

#4

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Page 2: Local Development in the Cairngorms National Park

Q1 We propose to use the vision and long term outcomes set out in the Cairngorms National Park Partnership Plan as the 'vision statement' for the Local Development Plan. Do you agree with this approach? **Respondent skipped this question**

Q2 Please explain your answer **Respondent skipped this question**

Q3 Do you agree with our conclusions about the changes that need to be made to policies in the existing Local Development Plan? **Respondent skipped this question**

Q4 Do you think any other changes are needed? **Respondent skipped this question**

Q5 Please explain your answer **Respondent skipped this question**

Page 3: Main Policy Issues and Settlements

Q6 Which section would you like to give your views on first? **Main Policy Issues**

Page 4: Main policy issues for the new Local Development Plan

Q7 Please select a main policy issue: **Economic development**

Q8 Or, **Respondent skipped this question**

Page 5: Settlement-based Issues

Q9 Please choose a settlement **Kincraig**

Q10 Or, **Respondent skipped this question**

Page 6: Main Policy Issue 1: Over-arching development strategy

Q11 Do you agree that the overall development strategy of the current Local Development Plan remains appropriate, and that we should use this as the basis for the next Local Development Plan?

Respondent skipped this question

Q12 Please explain your answer here:

In relation to Main Issue 1, it is agreed that the overall strategy of concentrating most development adjacent to existing settlements is a sustainable approach. However, as detailed elsewhere in this response, it is important that there is sufficient flexibility built into this strategy to allow more development to come forward in all existing settlements in the event that there are delays to development in the 'strategic' settlements.

While the need to preserve the sense of wildness that characterises much of the remoter parts of the Park is understood, it is equally important to ensure that the Park can promote a settlement development strategy that encourages balanced settlements offering a range and choice of housing and services for all. In this regard, it is considered that ensuring the maximum amount of flexibility possible should be provided within development policies effecting intermediate and rural settlements in order to try and achieve this aim.

Q13 What would you like to do next?

Answer questions on another main policy issue

Page 7: Main Policy Issue 2: Designing great places

Q14 Do you agree that the new Local Development Plan should include a new policy requiring development proposals to show how they meet the six qualities of successful places?

Respondent skipped this question

Q15 Do you agree that we should include a clearer policy in the new Local Development Plan to set out when tools such as master plans and development briefs will be used?

Respondent skipped this question

Q16 Please explain your answers here:

Respondent skipped this question

Q17 What would you like to do next?

Respondent skipped this question

Page 8: Main Policy Issue 3: Impacts and opportunities from the A9 and Highland Main Line upgrades

Q18 Do you agree with our proposals to allocate new employment land to take advantage of the opportunities for inward investment associated with the A9 and rail upgrades?

Respondent skipped this question

Q19 Do you agree that we should seek to support those communities that are at risk of being by-passed by the A9 dualling project?

Respondent skipped this question

Q20 Please explain your answers here:

Respondent skipped this question

Q21 What would you like to do next?

Respondent skipped this question

Page 9: Main Policy Issue 4: Housing

Q22 A) How much new housing do we need and where should it be built? Do you agree with our proposed Housing Supply Targets for the next Local Development Plan? **Yes**

Q23 Do you agree that the proposed Housing Land Requirements are sufficiently generous? **No**

Q24 Do you agree with our overall conclusions about the need for additional new housing sites in the new Local Development Plan? **No**

Q25 Please explain your answers here:

The Park Authority's Preferred approach to Housing Delivery is set out in pages 24 to 33 of the Main Issues Report. These pages explain that the projected housing land requirement in the park builds in a 10% increase over and above the housing supply target, which is at the lower end of the 10-20% flexibility range advocated by SPP.

The MIR states that owing to the nature conservation aims of the Park, and of the national importance of its natural resources, it is appropriate for the Park Authority to allow for an additional tolerance that sits at the lowest end of this flexibility range. Conversely however, we consider that the geography of the Park means that a quite different approach is more appropriate here. Owing to the geographically fragmented nature of the National Park with the Cairngorms massif effectively preventing easy movement between areas that may be close to each other as the crow flies (Strathspey and the upper Dee valley for example), there is actually a good argument for allowing a tolerance that is nearer the upper end of this range in every area in order to offer more practical choice within each of the Park's constituent parts.

