

Cairngorms National Park

Main Issues Response Report

February 2012

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INTRODUCTION

- 1.1 This report provides a summary of responses to Cairngorms National Park Authority's (CNPA) consultation on the Main Issues Report. It follows the format set out in The Town and Country Planning (Development Planning)(Scotland) Regulation 2008.
- 1.2 The Main Issues Report is the primary way of consulting on the Cairngorms National Park Local Development Plan. The Local Development Plan will set out the policies, proposals and guidance which will be used to inform decisions about future development in the National Park.
- 1.3 The first formal stage in preparing a Local Development Plan is to prepare a Main Issues Report. Its role is to stimulate debate on the issues and options for future development in the Park. It will inform the Local Development Plan and forms part of the statutory process surrounding development planning.
- 1.4 The Cairngorms National Park Local Development Plan will replace the Cairngorms National Park Local Plan 2010 and that part of the Perth & Kinross Council Highland Area Local Plan 2000 that falls within the National Park boundary.
- 1.5 The Main Issues Report is structured around seven key issues:
 - 1 Special qualities of the Park
 - 2 Resources/reducing our consumption
 - 3 Supporting our communities
 - 4 Housing/affordable housing
 - 5 Spatial strategy
 - 6 Support for rural areas
 - 7 Connectivity and communications
- 1.6 For each of the issues identified, the report sets out a number of options, and indicates the preferred option of the CNPA. The report seeks views on the seven key issues and options, and any other issues respondents wish to raise, structured around 28 questions.
- 1.7 The public consultation period for the main Issues Report ran from 19 September to 9 December 2011, concurrently with a consultation on the CNPA's draft Park Plan.
- 1.8 Respondents chose to respond to one or both consultations. In some cases, we found that responses to one of the consultations raised issues covered by the other consultation. We have tried to ensure that these comments are reflected in the appropriate report. Overall, there were a total of 113 responses to the Main Issues Report consultation.
- 1.9 This report provides a summary of these responses identifying agreement with a particular option, and any modifications being sought.

Issue 1: Special Qualities of the Park

How can we protect the special qualities of the Park and provide clarity on where development should and should not go?

Options	Implications
<p data-bbox="172 521 592 555">Option 1 – the current approach</p> <p data-bbox="193 577 638 689">Protect the special qualities from inappropriate development through a policy-based approach.</p>	<ul data-bbox="746 577 1390 902" style="list-style-type: none">• Clarifies what is expected from all developments.• Deals with the whole Park in an even way.• Allows for ad hoc development in a flexible way.• Does not highlight or promote particular sites.• May not provide adequate confidence for developers, communities, or those thinking about the National Park and its future.
<p data-bbox="172 925 619 958">Option 2 – the preferred approach</p> <p data-bbox="193 1003 686 1227">Protect the special qualities through a policy based approach. Provide additional spatial guidance to conserve and enhance designated nature conservation sites, habitat connectivity, wildness and landscape character.</p>	<ul data-bbox="746 1003 1463 1272" style="list-style-type: none">• Maintains clear expectations for all developments.• Provides greater help in identifying some of the special qualities and their sensitivities to development.• Protects designated sites through a clear spatial approach.• Restrictions in sensitive areas may restrict specific appropriate ad hoc development.

Question 1

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us protect the special qualities of the Park for the future?

Reference	Respondent's Name
13	Rodger Builders
14	William Grant
16	The Mountaineering Council of Scotland
18	The Scottish Wildlife Trust
21	Roger Tozer
23	The Clouds Partnership
24	Gordon Bulloch
28	Alvie & Dalraddy Estates
33	Boat of Garten and Vicinity Community Council
34	Strathdee Properties Limited
40	Scottish Natural Heritage
44	North East Mountain Trust
46	Blair Atholl and Struan Community Council
47	RSPB Scotland
49	Scottish Land and Estates
50	Glenprosen Estate
52	
54	
57	Tulloch Homes Group Limited
58	
60	Forest Holidays LLP
61	The Cairngorm Campaign and The Scottish Wild Land Group
62	Roy Turnbull
63	SEPA (Scottish Environment Protection Agency)
67	Forest Enterprise Scotland
69	sportscotland
72	Helen Geddes
74	Tactran
75	MacDonald Aviemore Highland Resort Limited
78	Scotia Homes Limited
79	Mar Estate
80	Badenoch and Strathspey Conservation Group
84	Grantown-on-Spey and Vicinity Community Council
86	Aberdeenshire Council
87	Scottish Campaign for National Parks
96	Strathspey Railway Company & Trust
97	Keith Miller
104	Phillip J Swan
108	Sheila Potter
111	Angus Council

Representation ref:	13
Body or person submitting a representation:	Rodger Builders
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	14
Body or person submitting a representation:	William Grant
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	16
Body or person submitting a representation:	The Mountaineering Council of Scotland
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	18
Body or person submitting a representation:	The Scottish Wildlife Trust
Provision of the Development Plan to which the issue relates:	We believe that inappropriately designed developments have a significant, detrimental impact on Scotland's bio-diversity and on people's quality of life. The planning system should not only act as a guardian for such bio-diversity, it should actively promote conservation, enhancement, restoration and expansion of it. It should also be a strategic and spatially based process which identifies and protects bio-diversity.
Modification sought by those submitting representation:	

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	23
Body or person submitting a representation:	The Clouds Partnership
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).

Modification sought by those submitting representation:	The spatial guidance must be in a useable format, particularly for those without internet access and, if map base, should be at a scale which allows for detailed interpretation for small scale projects. We would also recommend taking in to account the Reporters Recommendations on the Aberdeenshire LDP, particularly in relation to mapping of designation.
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Representation ref:	24
Body or person submitting a representation:	Gordon Bulloch
Provision of the Development Plan to which the issue relates:	There is not enough information in this paragraph to make an informed judgment as to how the preferred option will be implemented. The map provided in the MIR identifies various landscape categories, but does not give any indication on how these landscape categories will be used to guide development to appropriate sites. Whether this approach will work will depend on the detailed maps and the associated guidance.
Modification sought by those submitting representation:	

Representation ref:	28
Body or person submitting a representation:	Alvie & Dalraddy Estates
Provision of the Development Plan to which the issue relates:	We question whether option 2 has any or many advantages over option 1. Strict interpretation of plans and strategies can unreasonably restrict economic development.
Modification sought by those submitting representation:	Proposals should be considered on their own merits. Plans and strategies should be treated as flexible guidelines.

Representation ref:	33
Body or person submitting a representation:	Boat of Garten and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	There is a need to protect 'special qualities' and ensure 'sustainable communities'. This balance needs to be clearer in the final document. 'Spatial guidance' – it is not clear what this means other than housing development sites.
Modification sought by those submitting representation:	

Representation ref:	34
Body or person submitting a representation:	Strathdee Properties Limited
Provision of the Development Plan to which the issue relates:	<p>The preferred approach is through a policy based approach with additional map-based spatial guidance on designated conservation sites, habitat connectivity, wildness and landscape character.</p> <p>Generally a combination of policy and map-based land use planning is accepted as a better approach than simply one or the other.</p> <p>Zoning an area as protected could have serious implications on how settlements might be able to embrace the aims of the Park to create sustainable and more socially and economically diverse communities.</p>
Modification sought by those submitting representation:	<p>Where the special qualities are not protected under statute then careful consideration should be given to their impact on delivering the visions for each settlement.</p> <p>The balance between the people who live, work and visit the Park should allow for some development.</p>

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	<p>Other key areas for spatial identification as well as those identified on Map 1b we suggest include –</p> <ul style="list-style-type: none"> • green networks/habitat connectivity linked to the maintenance of an integrated habitat network which will form part of the national ecological network • carbon rich soils • geodiversity

Representation ref:	44
Body or person submitting a representation:	North East Mountain Trust
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	46
Body or person submitting a representation:	Blair Atholl and Struan Community Council

Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	There must always be a mechanism to allow specific appropriate ad hoc development which is contrary to the spatial guidance.

