

## **Comments on the Draft Local Development Plan for Braemar**

From the experience of living through Storm Frank in Braemar I believe that Site AB023 is not suitable for a future housing development.

In that storm the stream which runs to the South of the site was overwhelmed with water from the Clunie and contributed to the flooding of the field adjacent to the site and then to the existing houses in Balnellan.

A SUDS drainage system which adds surface water from a substantial development into the stream could be the tipping point to further severe flooding of the village.

I also believe that Site AB006 should be completely removed from any future consideration as it flooded to a depth of several feet in the storm and provided crucial temporary storage of flood water which otherwise could have been very damaging.

Another matter which should be considered in the Development Plan is a re-drawing of the village boundary to include the area to the South of the village where there are a number of existing houses around 'Craigview'.

If a current Planning Application for a new house in this area is granted it will create a precedent which will make further development around it inevitable. A timely inclusion of this area within the Local Development Plan for Braemar would enable control over it, in relation to the main settlement, to be more effectively exercised by the Planning Committee.