Page 28 of the MIR notes that 6 of the largest existing housing sites in the park are located in the Badenoch and Strathspey area. It notes a total of 2153 homes expected to be delivered on these large sites in Aviemore, Kingussie, Newtonmore and at An Camas Mor. However, the sites identified as providing flexibility in the event that these sites do not get developed as swiftly are not all within this area. For the reason given above, it is not considered that this approach will deliver an appropriate amount of supply in the most appropriate places to make up for the shortfall, as a replacement site in Braemar or Blair Atholl is not considered to be appropriate as a replacement for delayed supply in Aviemore or An Camas Mor.

In responding to the questions on page 28 therefore, it is considered that the Housing Land requirements are not as generous as they could be to serve a spatially segmented area like the National Park. It would seem more appropriate in light of this to seek to provide a tolerance closer to 20% across the park, which would then allow greater choice to provide for the increasing number of households expected to be accommodated within the Park area over the lifetime of the next Plan. This is especially the case for Badenoch and Strathspey where much of the projected new housing will be in larger allocations. If the build-out of these allocations are delayed, it follows that there will be a disproportionately adverse impact on housing delivery in this part of the Park where fewer replacement sites have been identified.

The population projections from the NRA are quite concerning in so far as they point to a distinctive demographic pattern in the Park that is characterised by an ageing population and a decline in the younger and working age population that seems to be out of step with the national picture. Overall, throughout the park the aim should be to encourage balanced communities from across the demographic spectrum. Such an aim can only be achieved if a generous supply of housing can be secured. Given all of the above, it is our contention that the Housing Land Requirement should be increased to the full 20% to try and pilot the Park toward a more sustainable pattern of housing that will allow different groups and their needs to be accommodated.

Q26 B) Housing growth in Aviemore Do you agree that we should include long-term development land in the Local Development Plan which could be released for development in the event that An Camas Mòr does not progress as envisaged? **Yes**

Q27 Please explain your answer here:

As corollary to this, we support the ideas outlined in pages 30 and 32 of identifying alternative sites to An Camas Mor if it does not come on-stream as currently programmed. Given this uncertainty in terms of delivering large scale housing allocations, we feel that reliance on Aviemore North also needs to be tempered by more, smaller scale allocations adjacent to existing settlements in the same housing market area, or indeed by allowing greater flexibility across the board by framing more permissive policies that will allow 'windfall' sites adjacent to existing settlements to also contribute to the supply more easily.

Q28 What would you like to do next? **Answer questions on another main policy issue**

Page 10: Main Policy Issue 5: The affordability of housing

Q29 Do you agree that we should increase the affordable housing requirement to 35% in Ballater and Braemar, and to 45% in Aviemore and Blair Atholl? **Yes**

Q30 Do you agree that we should include policies to require a greater mix of house types and sizes, including more smaller homes? **Yes**

Q31 Please explain your answers here:

The particular challenges of providing adequate numbers of good quality affordable housing in the National Park are well rehearsed in page 35 of the document. We recognise the pressing need to provide such housing in order to allow for the balanced communities noted above. The particular housing challenge presented by a dwindling working age population in an area so dominated by the lower incomes characteristic of the hospitality industry, means that affordable housing becomes an even more important part of the housing mix in order to allow tourism and the local economy to flourish. Accordingly, we support measures to ensure that sufficient affordable housing is delivered nearest those most pressurised areas where the economic life of the Park is concentrated.

As noted elsewhere in this response, we support measures that will help to encourage more balanced communities within the Park. The economic prosperity and sustainability of the Park depends on ensuring that all residents of such communities are provided for with an appropriate range and supply of different types and sizes of homes.