Representation ref:	47
Body or person submitting a representation:	RSPB Scotland
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	We suggest an additional sentence, as follows: “A biodiversity policy will also recognise the need to protect and enhance important wildlife found outside specified areas.”

Representation ref:	49
Body or person submitting a representation:	Scottish Land and Estates
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	However it is important that guidance produced should be seen as just that – ‘a guide’ and not seen as a further planning control and mechanism which restrict innovative ideas or economic development.

Representation ref:	50
Body or person submitting a representation:	Glenprosen Estate
Provision of the Development Plan to which the issue relates:	Recognising that the land management sector, including shooting and stalking, plays a major role in conserving and enhancing the Park’s special qualities, a balanced approach is essential.
Modification sought by those submitting representation:	The estate would prefer an approach that not only balances the need to conserve and enhance the special qualities, and protects them from inappropriate development, but which also proactively supports and encourages developments that help achieve the strategic objectives of the DNPP, rather than on an overly restrictive basis.

Representation ref:	52
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	We do not support either option.
Modification sought by those submitting representation:	A third option is necessary which is much more closely linked to the Park's key aims and ensures that the development does not further damage the character and culture of the Park.

Representation ref:	54
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	We do not support either option.
Modification sought by those submitting representation:	A third option is necessary which is much more closely linked to the Park's key aims and ensures that the development does not further damage the character and culture of the Park.

Representation ref:	57
Body or person submitting a representation:	Tulloch Homes Group Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	58
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	We do not support either option.
Modification sought by those submitting representation:	A third option is necessary which is much more closely linked to the Park's key aims and ensures that the development does not further damage the character and culture of the Park.

Representation ref:	60
Body or person submitting a representation:	Forest Holidays LLP
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2) as long as beneficial economic development is not unnecessarily constrained in designated sites.
Modification sought by those submitting representation:	

Representation ref:	61
Body or person submitting a representation:	The Cairngorm Campaign and The Scottish Wild Land Group
Provision of the Development Plan to which the issue relates:	We do not support the either option.
Modification sought by those submitting representation:	The entire section is unacceptable, and should be rewritten, based on the special qualities of the NPP 2007.

Representation ref:	62
Body or person submitting a representation:	Roy Turnbull
Provision of the Development Plan to which the issue relates:	I do not support either option. The description of the special qualities of the Park is inadequate.
Modification sought by those submitting representation:	

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environmental Protection Agency)
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	67
Body or person submitting a representation:	Forest Enterprise Scotland
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	69
Body or person submitting a representation:	sportscotland
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2) subject to the comments below.
Modification sought by those submitting representation:	We consider that the text in the MIR should be clear that guiding development to the appropriate site does not necessarily mean that development will not be allowed on the sites identified in Map 1b.

Representation ref:	72
Body or person submitting a representation:	Helen Geddes
Provision of the Development Plan to which the issue relates:	We should protect special habitats and species from the adverse impacts of development.
Modification sought by those submitting representation:	CNPA should provide clear and unequivocal guidance to protect the first aim of the CNP.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	75
Body or person submitting a representation:	MacDonald Aviemore Highland Resort Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	78
Body or person submitting a representation:	Scotia Homes Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	79
Body or person submitting a representation:	Mar Estate
Provision of the Development Plan to which the issue relates:	In general a combination of policy and map-based use planning is a better approach than simply one or the other.
Modification sought by those submitting representation:	Where special qualities are not protected under statute then careful consideration should be made of their impact on delivering the visions for each of the settlements.

Representation ref:	80
Body or person submitting a representation:	Badenoch and Strathspey Conservation Group
Provision of the Development Plan to which the issue relates:	We do not support either option.
Modification sought by those submitting representation:	The entire section on special qualities should be re-written based on the special qualities section of the National Park Plan 2007.

Representation ref:	84
Body or person submitting a representation:	Grantown-on-Spey and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	86
Body or person submitting a representation:	Aberdeenshire Council
Provision of the Development Plan to which the issue relates:	The preferred approach uses the proposals map as a constraints map and does not reflect that boundaries of these areas may change in the life of the Plan and may result in the need for early modification, resulting in re-examination.
Modification sought by those submitting representation:	A more flexible approach would be to use supplementary guidance (or planning advice) to define the policy boundaries.

Representation ref:	87
Body or person submitting a representation:	Scottish Campaign for National Parks
Provision of the Development Plan to which the issue relates:	We do not support either option.
Modification sought by those submitting representation:	There needs to be a principled approach to development, asking the questions: is the scale appropriate; does it meet the desired cultural heritage values; is it distinctive enough to mark it out as being in tune with local vernacular styles?

Representation ref:	96
Body or person submitting a representation:	Strathspey Railway Company and Trust
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	97
Body or person submitting a representation:	Keith Miller
Provision of the Development Plan to which the issue relates:	There should be a stronger option that gives greater protection to plants, animals, habitats, wilderness, and landscapes etc. significantly greater protection.
Modification sought by those submitting representation:	Go beyond purely designated nature conservation sites; Add spatial guidance which is sufficiently clear and robust to conserve and enhance.

Representation ref:	104
Body or person submitting a representation:	Phillip J Swan
Provision of the Development Plan to which the issue relates:	I support option 1 - the current approach.
Modification sought by those submitting representation:	Reference in the MIR to emissions reductions should be taken out, as this is not the same issue as climate change.

Representation ref:	108
Body or person submitting a representation:	Sheila Potter
Provision of the Development Plan to which the issue relates:	We should preserve the rural ambiance; prevent creeping urbanisation; and, preserve rare species.
Modification sought by those submitting representation:	We should use brown field sites including the renovation of old farm buildings and protect all virgin and agricultural land from development.

Representation ref:	111
Body or person submitting a representation:	Angus Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Issue 2: Resources

How do we plan for the sustainable use of the existing resources and respond to the effects of climate change such as water, energy, waste, carbon?

Options	Implications
<p>Option 1 – the current approach</p> <p>Protect those resources which are important to the National Park through a policy based approach, and set out options for appropriate development opportunities.</p>	<ul style="list-style-type: none"> • Clarifies what is expected from all developments. • Deals with the whole Park in an even way. • Allows for ad hoc development in a flexible way. • Does not highlight or promote particular sites. • May not provide adequate confidence for developers, communities, or those thinking about the National Park and its future.
<p>Option 2</p> <p>Provide an ‘areas of search’ analysis to direct developers to specific opportunities by providing spatial information looking at particular resources (water, energy sources, agricultural land, waste, forestry, etc).</p>	<ul style="list-style-type: none"> • Gives positive direction to developers. • May be difficult to identify opportunities for all forms of development. • Risk of implying that the areas of opportunity have unconstrained options for development and may have conflict with other policy directions.
<p>Option 3 – the preferred approach</p> <p>Combine a policy based approach with clear spatial guidance identifying sensitivities and opportunities, building on the existing Sustainable Design Guide.</p>	<ul style="list-style-type: none"> • Clearly shows the resources we are concerned about and their constraints on development. • Explains what must be considered when looking at development affecting each resource. • Provides clear information on sensitivities that should be considered and where greater opportunities lie.
<p>Question 2</p> <ul style="list-style-type: none"> • Do you agree with the preferred option? • If no, do you support an alternative option? • If no, do you wish to put forward another option that helps us reduce our consumption and conserve the finite resources in the Park? 	

