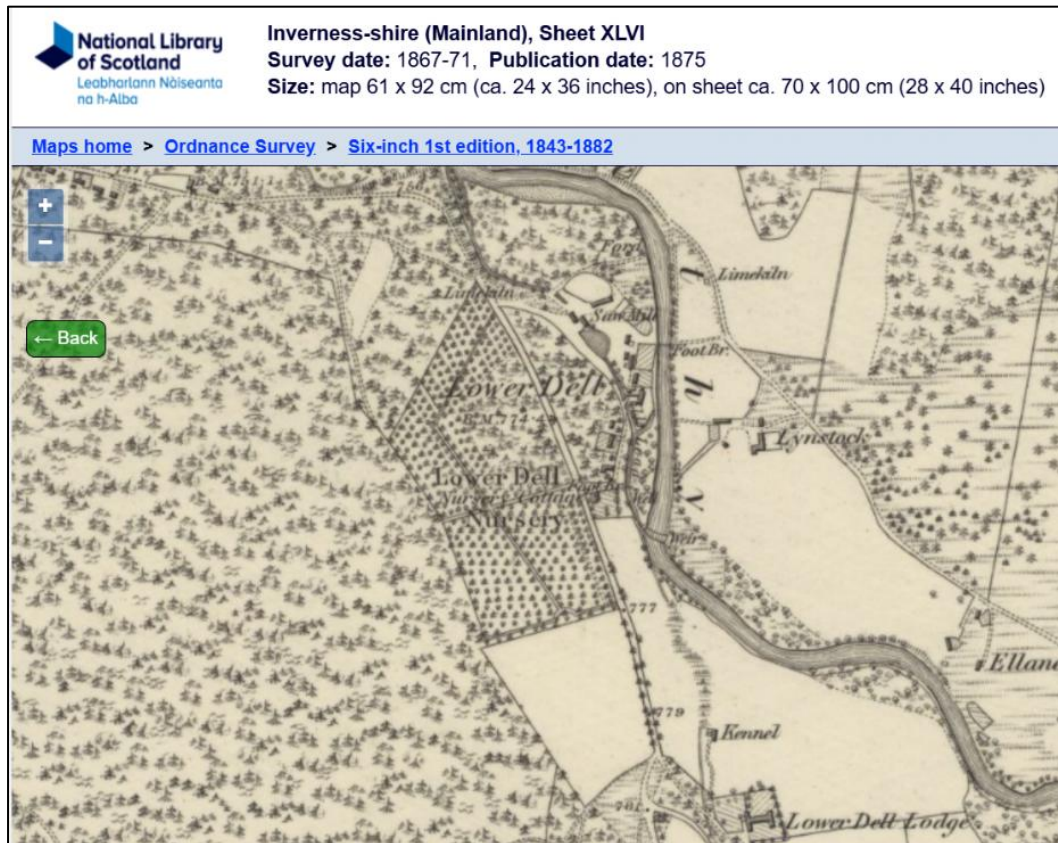
***Policy 3*** *LDPs should facilitate the creation and conservation of Nature Networks and strengthen connections between them so as to support improved ecological connectivity. Development proposals will be required to contribute to the enhancement of biodiversity, including by restoring degraded habitats and building and strengthening Nature Networks.*

***Policy 4*** *Spatial strategies, whilst protecting and restoring important natural assets, should establish and grow Nature Networks.*

***Policy 6*** *LDPs, as well as identifying and protecting existing woodlands, should identify their potential for enhancement and improved ecological connectivity through helping to support and expand Nature Networks.*

Mapping clearly shows that the woodlands to be connected by a nature network have been here for over 150 years.