Q32 What would you like to do next? **Answer questions on another main policy issue**

Page 11: Main Policy Issue 6: Economic Development

Q33 Do you agree that the new Local Development Plan should identify a limited number of new economic development sites? **Yes**

Q34 Please explain your answer here:

Overall, we support the allocation of new sites for Business Development close to population centres and public transport routes. However, owing to the lack of robust empirical evidence to quantify what the exact extent of any requirement might be, it will be important that attempts are made by the Park Authority to try and measure what that demand might be during the life of the next LDP.

Flexibility will need to be applied if it is shown that the anecdotal evidence of unmet demand is actually unfounded. Therefore if the Park Authority does go forward with its Preferred Option without supporting evidence of what the current demand might be, it needs to include clear and practical criteria within any corresponding policy to allow the allocated use to be reviewed if there is insufficient market demand. Such a policy should also make a presumption in favour of alternative development on such sites, given these sites have been assessed as suitable for development in the first instance.

Q35 What would you like to do next?

Answer questions on settlement-based issues

Page 12: Main Policy Issue 7: Impacts on Natura designations

Q36 Do you agree that the new Local Development Plan should include a more co-ordinated approach towards delivering wider packages of capercaillie mitigation and conservation measures?

Respondent skipped this question

Q37 Please explain your answer here:

Respondent skipped this question

Q38 What would you like to do next?

Respondent skipped this question

Page 13: Main Policy Issue 8: Planning obligations

Q39 Do you agree that the new Local Development Plan should include a revised and more rigorously justified policy on planning obligations?

Respondent skipped this question

Q40 Do you agree that this should be supported by more specific guidance in the plan about what planning obligations will be required in different settlements/locations?

Respondent skipped this question

Q41 Please explain your answers here:

Respondent skipped this question

Q42 What would you like to do next?

Respondent skipped this question

Page 14: Main Policy Issue 9: Flood risk and climate change resilience

Q43 Do you agree that the new Local Development Plan should include a stronger policy requirement for Sustainable Drainage Schemes (SUDS) to be considered in all new development proposals?

Respondent skipped this question

Q44 Please explain your answer here:

Respondent skipped this question

Q45 What would you like to do next?

Respondent skipped this question

Page 15: Main Policy Issue 10: Land management in upland areas

Q46 Do you agree that the new Local Development Plan should include an amended policy to reflect the National Park Partnership Plan's presumption against new hill tracks in open moorland areas?

Respondent skipped this question

Q47 Please explain your answer here:

Respondent skipped this question

Q48 What would you like to do next?

Respondent skipped this question

Page 16: An Camas Mòr

Q49 Do you agree with the proposed objectives?

Respondent skipped this question

Q50 Do you agree with the preferred site options?

Respondent skipped this question

Q51 Explain your answers here:

Respondent skipped this question

Q52 What would you like to do next?

Respondent skipped this question

Page 17: Aviemore

Q53 Have we identified the right issues for Aviemore?

Respondent skipped this question

Q54 Do you agree with the proposed settlement objectives?

Respondent skipped this question

Q55 Do you agree with the preferred site options?

Respondent skipped this question

Q56 Do you agree with the protected open spaces?

Respondent skipped this question

Local Development Plan 2017: Main Policy Issues and Settlements

Q57 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q58 Explain your answers here: Respondent skipped this question

Q59 What would you like to do next? Respondent skipped this question

Page 18: Ballater

Q60 Have we identified the right issues for Ballater? Respondent skipped this question

Q61 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q62 Do you agree with the preferred site options? Respondent skipped this question

Q63 Do you agree with the protected open spaces? Respondent skipped this question

Q64 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q65 Explain your answers here: Respondent skipped this question

Q66 What would you like to do next? Respondent skipped this question

Page 19: Grantown-on-Spey

Q67 Have we identified the right issues for Grantown-on-Spey? Respondent skipped this question

Q68 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q69 Do you agree with the preferred site options? Respondent skipped this question

Q70 Do you agree with the protected open spaces? Respondent skipped this question

Q71 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q72 Explain your answers here: Respondent skipped this question