Reference	Respondent's Name
2	Baron Von Haldenwang
14	William Grant
16	The Mountaineering Council of Scotland
21	Roger Tozer
23	The Clouds Partnership
24	Gordon Bulloch
28	Alvie & Dalraddy Estates
33	Boat of Garten and Vicinity Community Council
40	Scottish Natural Heritage
43	The Highland Council
44	North East Mountain Trust
46	Blair Atholl and Struan Community Council
47	RSPB Scotland
49	Scottish Land and Estates
50	Glenprosen Estate
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
52	
54	
58	
61	The Cairngorm Campaign and The Scottish Wild Land Group
63	SEPA (Scottish Environment Protection Agency)
69	sportscotland
70	The Crown Estate
71	Dunachton Estate
74	Tactran
78	Scotia Homes Limited
79	Mar Estate
80	Badenoch and Strathspey Conservation Group
84	Grantown-on-Spey and Vicinity Community Council
85	Forestry Commission Scotland
86	Aberdeenshire Council
87	Scottish Campaign for National Parks
101	Invermark Estate
104	P Swan
108	Sheila Potter
111	Angus Council
114	Laggan Community Association

Representation ref:	2
Body or person submitting a representation:	Baron Von Haldenwang
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Houses should no longer be built on arable land, as food supply is an important future concern.

Representation ref:	14
Body or person submitting a representation:	William Grant
Provision of the Development Plan to which the issue relates:	We agree that clear guidance on directing development away from sensitive locations should be the preferred approach.
Modification sought by those submitting representation:	Our plotted sites of Drumuillie should qualify as a preferred location due to its non-sensitivity from an environmental perspective. All care will be taken to comply with sustainable Design Guidelines and as indicated, the site can be easily serviced.

Representation ref:	16
Body or person submitting a representation:	The Mountaineering Council of Scotland
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3). Spatial mapping provides greater clarity of the location of important features.
Modification sought by those submitting representation:	

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	23
Body or person submitting a representation:	The Clouds Partnership
Provision of the Development Plan to which the issue relates:	We support option 2 and do not agree with the implication that this approach implies that the areas of opportunity have unconstrained options. An "area of search" rules out areas not appropriate for development. This helps developers search for areas which are deemed able to absorb development. It is for the planning system to provide

	certainty and to state where development will and will not take place.
Modification sought by those submitting representation:	It may be appropriate in the case of the Zero Waste Plan for the CNP (utilising the proximity principal) to discuss with neighbouring authorities the locations of energy and waste facilities which may be needed within the Park.

Representation ref:	24
Body or person submitting a representation:	Gordon Bulloch
Provision of the Development Plan to which the issue relates:	I support the preferred option (option 3).
Modification sought by those submitting representation:	The preferred approach, however, needs to include management of population and also management of the number of residences which are used only as second homes (holiday homes) and which remain empty for large parts of the year.

Representation ref:	28
Body or person submitting a representation:	Alvie & Dalraddy Estates
Provision of the Development Plan to which the issue relates:	Some resources, like wind, water, trees and grass are renewable and can be exploited sustainably.
Modification sought by those submitting representation:	Too restrictive an approach to approving proposed developments will stifle economic growth.

Representation ref:	33
Body or person submitting a representation:	Boat of Garten and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	We support the move towards a low carbon economy.
Modification sought by those submitting representation:	Focussing on key settlements is only appropriate if balanced with the needs of all settlements.

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	This section of the Plan should also consider minerals, peat, forestry and woodlands. Linking policy to an ecosystems approach would assist in recognising the multiple benefits from the Parks' resources, e.g. woodlands and peatlands as carbon stores, and flood plain areas for water management.

Representation ref:	43
Body or person submitting a representation:	The Highland Council
Provision of the Development Plan to which the issue relates:	There is likely to be an opportunity to tie in with the use of the Council's Highland Heat Map.
Modification sought by those submitting representation:	

Representation ref:	44
Body or person submitting a representation:	North East Mountain Trust
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	46
Body or person submitting a representation:	Blair Atholl and Struan Community Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	47
Body or person submitting a representation:	RSPB Scotland
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	We feel that extra detail regarding sustainable flood management is required, in particular a target committing the Park to involvement in the Flood Risk Management Planning process.

Representation ref:	49
Body or person submitting a representation:	Scottish Land and Estates
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	Renewable developments will have to be proportionate and sensitive to the sites surrounding them.

Representation ref:	50
Body or person submitting a representation:	Glenprosen Estate
Provision of the Development Plan to which the issue relates:	There is a need to ensure specific guidance and spatial policies are in place to support appropriate renewable energy projects in and around the Park. A strong stance must be taken to protect the Park's special qualities and local economies against

	inappropriately designed and sited developments such as wind farms.
Modification sought by those submitting representation:	Use of the SNH Guidance Notice is important in terms of context for framing appropriate policies and guidance on siting wind farms.

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	We welcome the reference to the Scottish government's Zero Waste Plan and the requirement to view and manage waste as a resource.
Modification sought by those submitting representation:	We would like to see greater recognition given to the Climate Change (Scotland) Act 2009. It is essential that the Plan complies with Section 72 of the Climate Change (Scotland) Act 2009 and you will wish to take account of the requirement for the development plans to include policies requiring all new buildings to avoid a specified and rising proportion of greenhouse gas emissions.

Representation ref:	52
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	The Park has to acknowledge major growth in housing and creating a demand for it is diametrically opposed to the sustainability aims of the Park. Communities within the Park are already very dependent on commuting to larger settlements for employment and are, by their nature, in areas where extreme winters and a lack of employment are the norm. Promoting growth in these areas – other than to meet specifically local housing need - is creating growth in CO2 emissions and reveals a grave lack of 'joined up thinking' in the way the Authority attempts to reconcile its various aims.
Modification sought by those submitting representation:	

Representation ref:	54
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	The Park has to acknowledge major growth in housing and creating a demand for it is diametrically opposed to the sustainability aims of the Park. Communities within the

	Park are already very dependent on commuting to larger settlements for employment and are, by their nature, in areas where extreme winters and a lack of employment are the norm. Promoting growth in these areas – other than to meet specifically local housing need - is creating growth in CO2 emissions and reveals a grave lack of 'joined up thinking' in the way the Authority attempts to reconcile its various aims.
Modification sought by those submitting representation:	

Representation ref:	58
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	The Park has to acknowledge major growth in housing and creating a demand for it is diametrically opposed to the sustainability aims of the Park. Communities within the Park are already very dependent on commuting to larger settlements for employment and are, by their nature, in areas where extreme winters and a lack of employment are the norm. Promoting growth in these areas – other than to meet specifically local housing need - is creating growth in CO2 emissions and reveals a grave lack of 'joined up thinking' in the way the Authority attempts to reconcile its various aims.
Modification sought by those submitting representation:	

Representation ref:	61
Body or person submitting a representation:	The Cairngorm Campaign and The Scottish Wild Land Group
Provision of the Development Plan to which the issue relates:	We do not support option 2. We can see little merit in engaging with this question as we believe it is inconsistent with other policies proposed in the Plan.
Modification sought by those submitting representation:	

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	This approach seems to be confined to protecting resources and areas from development rather than positively identifying appropriate areas for development.

Representation ref:	69
Body or person submitting a representation:	sportscotland
Provision of the Development Plan to which the issue relates:	We strongly agree with the need to protect the Park's special qualities but it is important that this is achieved through a balanced and evidence based approach.
Modification sought by those submitting representation:	sportscotland considers that a discrete OAS policy is merited.