**Fig 2. 1875 Map of Lynstock showing Woodland NE and SW of the Proposed Development**



To deliver

### **NPF Policy 15**

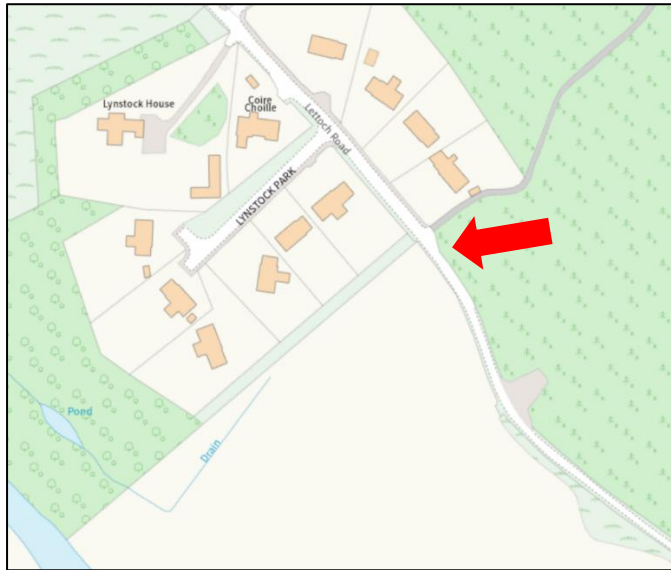
*a) Development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:*

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks*

**The proposal needs to appropriately segregate walking and cycling from the site along Lettoch Road to Lynstock Crescent and beyond with a specific focus on people accessing the primary school. A safe appropriate non-motorised user (NMU) route needs to be constructed.**

The minor county road access to the site significantly narrows beyond Lynstock Park – see Fig 3

**Fig 3 Road Narrowing SE of Lynstock Park**

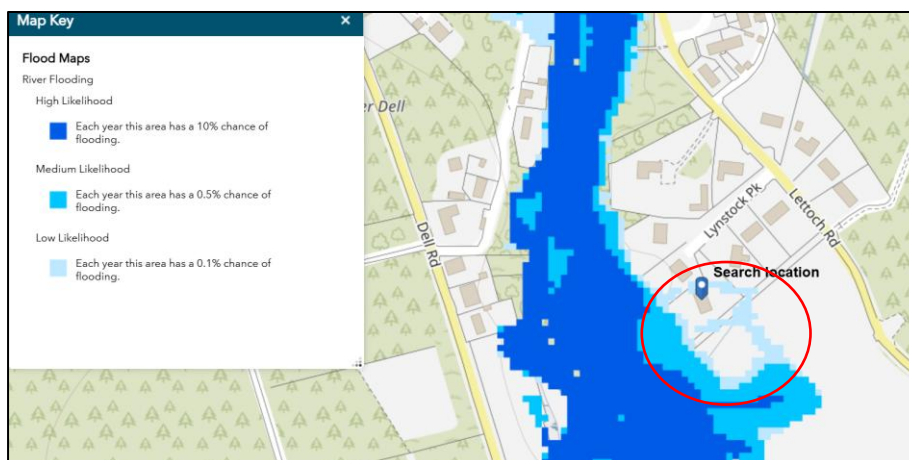


The minor county road will need to be upgraded to the appropriate standard to allow for the increased usage, and the need for an NMU.

**To deliver NPF4 Policy 20**

*Plans should take into account the probability of flooding from all sources and make use of relevant flood risk and river basin management plans for the area. A precautionary approach should be taken, regarding the calculated probability of flooding as a best estimate, not a precise forecast.*

**Fig 4. SEPA Flood Risk Map of Site**



The water management site design and infrastructure should not only reduce the risk of flooding on that site but also that identified on Lynstock Park – see