Q73 What would you like to do next? Respondent skipped this question

Page 20: Kingussie

Q74 Have we identified the right issues for Kingussie? Respondent skipped this question

Q75 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q76 Do you agree with the preferred site options? Respondent skipped this question

Q77 Do you agree with the protected open spaces? Respondent skipped this question

Q78 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q79 Explain your answers here: Respondent skipped this question

Q80 What would you like to do next? Respondent skipped this question

Page 21: Newtonmore

Q81 Have we identified the right issues for Newtonmore? Respondent skipped this question

Q82 Do you agree with the preferred site options? Respondent skipped this question

Q83 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q84 Do you agree with the protected open spaces? Respondent skipped this question

Q85 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q86 Explain your answers here: Respondent skipped this question

Q87 What would you like to do next? Respondent skipped this question

Page 22: Blair Atholl

Q88 Have we identified the right issues for Blair Atholl? Respondent skipped this question

Q89 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q90 Do you agree with the preferred site options? Respondent skipped this question

Q91 Do you agree with the protected open spaces? Respondent skipped this question

Q92 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q93 Explain your answers here: Respondent skipped this question

Q94 What would you like to do next? Respondent skipped this question

Page 23: Boat of Garten

Q95 Have we identified the right issues for Boat of Garten? Respondent skipped this question

Q96 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q97 Do you agree with the preferred site options? Respondent skipped this question

Q98 Do you agree with the protected open spaces? Respondent skipped this question

Q99 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q100 Explain your answers here: Respondent skipped this question

Q101 What would you like to do next? Respondent skipped this question

Page 24: Braemar

Q102 Have we identified the right issues for Braemar? Respondent skipped this question

Q103 Do you agree with the proposed settlement objectives? Respondent skipped this question

Local Development Plan 2017: Main Policy Issues and Settlements

Q104 Do you agree with the preferred site options? Respondent skipped this question

Q105 Do you agree with the protected open spaces? Respondent skipped this question

Q106 Do you agree with the proposed settlement boundaries? Respondent skipped this question

Q107 Explain your answers here: Respondent skipped this question

Q108 What would you like to do next? Respondent skipped this question

Page 25: Carr-Bridge

Q109 Have we identified the right issues for Carr-Bridge? Respondent skipped this question

Q110 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q111 Do you agree with the preferred site options? Respondent skipped this question

Q112 Do you agree with the protected open spaces? Respondent skipped this question

Q113 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q114 Explain your answers here: Respondent skipped this question

Q115 What would you like to do next? Respondent skipped this question

Page 26: Cromdale

Q116 Have we identified the right issues for Cromdale? Respondent skipped this question

Q117 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q118 Do you agree with the preferred site options? Respondent skipped this question

Q119 Do you agree with the protected open space? Respondent skipped this question

Local Development Plan 2017: Main Policy Issues and Settlements

Q120 Do you agree with the proposed settlement boundary?	Respondent skipped this question
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Q121 Explain your answers here:	Respondent skipped this question
--	---

Q122 What would you like to do next?	Respondent skipped this question
---	---

Page 27: Dulnain Bridge

Q123 Have we identified the right issues of Dulnain Bridge?	Respondent skipped this question
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Q124 Do you agree with the proposed settlement objectives?	Respondent skipped this question
---	---

Q125 Do you agree with the preferred site options?	Respondent skipped this question
---	---

Q126 Do you agree with the protected open spaces?	Respondent skipped this question
--	---

Q127 Do you agree with the proposed settlement boundary?	Respondent skipped this question
---	---

Q128 Explain your answers here:	Respondent skipped this question
--	---

Q129 What would you like to do next?	Respondent skipped this question
---	---

Page 28: Kincaig

Q130 Have we identified the right issues for Kincaig?	Yes
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Q131 Do you agree with the proposed settlement objectives?	Yes
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Q132 Do you agree with the preferred site options?	No
---	-----------

Q133 Do you agree with the protected open spaces?	Respondent skipped this question
--	---

Q134 Do you agree with the proposed settlement boundary?	No
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Q135 Explain your answers here:

It is agreed that affordable housing, visitor and community facilities, the dualling of the A9 and the provision of small business units are probably all key issues for the village. However in considering Main Issue 6, the Park Authority itself acknowledges that it does not know the full extent of demand for small business units.