Representation ref:	70
Body or person submitting a representation:	The Crown Estate
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	<p>We believe the Main Issues Report does not go far enough to encourage renewable energy development within the Park.</p> <p>It is difficult to comment in detail on the proposed policy direction for resources and reducing consumption as the MIR is very broad and does not contain any details of key policies. As such, we would request that an interim consultation is carried out by CNPA prior to the publication of the Proposed Plan to allow interested parties to comment on more detailed proposals for rural areas before they are set out in the Proposed Plan.</p>

Representation ref:	71
Body or person submitting a representation:	Dunachton Estate
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	78
Body or person submitting a representation:	Scotia Homes Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	It should be considered that incorporation if such guidance within the SDG should be subject to further public consultation prior to the publication of the proposed LDP.

Representation ref:	79
Body or person submitting a representation:	Mar Estate
Provision of the Development Plan to which the issue relates:	We do not support any of the options.
Modification sought by those submitting representation:	There should be a balanced approach between people and the environment to allow for growth that allows the economy to thrive

Representation ref:	80
Body or person submitting a representation:	Badenoch and Strathspey Conservation Group
Provision of the Development Plan to which the issue relates:	We do not support option 2. We can see little merit in engaging with this question as we believe it is inconsistent with other policies proposed in the Plan.
Modification sought by those submitting representation:	

Representation ref:	84
Body or person submitting a representation:	Granttown-on-Spey and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	85
Body or person submitting a representation:	Forestry Commission Scotland
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	It would be useful if stronger reference could be made to the Scottish Government's Woodland Removal policy with regards to any proposed development.

Representation ref:	86
Body or person submitting a representation:	Aberdeenshire Council
Provision of the Development Plan to which the issue relates:	We are unconvinced that the preferred approach will address fundamental issues of resource use within the Park area.
Modification sought by those submitting representation:	We suggest that greater thought is given to how the carbon footprint of the Park can be reduced through planning policies and proposals. Key strategic tourism resources should be protected from alternative development forms.

Representation ref:	87
Body or person submitting a representation:	Scottish Campaign for National Parks
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3). We note that the text acknowledges that the present consumption regime within the Park's communities is unsustainable. The current rate of building flies in the face of the preferred option.
Modification sought by those submitting representation:	

Representation ref:	101
Body or person submitting a representation:	Invermark Estate
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	We believe that a policy framework in connection with renewable technology and particularly hydro technology should be created that: recognises the wide range of technologies available; does not preclude the delivery of large scale hydro ventures; and, applies policy through a criteria based approach to a site specific basis.

Representation ref:	104
Body or person submitting a representation:	P Swan
Provision of the Development Plan to which the issue relates:	Issue 2 needs more structure. It is poorly laid out and leaves the reader confused.
Modification sought by those submitting representation:	The language is too "visionary" and needs to be more down to earth.

Representation ref:	108
Body or person submitting a representation:	Sheila Potter
Provision of the Development Plan to which the issue relates:	Biodiversity should be preserved and there should be an increase in food production. Water resources and flood plains should also be preserved.
Modification sought by those submitting representation:	

Representation ref:	111
Body or person submitting a representation:	Angus Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	114
Body or person submitting a representation:	Laggan Community Association
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	One and a half storey development should be redefined and not be a prerequisite of planning permission.

Issue 3: Supporting Our Communities

How and where can we make sure communities have what they need – jobs, tourism options, facilities etc?

Options	Implications
Option 1 – the current approach	
<p>Highlight the general opportunities for economic development that fit in key settlements, and also support our rural communities.</p>	<ul style="list-style-type: none"> • Maximum flexibility. • Does not address the needs of different communities. • Provides some direction to large investment sites.
Option 2 – the preferred approach	
<p>Highlight the different communities in the Park and support appropriate opportunities for economic development, services and facilities within them.</p>	<ul style="list-style-type: none"> • Promotes/highlights the different communities across the Park. • Opportunities for investment can be focused on Communities. • Provides some structure for the needs of communities and for the assessment of development proposals.

Question 3

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us identify what communities need to secure prosperity for the future?

Reference	Respondent's Name
21	Roger Tozer
23	The Clouds Partnership
24	Gordon Bulloch
25	Michael Franklin
28	Alvie and Dalraddy Estates
33	Boat of Garten and Vicinity Community Council
40	Scottish Natural Heritage
43	The Highland Council
44	North East Mountain Trust
46	Blair Atholl and Struan Community Council
47	RSPB Scotland
49	Scottish Land and Estates
50	Glenprosen Estate
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
52	
54	
58	
60	Forest Holidays LLP
67	Forest Enterprise Scotland
69	sportscotland
70	The Crown Estate
71	Dunachton Estate
74	Tactran
75	MacDonald Aviemore Highland Resort Limited
78	Scotia Homes Limited
79	Mar Estate
84	Grantown-on-Spey and Vicinity Community Council
86	Aberdeenshire Council
87	Scottish Campaign for National Parks
90	Victor Jordan
93	Ballater Royal Deeside Limited
96	Strathspey Railway Company and Trust
107	Bryan Wright
108	Sheila Potter
111	Angus Council
114	Laggan Community Association

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	Only businesses that service recreation and the needs of the community should be encouraged.

Representation ref:	23
Body or person submitting a representation:	The Clouds Partnership
Provision of the Development Plan to which the issue relates:	We support option 1 - the current approach.
Modification sought by those submitting representation:	Whilst this may be appropriate for larger scale proposals in the major settlements, provision should also be made for ad-hoc economic development proposals in the more remote areas, where a local requirement can be demonstrated.

Representation ref:	24
Body or person submitting a representation:	Gordon Bulloch
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2). The map showing key employment sites and areas of visitor pressure is interesting, but it is not clear how this will be used to help focus new development on areas with greatest capacity for new growth.
Modification sought by those submitting representation:	There should be a policy for managing second homes within the Park.

Representation ref:	25
Body or person submitting a representation:	Michael Franklin
Provision of the Development Plan to which the issue relates:	The Aberdeenshire Rural Partnerships Federation (ARPF) is a loosely knit body comprising Rural Partnerships which either support community groups or carry out their own projects. The Partnerships work with Aberdeenshire Council. Such a body in the National Park would allow for the exchange of experiences and knowledge between partnerships. Due to geography, electronic information sharing would benefit such a body.
Modification sought by those submitting representation:	Include support for rural partnerships.

Representation ref:	28
Body or person submitting a representation:	Alvie and Dalraddy Estates
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	<p>Development/Investment may occur outside existing communities. There should be a presumption in favour of developments that provide long term employment and can meet the needs of local communities.</p> <p>Each proposal should be considered on its merits, irrespective of guidance and or current visitor pressure.</p>

Representation ref:	33
Body or person submitting a representation:	Boat of Garten and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	This community seeks the continued support of the CNPA in achieving completion of the Station Square Heritage Project.

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	43
Body or person submitting a representation:	The Highland Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	44
Body or person submitting a representation:	North East Mountain Trust
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	It will be important to make sure that this spatial guidance is focused on protecting the core areas of the Park rather than simply giving <i>carte blanche</i> to any development in the periphery.

Representation ref:	46
Body or person submitting a representation:	Blair Atholl and Struan Community Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	47
Body or person submitting a representation:	RSPB Scotland
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	49
Body or person submitting a representation:	Scottish Land and Estates
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	50
Body or person submitting a representation:	Glenprosen Estate
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	It is essential that the policy direction has sufficient flexibility to ensure multi-faceted land management units and estates to adapt and respond to changing economic circumstances in order to sustain rural economies, businesses and communities.