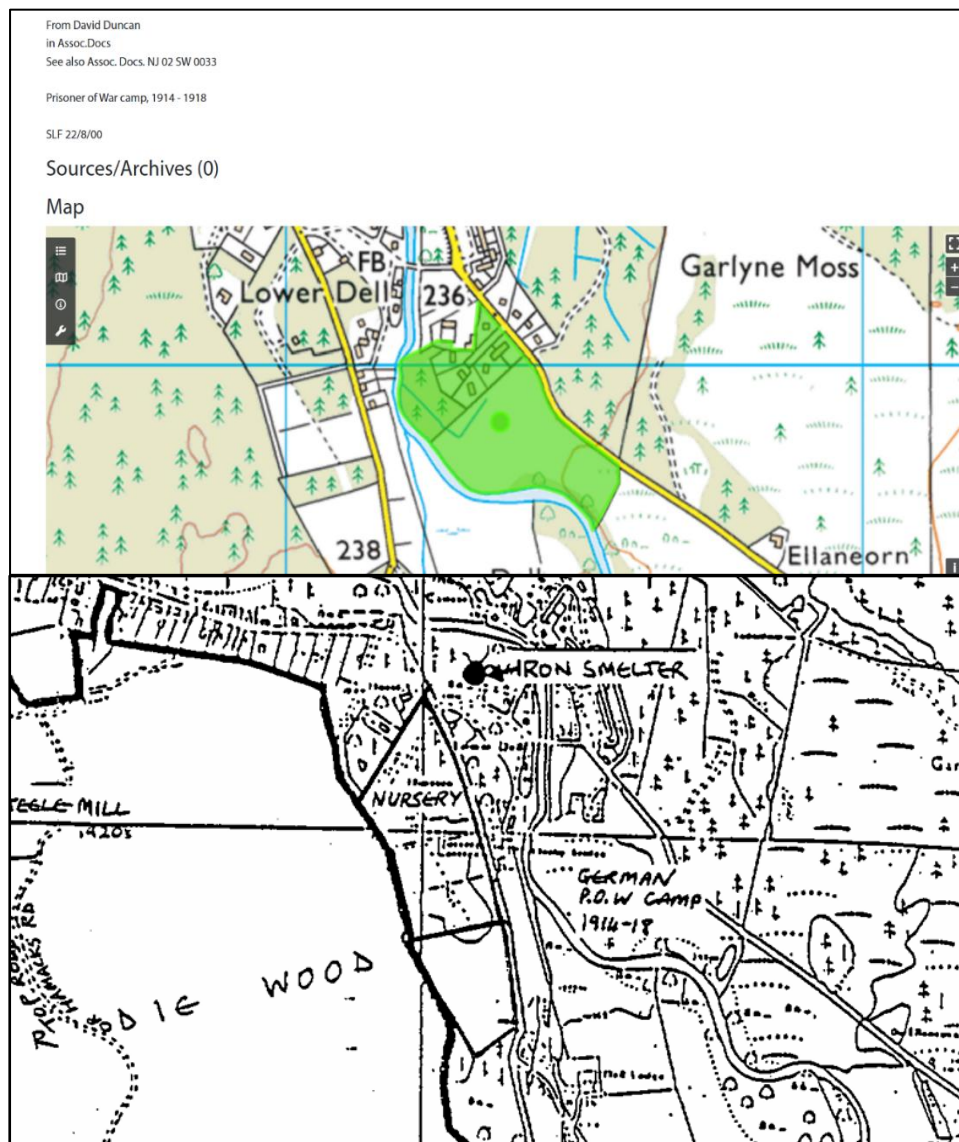
**Fig 4. Flood risk on the area outlined in red should be reduced by drainage development on the site.**

***To support NPF4 Policy 7***

*'To protect and enhance historic environment assets and places'*

The area has been identified as a site of a prisoner award camp 1914-18 (David Duncan HES). **Any development should appropriately care for, and safeguard antiquities identified during the work programme.**

**Fig 5 HES Map of 'Lynstock' PoW Site 1914-18.**



Pleasing to read that the WW1 PoW camp has left no contamination that may have potentially impacted on the River Nethy during construction.

*Comment Date: Thu 20 Feb 2025 Nicola MacKenzie, Scientific Officer*

*Having checked our historical records I have not found any evidence of a potentially contaminative former use of the land, and therefore offer no further comment on this application.*

Happy to discuss further in useful,

Kind Regards,



**Emma Greenlees**

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**From:** Peter Crane [REDACTED]  
**Sent:** 14 March 2025 08:52  
**To:** Planning; ePlanning@highland.gov.uk  
**Cc:** [REDACTED]  
**Subject:**

**Categories:** DMS

Dear Team Planning

In my response to the planning application I wrongly suggested that the site was identified by HES site a WW1 PoW camp.

It is in fact on the Highland Historic Environment Record website [MHG29204 - Dell Lodge POW Camp - Highland Historic Environment Record](#)

This mistake, for which I apologise, was pointed out to me by Allan Kilpatrick HES; copied in to this email.

Therefore, the info I submitted was from HHER not Canmore (HES). And please note the information and my suggestion are otherwise unchanged.

Kind regards

Pete Crane