It is important that for intermediate settlements such as Kincaig more generally, there is suitable flexibility built into any planning policies to allow the local community to seize any potential opportunities for further development that will add to the ongoing sustainability of the community. Accordingly, it would also seem to be a key issue (here and throughout the Park) to ensure that there is further flexibility applied to allow for more housing to come forward if local demand encourages house builders to consider the village as an appropriate location.

We agree with the overall settlement objectives.

As set out in our representation to the Call for Sites stage of the Local Development Plan process, we consider that sites THC054 and THC046 offer appropriate sites to allow for the logical expansion of the village, given all of the site along its eastern edge is within a National Scenic area, and impacted upon by flood risk. These constraints are also compounded on much of the land below Braeriach Road as this land also falls within an SSSI, a Special Protection area and a Special Area of Conservation. In the circumstances, it is considered that there only logical extension to the settlement will be to the north-west. For this reason it is disappointing that the proposal to include land in this area as mixed use and housing was not supported. Nevertheless, going forward, it is hoped that the logic behind such an expansion will be recognised. Certainly should any windfall development come to the village, it would seem reasonable to expect it to take place in these areas which are largely unconstrained and which nevertheless offer immediate access to the village's Services and lies on a bus route.

We have no comment on the proposed Protected open space.

As noted above, in relation to the proposed settlement boundary, it would have been preferable to have seen this extended to the north and west into land that is largely unconstrained, cannot be put to a productive agricultural use and which is well located to shops and lies on a bus route. This would now seem to be the only direction in which the village can be extended, and given it is now 'sandwiched' between the A9 and the B9152, this would be an ideal area where a range of uses could be accommodated.

Q136 What would you like to do next?

I have finished with the consultation

Page 29: Nethy Bridge

Q137 Have we identified the right main issues for Nethy Bridge?

Respondent skipped this question

Q138 Do you agree with the preferred site options?

Respondent skipped this question

Q139 Do you agree with the proposed settlement objectives?

Respondent skipped this question

Q140 Do you agree with the protected open spaces?

Respondent skipped this question

Q141 Do you agree with the proposed settlement boundary?

Respondent skipped this question

Q142 Explain your answers here:

Respondent skipped this question

Q143 What would you like to do next?

Respondent skipped this question

Page 30: Tomintoul

Q144 Have we identified the right main issue for Tomintoul? **Respondent skipped this question**

Q145 Do you agree with the proposed settlement objectives? **Respondent skipped this question**

Q146 Do you agree with the preferred site options? **Respondent skipped this question**

Q147 Do you agree with the protected open spaces? **Respondent skipped this question**

Q148 Do you agree with the proposed settlement boundary? **Respondent skipped this question**

Q149 Explain your answers here: **Respondent skipped this question**

Q150 What would you like to do next? **Respondent skipped this question**

Page 31: Angus Glens

Q151 Do you agree with the proposed objectives? **Respondent skipped this question**

Q152 Explain your answers here: **Respondent skipped this question**

Q153 What would you like to do next? **Respondent skipped this question**

Page 32: Bruar and Pitagowan

Q154 Do you agree with the proposed objectives? **Respondent skipped this question**

Q155 Explain your answers here: **Respondent skipped this question**

Q156 What would you like to do next? **Respondent skipped this question**

Page 33: Calvine

Q157 Do you agree with the proposed objectives? **Respondent skipped this question**

Q158 Explain your answers here: **Respondent skipped this question**

Q159 What would you like to do next? **Respondent skipped this question**

Page 34: Dalwhinnie

Q160 Have we identified the right issues for Dalwhinnie? **Respondent skipped this question**

Q161 Do you agree with the proposed settlement objectives? **Respondent skipped this question**

Q162 Do you agree with the preferred site options? **Respondent skipped this question**