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	As you work towards the proposed Plan you will need to identify where the opportunities for economic development are and support these through the Plan.

Representation ref:	52
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	I do not support either option 1 or 2.

Modification sought by those submitting representation:	The Park needs to look at all its aims and produce a coherent new option for Issue 2 which recognises the need to support communities in reducing dependence on carbon while recognising that promoting growth in these settlements (except in response to local - and not national need) is in no way sustainable.
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Representation ref:	54
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	I do not support either option 1 or 2.
Modification sought by those submitting representation:	The Park needs to look at all its aims and produce a coherent new option for Issue 2 which recognises the need to support communities in reducing dependence on carbon while recognising that promoting growth in these settlements (except in response to local - and not national need) is in no way sustainable.

Representation ref:	58
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	I do not support either option 1 or 2.
Modification sought by those submitting representation:	The Park needs to look at all its aims and produce a coherent new option for Issue 2 which recognises the need to support communities in reducing dependence on carbon while recognising that promoting growth in these settlements (except in response to local - and not national need) is in no way sustainable.

Representation ref:	60
Body or person submitting a representation:	Forest Holidays LLP
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	There is a lack of information within the MIR on the National Park Authority's framework for development within the recognised areas of greatest visitor pressure.

Representation ref:	67
Body or person submitting a representation:	Forest Enterprise Scotland
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	69
Body or person submitting a representation:	sportscotland
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	We consider it important to also look at how existing facilities and resources within settlements can be protected. This would include the protection of open spaces. Sport Scotland has a statutory role in the protection of playing fields. The production of a playing field strategy is recommended.

Representation ref:	70
Body or person submitting a representation:	The Crown Estate
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	It is difficult to comment in detail on the proposed policy direction for economic development and reducing consumption as the MIR is very broad and does not contain any details of key policies. As such, we would request that an interim consultation is carried out by CNPA prior to the publication of the Proposed Plan to allow interested parties to comment on more detailed proposals for rural areas before they are set out in the Proposed Plan.

Representation ref:	71
Body or person submitting a representation:	Dunachton Estate
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	75
Body or person submitting a representation:	MacDonald Aviemore Highland Resort Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	This must sit below a wider Park strategy on economic growth. There needs to be a policy on Tourism.

Representation ref:	78
Body or person submitting a representation:	Scotia Homes Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	79
Body or person submitting a representation:	Mar Estate
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2) if opportunities for development to support economic development and services, and the allocations or policies, are flexible enough to allow for such development to achieve planning consent. Overzealous zoning of protected areas around existing settlements will make this difficult at the very least and in many cases impossible. Past local plans has simply allocated the existing business/ employment areas for economic development.
Modification sought by those submitting representation:	<p>To support appropriate new or expanding business ventures new economic development allocations are required.</p> <p>We don't agree that new developments should be located in areas with the greatest visitor pressure.</p> <p>The LDP should be taking a new look at how the Park has developed and how it might develop in the future for the benefit of all of its constituent communities.</p>

Representation ref:	84
Body or person submitting a representation:	Grantown-on-Spey and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	Greater support for voluntary groups is needed.

Representation ref:	86
Body or person submitting a representation:	Aberdeenshire Council
Provision of the Development Plan to which the issue relates:	We are concerned that the needs of dispersed rural communities are not met by the proposals and the significant contribution that might be made from new housing on appropriate sites within country areas to meeting both need and demand is not recognised.
Modification sought by those submitting representation:	

Representation ref:	87
Body or person submitting a representation:	Scottish Campaign for National Parks
Provision of the Development Plan to which the issue relates:	Option 2 allows communities to differentiate themselves by growing at their own pace, which is close to the National Park values of organic growth, but it sits uneasily with the NPA's large housing allocations.
Modification sought by those submitting representation:	

Representation ref:	90
Body or person submitting a representation:	Victor Jordan
Provision of the Development Plan to which the issue relates:	I support the preferred option (option 2).
Modification sought by those submitting representation:	Emphasis should be on seeking projects of economic development compatible with the first aim of the National Park, recognising the value of small enterprises, self employment, etc, encouraging existing industries, such as farming, tourism and outdoor pursuits.

Representation ref:	93
Body or person submitting a representation:	Ballater Royal Deeside Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	96
Body or person submitting a representation:	Strathspey Railway Company and Trust
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	108
Body or person submitting a representation:	Sheila Potter
Provision of the Development Plan to which the issue relates:	The opportunity for education and research should be recognised.
Modification sought by those submitting representation:	

Representation ref:	107
Body or person submitting a representation:	Bryan Wright
Provision of the Development Plan to which the issue relates:	I support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	111
Body or person submitting a representation:	Angus Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	114
Body or person submitting a representation:	Laggan Community Association
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Importance placed on retention of all amenities i.e. shop, school, doctors. Need for help for small business.

Issue 4: Affordable Housing

How and where can we meet the housing need in our communities – open market, affordable local needs?

Options	Implications
Option 1 – the current approach	
<p>Limit new housing development to provide only that identified as required in the housing assessments. This will take into account those sites with permission, focus new Development opportunities on sites which are allocated in the existing adopted Local Plans. On those sites we would require a proportion of between 25-40 per cent affordable units.</p>	<ul style="list-style-type: none"> • Shows sites that have planning permission already. • Gives continuity to the allocation of sites in existing plans which are yet to gain permission. • There will be little new development other than that which has permission already limiting the amount of affordable development.
Option 2	
<p>Focus all new development on the provision of affordable housing by only identifying sites for 100 per cent affordable housing (bearing in mind the existing consents).</p>	<ul style="list-style-type: none"> • Shows sites that have planning permission already. • Focuses new development solely on the provision of much needed affordable development. • Relies on all new development finding appropriate funding streams to ensure projects are economically viable. • With limited land identified there will be little new development other than that which has permission already, limiting the amount of affordable development.
Option 3 – the preferred approach	
<p>Support the needs of communities by ensuring all main and other settlements have some options for future development. Focus new housing on those sites already in adopted Local Plans. On these sites require a benchmark of 25 per cent affordable development (again, bearing in mind existing consents).</p>	<ul style="list-style-type: none"> • Shows sites that have planning permission already. • Gives continuity to the allocation of sites in existing plans which are yet to gain permission. • Gives additional flexibility to make sure all communities have options for new development. • Ensures a reasonable number of affordable units within all new developments.

Question 4

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us identify what communities need to secure prosperity for the future?

Reference	Respondent's Name
7	John Burrows
13	Rodger Builders
14	William Grant
15	Robin and Freda Gibson
17	William Houston
19	William Yuile
21	Roger Tozer
23	The Clouds Partnership
24	Gordon Bulloch
26	Walkinghighlands
27	Frank Johnstone
28	Alvie and Dalraddy Estates
30	Jane Palmer
31	Ballater and Crathie Community Council
32	Christopher Roberts
33	Boat of Garten and Vicinity Community Council
34	Strathdee Properties Limited
38	Jane Trythall
40	Scottish Natural Heritage
41	Robert Moss
42	Jane O' Donovan
43	The Highland Council
44	North East Mountain Trust
45	Robert Greenwood
46	Blair Atholl and Struan Community Council
47	RSPB Scotland
49	Scottish Land and Estates
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
52	
54	
55	Katherine Carington-Smith
56	Dinnet and Kinford Estate
57	Tulloch Homes Limited
58	
61	The Cairngorm Campaign and The Scottish Wild Land Group
62	Roy Turnbull
64	The Muckrach Estate
65	Ballater Housing Partnership
70	The Crown Estate
71	Dunachton Estate
72	Helen Geddes

74	Tactran
76	Jane Smith
77	Invercauld Estate
78	Scotia Homes Limited
79	Mar Estate
80	Badenoch and Strathspey Conservation Group
81	Alison Day
82	A M Walker
83	Allan Bantick
84	Grantown-on-Spey and Vicinity Community Council
87	Scottish Campaign for National Parks
89	Laura Cannicott
90	Victor Jordan
93	Ballater Royal Deeside Limited
95	Susan Matthews
97	Keith Miller
98	Moiria Richards
104	Phillip J Swan
107	Bryan Wright
108	Sheila Potter
110	Perth and Kinross Council
111	Angus Council
112	Christopher Carter
114	Laggan Community Association

Representation ref:	7
Body or person submitting a representation:	John Burrows
Provision of the Development Plan to which the issue relates:	The priority should be on developing affordable housing to meet the needs of local residents. The present plans will mean that local people will not be able to afford to buy any of the new housing, especially in light of the fact that many locals have only part time jobs.
Modification sought by those submitting representation:	There should be a focus on developments in brown field sites.

