

**CAIRNGORMS NATIONAL PARK LOCAL DEVELOPMENT PLAN 2020 MAIN ISSUES REPORT
COMMENTS FORM – 2nd March 2018**

Dinnet and Kinord Estate

[REDACTED]

Do you agree with the preferred site options?

No.

Dinnet and Kinord Estate is an active landowner with a bold vision for the village and the MIR does not provide the sites and land allocations to deliver this.

We have set out comments on the Preferred and Non-preferred sites below.

Comments on Preferred Sites:

H2 – We support the allocation of this site. The current allocation for development suggests 15 house development, which the applicant requests is maintained. The applicant is willing and keen to bring development forward on the site at the earliest possible date to ensure a housing supply is maintained in Dinnet.

AB015 – We support the allocation of this site. The site comprises a number of existing buildings of varying architectural merit. The site provides a suitable brownfield redevelopment opportunity that would bring the site back into productive use for economic development purposes. The landownership is fully in the control of the applicant and there is significant will to bring forward development.

Comments on Non-preferred Sites

H1 – The Main Issues report has allocated this site as 'Sites from existing 2015 Local Development Plan preferred for deletion'. This was due to a representation made on behalf of the estate advising delivery constraints for 4 houses on this site.

Since this representation was made, the applicant has further investigated the option to develop this site using both professional advice and discussions with interested parties.

There is an area of the site that abuts the road and is of the same level, where ground conditions appear more substantial and access appears to be easily afforded. Schematic plans have been drawn on the basis of access to individual plots on this level. It is suggested that the site could host 3 units. The applicant suggests that the allocation could be retained at this lower provision and confirms that it is likely the site be developed in the next 0-5 years based on interested parties feedback.

We wish site H1 to remain as a housing allocation site and would support its inclusion in the plan. The applicant is very willing and pro-active in developing this allocation.

AB011 - The applicant seeks an allocation for housing at Site AB011 as a means of bringing forward the redevelopment and regeneration of the former sawmill site, which has fallen into dereliction due to a lack of ongoing need.

The site is deliverable by the estate both physically and financially and could readily contribute to the provision of additional housing. The scale and nature of the site may mean that it is well suited to release to market as serviced plots for the self-build market.

Whilst the focus of any redevelopment will be the cleared area and that which hosts the existing buildings, a large area has been suggested to underpin the allocation in order to offer flexibility in the micro-siting of development to the area with the least impact. The low number of units sought by the allocation should ensure that the density is well matched to the developable land that is on offer.

Development at this site will ensure redevelopment and regeneration of an abandoned area of ground and offers a unique opportunity to live in a location that epitomises the character of Dinnet and the unique appeal of the Park. It is considered that this site is well suited for sale as serviced self-build plots, ensuring a variety of housing opportunities comes forward for the community. As noted in the current LDP a development of this nature provides an opportunity to “consolidate the settlement, providing additional housing to secure a sustainable community”.

AB013 - We wish to include site AB013 as a preferred housing site. The estate is in full control of the site and its access from the public highway.

The current designs produced by the estate (which can be supplied separately) allow for a natural phasing of development, with a variety of detached and semi-detached properties. These built forms, and the proposed streetscape, reflect the existing housing form, density and scale found in the settlement in line with the aspirations of the park.

It is acknowledged that the current proposal is of a substantial scale, but an allocation of this nature will provide certainty of housing supply for a significant period and allows a commitment to made to design standards and the delivery of a high quality development. However, the estate are willing to reduce the number of proposed houses to suit the needs/requirements envisaged by the local development plan.

The proposal allows for a significant quota of affordable housing, ensuring that the community can support a broad mix of economic backgrounds and helping to ensure housing exists to allow younger people to remain in the community should they wish. The provision of new housing for those of working age will become a pressing issue in years to come if the Park is to remain an economically vibrant destination.

As agents we have advised the estate that the current market for smaller housing development sites in rural locations is challenging, with adequate funding to bring such development to fruition hard to come by. It is hoped that by bringing a site of sufficient scale forward through the local plan, greater market appeal can be found and thus the housing units can be more readily brought into existence, even if deployment is phased over a considerable period.

AB014 - We wish to include site AB014 for Economic Development and Employment as a preferred site. We have a landowner who is active and keen to progress development at the earliest opportunity and who is aware of an immediate need for this space.

The applicant believes that a lack of flexible business space exists in the area between Aboyne and Ballater and this shortage is currently constraining economic development in the upper Dee Valley. The existing building has attracted regular interest and is currently fully occupied, though for many potential users the space offered is too small.

The estate are aware of an immediate need for similar space and would be keen to progress with internally funded development at the earliest opportunity. From interest expressed to the estate regarding the current building it is evident that there is a market need for further such flexible buildings which can offer good value business accommodation.

The nature of Dinnet’s setting in the forest means the availability of cleared land that can readily provide development that is economic and environmentally viable is constrained. It is therefore suggested that this

area of land is a logical addition to the settlement for such needs and can bring forward facilities that will assist the development and growth of small businesses in the area.

AB016 - We would like to seek an allocation for Tourism on site AB016. The estate is keen to advance the planning position of this development site. If both AB013 (noted above) and this site were preferred sites then they would not be considered disconnected from the settlement.

It is considered that this forest setting would be one of the significant attractions of developing tourist accommodation on the site, and any development would be micro-sited and of a low density to ensure the current environment was preserved. No significant felling would be needed on site.

Development at this location allows the reuse of an existing track, minimising further ecological disturbance, and also places development in close connection to the heart of the village thus encouraging the use of the services on offer.

Development at this location allows easy access to the Deeside Way, allowing tourists easy cycling and pedestrian access to the other settlements of the valley.