Q163 Do you agree with the protected open spaces? **Respondent skipped this question**

Q164 Explain your answers here: **Respondent skipped this question**

Q165 What would you like to do next? **Respondent skipped this question**

Page 35: Dinnet

Q166 Have we identified the right issues for Dinnet? **Respondent skipped this question**

Q167 Do you agree with the proposed settlement objectives? **Respondent skipped this question**

Q168 Do you agree with the preferred site options? **Respondent skipped this question**

Q169 Do you agree with the protected open spaces? **Respondent skipped this question**

Q170 Do you agree with the proposed settlement boundary? **Respondent skipped this question**

Q171 Explain your answers here: **Respondent skipped this question**

Q172 What would you like to do next? **Respondent skipped this question**

Page 36: Glenlivet

Q173 Do you agree with the proposed objectives? **Respondent skipped this question**

Q174 Explain your answers here: **Respondent skipped this question**

Q175 What would you like to do next? Respondent skipped this question

Page 37: Glenmore

Q176 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q177 Do you agree with the preferred site options? Respondent skipped this question

Q178 Do you agree with the protected open spaces? Respondent skipped this question

Q179 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q180 Explain your answers here: Respondent skipped this question

Q181 What would you like to do next? Respondent skipped this question

Page 38: Glenshee

Q182 Do you agree with the proposed objectives? Respondent skipped this question

Q183 Explain your answers here: Respondent skipped this question

Q184 What would you like to do next? Respondent skipped this question

Page 39: Insh

Q185 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q186 Do you agree with protected open spaces? Respondent skipped this question

Q187 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q188 Explain your answers here: Respondent skipped this question

Q189 What would you like to do next? Respondent skipped this question

Page 40: Inverdrue and Coylumbridge

Local Development Plan 2017: Main Policy Issues and Settlements

Q190 Do you agree with the proposed objectives? Respondent skipped this question

Q191 Do you agree with the preferred site options? Respondent skipped this question

Q192 Do you agree with the protected open spaces? Respondent skipped this question

Q193 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q194 Explain your answers here: Respondent skipped this question

Q195 What would you like to do next? Respondent skipped this question

Page 41: Killiecrankie

Q196 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q197 Do you agree with the protected open spaces? Respondent skipped this question

Q198 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q199 Explain your answers here: Respondent skipped this question

Q200 What would you like to do next? Respondent skipped this question

Page 42: Laggan

Q201 Do you agree with the proposed objectives? Respondent skipped this question

Q202 Do you agree with the preferred site options? Respondent skipped this question

Q203 Explain your answers here: Respondent skipped this question

Q204 What would you like to do next? Respondent skipped this question

Page 43: Strathdon

Q205 Do you agree with the proposed objectives? Respondent skipped this question

Q206 Explain your answers here:

Respondent skipped this question

Q207 What would you like to do next?

Respondent skipped this question

Page 44: Final Thoughts

Q208 If you have any other general comments on the topics you think the Local Development Plan 2020 should address, please let us know here:

Respondent skipped this question

Page 45: Your Details

Q209 Please fill in your details here:

Name	Angus Dodds
Name of organisation if relevant	Savills (on behalf of J and M Forbes Leith Partnership)
Postal address	[REDACTED]
Email address	[REDACTED]
Telephone number	[REDACTED]

Q210 Data Protection Your details will only be used for purposes associated with the Main Issues Report consultation and Cairngorms National Park Local Development Plan 2020. You may request to see personal information held by CNPA at any time.

Please tick to confirm you are happy for us to hold and use your personal data according to fair collection purposes (see the Fair Collection Statement below).As a registered Data Controller, the Cairngorms National Park Authority will collect, store and use your personal data for the purpose of informing the content of the Local Development Plan. We will hold your data securely for a period of no more than 5 years. You have the right at any time to ask that this data be removed. We will not publish any address information but may include your name against any comments, if you have confirmed that you are happy for us to do so in the 'Your Details' section.

Please tick if you are happy to receive correspondence via email

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