Representation ref:	13
Body or person submitting a representation:	Rodger Builders
Provision of the Development Plan to which the issue relates:	We partly support the preferred option (option 3) to support the needs of the communities, provided there is sufficient flexibility to encourage a range of product to be established, including affordable self-build for example.
Modification sought by those submitting representation:	Include sufficient flexibility to encourage a range of product to be established, including affordable self-build for example.

Representation ref:	14
Body or person submitting a representation:	William Grant
Provision of the Development Plan to which the issue relates:	We partly support the preferred option (option 3) to support the needs of the communities, provided there is sufficient flexibility to encourage a range of product to be established, including affordable self-build for example.
Modification sought by those submitting representation:	Include sufficient flexibility to encourage a range of product to be established, including affordable self-build for example.

Representation ref:	15
Body or person submitting a representation:	Robin and Freda Gibson
Provision of the Development Plan to which the issue relates:	We generally support the preferred option (option 3). However, we note that in Blair Atholl, the main sights identified for housing are at risk of flooding and are therefore unsuitable. I welcome the proposal to include a benchmark of 25% for the proportion of affordable housing in new development.
Modification sought by those submitting representation:	It is important to identify sufficient land in Blair Atholl area to allow for expected housing needs for several years. The affordable element need not be included

	on the same site as the other housing, but should be within the same settlement.
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Representation ref:	17
Body or person submitting a representation:	William Houston
Provision of the Development Plan to which the issue relates:	I support option 2 because market demand in Ballater is not for open market housing, but for affordable housing.
Modification sought by those submitting representation:	The CNPA should be looking at alternatives for development such as the old school, which sits empty.

Representation ref:	19
Body or person submitting a representation:	William Yuile
Provision of the Development Plan to which the issue relates:	I do not support the preferred option (option 3 for Ballater). I support a variation of option 2.
Modification sought by those submitting representation:	The alternative scheme I would support would be to focus on affordable housing only through identifying and allocating brown field and infill locations for building small number of affordable homes inside the existing village boundaries and identifying existing properties suitable for conversion.

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support option 3.
Modification sought by those submitting representation:	However, there should be an increase in the percentage of affordable housing to between 25-50%.

Representation ref:	23
Body or person submitting a representation:	The Clouds Partnership
Provision of the Development Plan to which the issue relates:	<p>Whilst we generally support the preferred approach (option 3) we do not feel that the approach advocated, relying on those sites already in the Adopted Local Plans would be in compliance with the new National Government Guidance in PAN 2/2010, which changes the definition of “effectiveness” to be applied to Housing Land Audits and in identifying the five year supply in local plans.</p> <p>Providing continuity of land allocations to sites in existing Local Plans which have not been subject to a Planning Application within the previous five year period artificially constrains the land supply by continuing</p>

	sites which have no realistic prospect of delivering housing numbers within the Plan period.
Modification sought by those submitting representation:	An alternative approach to consider could be along the lines of the following: “...support the needs of communities by ensuring all main and other settlements have some options for future development. Review existing housing sites in Adopted Local Plans and assess their “effectiveness” against recently issued government guidance. Remove land allocations from non-effective land, or amend their phasing and allocate new effective sites for delivery in the short term. On these sites require a benchmark of 25% affordable housing unless a greater percentage is justified through the Housing Need and Demand assessment.”

Representation ref:	24
Body or person submitting a representation:	Gordon Bulloch
Provision of the Development Plan to which the issue relates:	There are some flaws in the preferred approach. Focusing new housing on those sites already in adopted Local Plans limits options and ability to react to changing circumstances. It is unclear what is meant by a 'benchmark' of 25% affordable.
Modification sought by those submitting representation:	The new Development Plan process should be used to question the allocations in the adopted Local Plan and look to see if other more appropriate sites should be included.

Representation ref:	26
Body or person submitting a representation:	Walkhighlands
Provision of the Development Plan to which the issue relates:	We do not support the preferred approach to housing development (option 3). Tourism is mainstay of the economy and of employment in the National Park and is dependent on the special qualities of the area. Visitors to the Park come here because the landscape and wildlife provide them with an experience that differs from their everyday life - and key to this is a sense of the more limited scale of the human elements compared to the natural environment found here. These special qualities would be greatly damaged by taking

	<p>option 3.</p> <p>Housing developments already planned are excessive and in the long run will harm the tourist economy.</p>
Modification sought by those submitting representation:	<p>With the Scottish Government recommending use is not made of Section 75 residency restrictions in planning applications, the only feasible option which would not damage the local economy (and the special qualities of the Park on which it depends) is to increase the percentage of affordable housing in developments, not decrease it as is suggested. This would be a move from option 1 towards option 2.</p>

Representation ref:	27
Body or person submitting a representation:	Frank Johnstone
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	

Representation ref:	28
Body or person submitting a representation:	Alvie and Dalraddy Estates
Provision of the Development Plan to which the issue relates:	<p>The planning authority is exacerbating the housing problem with an assumption against housing in the countryside.</p> <p>By insisting on 25% of developments to be affordable homes, this pushes up the prices of the open market houses and makes the gap between affordable and market homes even wider.</p>
Modification sought by those submitting representation:	<p>The planning authority should not identify the location of housing developments, it should be more flexible in accepting locations chosen by the landowner to meet identified local needs.</p> <p>Taxation should be used to encourage supply of affordable housing. Presumption against developing in the countryside is hampering supply of affordable home. Holiday homes are forcing up prices.</p> <p>More effort should be put in to getting houses in to the rental market.</p>

Representation ref:	30
Body or person submitting a representation:	Jane Palmer
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	The housing should be affordable because of the predominantly low income jobs in the part as indicated in the report.

Representation ref:	31
Body or person submitting a representation:	Ballater and Crathie Community Council
Provision of the Development Plan to which the issue relates:	<p>We would support a variant on option 2.</p> <p>Option 2 focuses all new development on the provision of affordable housing by only identifying sites for 100% affordable housing and is a more appropriate approach to dealing with Ballater's affordable housing needs.</p>
Modification sought by those submitting representation:	<p>The uncertainty as to the number of affordable housing required necessitates a flexible approach.</p> <p>There is no need for open market housing at this time.</p> <p>Our investigations show that there is capacity within the existing settlement boundary for around 160 affordable homes, which would be adequate for the foreseeable future. The stock of affordable housing in Ballater could be sustainable over the long term if it remained affordable in perpetuity. Our preference would be for rented affordable housing in order to prevent "leakage" into the private sector.</p> <p>Our own proposal for provision of affordable housing comprises:</p> <ul style="list-style-type: none"> • Focus on affordable housing only, • Abandon BL/H1 as a development site • Identify and allocate brown field and infill locations for building small numbers of affordable homes inside the village boundary • Identify existing properties potentially suitable for conversion to affordable housing

Representation ref:	32
Body or person submitting a representation:	Christopher Roberts
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	

Representation ref:	33
Body or person submitting a representation:	Boat of Garten and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	We strongly support the need for all communities to have some options for future development. Boat of Garten currently has no allocation for affordable housing.
Modification sought by those submitting representation:	<p>The village must be made a special case for urgent housing development.</p> <p>We suggest the benchmark for affordable housing in any development should remain at 25-40%. Maintaining this option will encourage developers to consider the particular needs of an individual community, rather than trying to keep to the minimum.</p> <p>CNPA should support an increase in Council Housing and community led housing developments, as a means of providing social housing.</p>

Representation ref:	34
Body or person submitting a representation:	Strathdee Properties Limited
Provision of the Development Plan to which the issue relates:	<p>The preferred approach is more realistic as it allows for mainstream development in settlements and requires a proportion of these to be affordable.</p> <p>The housing information available to CNPA (from the Housing Needs and Demand Assessment) does not seem to offer a realistic view of housing need and is most likely an under-estimate.</p> <p>If a significant proportion of housing is sold as holiday homes this removes them from the housing supply available to local people.</p>
Modification sought by those submitting representation:	We can see some issues in particular locations, such as Cromdale, where existing allocations have consents and agreed levels of affordable housing. Only future allocations can provide the right housing to meet local needs.

	<p>Consideration does have to be given to the impact that affordable housing can have on the viability of some developments and a flexible approach should be taken to assessing developments on a case by case basis.</p> <p>It may be worth expanding the preferred option to allocate completely new housing sites over and above existing consents and Local Plan allocations to deliver affordable housing.</p>
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Representation ref:	38
Body or person submitting a representation:	Janet Trythall
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	We have no comments on the options.
Modification sought by those submitting representation:	The location of affordable housing ideally should not be considered in isolation from other key requirements such as affordable transport, employment opportunities and services. This more integrated assessment may give more scope for options and the working-up of proposals in a more holistic way.

Representation ref:	41
Body or person submitting a representation:	Robert Moss
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	Action should be taken to prevent second homes in or near the Park and to ensure that only affordable homes for people who genuinely work in the Park are built.

Representation ref:	42
Body or person submitting a representation:	Jane O'Donnovan
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	All new build houses should have a residency criteria creating a more sustainable stable population. Retirees need not be excluded from this criteria as this group are apt to create more jobs locally.

Representation ref:	43
Body or person submitting a representation:	The Highland Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	44
Body or person submitting a representation:	North East Mountain Trust
Provision of the Development Plan to which the issue relates:	We support option 2.
Modification sought by those submitting representation:	

Representation ref:	45
Body or person submitting a representation:	Robert Greenwood
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	Option 2 should be restricted to those with a work/family connection to the area.

Representation ref:	46
Body or person submitting a representation:	Blair Atholl and Struan Community Council
Provision of the Development Plan to which the issue relates:	We generally support the preferred option (option 3).
Modification sought by those submitting representation:	In Blair Atholl, the main sites identified for housing in the current Local Plan are unsuitable in their current condition due to flooding risk.

Representation ref:	47
Body or person submitting a representation:	RSPB Scotland
Provision of the Development Plan to which the issue relates:	We disagree with all 3 options. We support the principle of a high percentage of housing being affordable housing.
Modification sought by those submitting representation:	Developments should be based on housing assessments and should be able to be accommodated without adverse impact on the special qualities of the Park.

Representation ref:	49
Body or person submitting a representation:	Scottish Land and Estates
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	We are concerned that the MIR does not give sufficient encouragement to flexibility and innovation in meeting the demand for both market and affordable housing, and are not at present persuaded that the indicative housing land allocations will provide for a generous supply of housing during the lifetime of the Plan. Furthermore, the figures presented in the MIR are unclear as to whether they are for need or for demand.
Modification sought by those submitting representation:	We expect the proposed Plan to allocate a generous supply of housing. We would work with you to ensure that the Plan makes sufficient provision for a range of sites to provide choice and flexibility across the Park area.

Representation ref:	52
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	House building within the Park should be subject to a residency requirement, which would restrict the building of holiday homes.

Representation ref:	54
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	I support option 2.

Modification sought by those submitting representation:	House building within the Park should be subject to a residency requirement, which would restrict the building of holiday homes.
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Representation ref:	55
Body or person submitting a representation:	Katherine Carington-Smith
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	There should be a requirement for any further house building to be primarily for those with strong local roots or those who need to move into the area for work purposes.

Representation ref:	56
Body or person submitting a representation:	Dinnet and Kinford Estate
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	57
Body or person submitting a representation:	Tulloch Homes Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	There does not seem to be a clear justification for the application of a requirement for 25% affordable development in all settlements - particularly where the MIR acknowledges that existing sites will more than meet the need for affordable housing. Since the MIR highlights that some of the need is not for housing that is considered affordable – the imposition of a 25% requirement seems excessive.

Representation ref:	58
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	House building within the Park should be subject to a residency requirement, which would restrict the building of holiday homes.

Representation ref:	61
Body or person submitting a representation:	The Cairngorm Campaign and The Scottish Wild Land Group
Provision of the Development Plan to which the issue relates:	We support option 2.
Modification sought by those submitting representation:	The LDP should adopt a residency criteria,

representation:	whereby all new-build housing is reserved for those with a National Park connection.
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Representation ref:	62
Body or person submitting a representation:	Roy Turnbull
Provision of the Development Plan to which the issue relates:	I do not support options 1 and 3, both of which would continue the unsustainable and damaging provision of large quantities of open market housing within the National Park.
Modification sought by those submitting representation:	

Representation ref:	64
Body or person submitting a representation:	The Muckrach Estate
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	<p>We believe that existing Local Plan allocations should only be brought forward to the Local Development Plan where they are shown to be effective.</p> <p>Housing policy in the forthcoming LDP should reflect the role of small scale housing development (1-5 units) in delivering local housing need and providing a mix of options for the local housing market.</p>

Representation ref:	65
Body or person submitting a representation:	Ballater Housing Partnership
Provision of the Development Plan to which the issue relates:	We do not support the preferred option (option 3).
Modification sought by those submitting representation:	We would support the direct identification of land for affordable housing.

Representation ref:	70
Body or person submitting a representation:	The Crown Estate
Provision of the Development Plan to which the issue relates:	<p>The title of this Issue as “Affordable Housing” is partly ambiguous and misleading. The Issue seems to relate to the housing spatial strategy for the Park, not just affordable housing. As such, some of the text within the options is unclear and ambiguous as to whether it relates to open market housing or affordable housing.</p> <p>We agree with the statement in Paragraph 8.2 recognising housing as a remaining important issue across the Park. With regard to the policy approach for affordable housing</p>

	<p>within the Park, we support the recognition that affordable housing policy should be amended in line with the national benchmark instead of sitting above this level.</p>
<p>Modification sought by those submitting representation:</p>	<p>We would encourage a flexible affordable housing policy which accounts for the varying situation with housing development across the Park. In addition, we would seek to include a flexibility of approach to the delivery of different tenures of affordable housing, recognising that the traditional social landlord provision may not be viable in all circumstances. Policy should positively encourage housing development in all rural areas, in line with Scottish Planning Policy, and be flexible enough that the affordable element of a housing scheme does not render the development unviable. Delivery of development, and in particular housing for residents and workers within the Park is key in this economic climate.</p> <p>In terms of open market housing, it is important that policy does not restrict the deliverability of development. Focussing new housing on sites already adopted in Local Plans may restrict development which is viable in the Plan period. Additionally, there has been insufficient choice of development sites for settlements in Local Plan allocations, and carrying these forward without identifying further sites for potential development may stranglehold development in settlements where there is only one proposed development site. It is difficult to comment in detail on the proposed policy direction for affordable housing as the MIR is very broad and does not contain any details of key policies. As such, we would request that an interim consultation is carried out by CNPA prior to the publication of the Proposed Plan to allow interested parties to comment on more detailed proposals for affordable housing before they are set out in the Proposed Plan.</p>

<p>Representation ref:</p>	<p>71</p>
<p>Body or person submitting a representation:</p>	<p>Dunachton Estate</p>
<p>Provision of the Development Plan to which the issue relates:</p>	<p>Some of the text within the options is unclear and ambiguous as to whether it relates to open market housing or affordable housing.</p>
<p>Modification sought by those submitting representation:</p>	<p>We would encourage a flexible affordable housing policy which accounts for the</p>

	<p>varying situation with housing development across the Park.</p> <p>It is difficult to comment in detail on the proposed policy direction for affordable housing as the MIR is very broad and does not contain any details of key policies. As such, we would request that an interim consultation is carried out by CNPA prior to the publication of the Proposed Plan to allow interested parties to comment on more detailed proposals for affordable housing before they are set out in the Proposed Plan.</p>
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	72
Body or person submitting a representation:	Helen Geddes
Provision of the Development Plan to which the issue relates:	Only houses required to provide a bank of social housing stock should be built.
Modification sought by those submitting representation:	Residential development should be small in scale or limited to infill clusters of 1-4 houses, and restricted to 'social' rather than 'affordable' housing.

	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	76
Body or person submitting a representation:	Jane Smith
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	

Representation ref:	77
Body or person submitting a representation:	Invercauld Estate
Provision of the Development Plan to which the issue relates:	The preferred option states that sites in the Local Plan should be required to provide a benchmark figure of 25% affordable housing.
Modification sought by those submitting representation:	We consider that the affordable housing policy should provide flexibility, and local circumstances and site specific issues should be taken in to consideration.

Representation ref:	78
Body or person submitting a representation:	Scotia Homes Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3) subject to modification below.
Modification sought by those submitting representation:	We support this approach but consider that the Policy in the proposed LDP provides for further flexibility and the last sentence is replaced with wording similar to.. “A benchmark of 25% affordable housing will be sought as a target on sites, subject to a settlement based justification for such provision. The CNPA will work in partnership with the private sector to secure affordable housing, where this is viable, and will consider innovative and new models for its delivery. The provision of level entry housing or first time buyers housing as part of a mixed use sustainable development will be supported.”

Representation ref:	79
Body or person submitting a representation:	Mar Estate
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3). However, we see issues with particular locations, for example in Braemar it has been shown that the types of affordable housing being offered are not necessarily meeting local needs. This represents a core flaw in the in this option in specific locations, i.e. historic allocations/consents can't deal with future affordable housing requirements. This is something that only future allocations and respective planning applications can achieve.
Modification sought by those submitting representation:	The preferred option could be expanded to allocate completely new housing sites over and above existing consents and Local Plan allocations, therefore meeting housing needs in a more flexible manner.

Representation ref:	80
Body or person submitting a representation:	Badenoch and Strathspey Conservation Group
Provision of the Development Plan to which the issue relates:	We support option 2.
Modification sought by those submitting representation:	We firmly believe that only the adoption of residency criteria, whereby all new-build housing is reserved for those with a national Park connection will enable the CNPA to remain within the bounds of the four aims of the Park.

Representation ref:	81
Body or person submitting a representation:	Alison Day
Provision of the Development Plan to which the issue relates:	I partly support option 2.
Modification sought by those submitting representation:	

Representation ref:	82
Body or person submitting a representation:	A M Walker
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	There should be a number of small developments of around 15-20 houses.

Representation ref:	83
Body or person submitting a representation:	Allan Bantick
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	

Representation ref:	84
Body or person submitting a representation:	Grantown-on-Spey and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	Only zone land with a low wildlife/landscape value.

Representation ref:	87
Body or person submitting a representation:	Scottish Campaign for National Parks
Provision of the Development Plan to which the issue relates:	We believe that the vast majority of new housing should address the need for affordable homes.
Modification sought by those submitting representation:	

Representation ref:	89
Body or person submitting a representation:	Laura Cannicott
Provision of the Development Plan to which the issue relates:	I support the proposal for small housing developments within the community for locals living and working in the Park area.
Modification sought by those submitting representation:	

Representation ref:	90
Body or person submitting a representation:	Victor Jordan
Provision of the Development Plan to which the issue relates:	I partly support option 2.
Modification sought by those submitting representation:	Sites should be allocated specifically for wholly or mainly affordable housing according to local need. This would mean that land would not be developed unless and until a social landlord or other body had the funds to buy the land for affordable housing and subsequently build the houses.

Representation ref:	93
Body or person submitting a representation:	Ballater Royal Deeside Limited
Provision of the Development Plan to which the issue relates:	We support option 2.
Modification sought by those submitting representation:	

Representation ref:	95
Body or person submitting a representation:	Susan Matthews
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	

Representation ref:	97
Body or person submitting a representation:	Keith Miller
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	

Representation ref:	98
Body or person submitting a representation:	Moira Richards
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	

Representation ref:	104
Body or person submitting a representation:	Phillip J Swan
Provision of the Development Plan to which the issue relates:	I would support a variant on option 2.
Modification sought by those submitting representation:	A more innovative approach to the funding of affordable housing is needed.

Representation ref:	107
Body or person submitting a representation:	Bryan Wright
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	

Representation ref:	108
Body or person submitting a representation:	Sheila Potter
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Do not tack on urban suburbs to rural villages. If possible use brownfield sites including abandoned farm buildings. Do not build on wild or agricultural land.

Representation ref:	110
Body or person submitting a representation:	Perth and Kinross Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	111
Body or person submitting a representation:	Angus Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	112
Body or person submitting a representation:	Christopher Carter
Provision of the Development Plan to which the issue relates:	It is illogical that a settlement must have 70-80 houses built, in order to get the 20 affordable houses it actually needs. This arrangement is completely inappropriate in a National Park.
Modification sought by those submitting representation:	In the National Park, in particular, there should be a policy which ensures that, whilst a very small number of market value houses might be permitted, affordable housing should only be let or sold either to existing residents of the Park (with priority to local residents) or to people who are moving into the Park because they have work within it.

Representation ref:	114
Body or person submitting a representation:	Laggan Community Association
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	No planning condition should inhibit the building of houses for local families. No areas should be zoned for housing developments.

Issue 5: Spatial Strategy

How and where should development happen in the National Park?

Options	Implications
<p data-bbox="217 483 663 517">Option 1 – the preferred approach</p> <p data-bbox="236 568 679 752">Clarify the settlement hierarchy so communities are clear what they are likely to see in the future. This would include land for housing and economic investment.</p> <p data-bbox="236 779 587 887">Clarify what is anticipated in rural communities outwith identified settlements.</p>	<ul data-bbox="762 533 1442 1032" style="list-style-type: none"><li data-bbox="762 533 1417 595">• Focuses development on areas most suitable to accommodate it.<li data-bbox="762 622 1442 685">• Gives a sustainable approach to the development of housing and economic development.<li data-bbox="762 712 1347 775">• Shows sites that have planning permission already.<li data-bbox="762 801 1378 864">• Provides for ad hoc development outside the settlement hierarchy to meet local need.<li data-bbox="762 891 1378 954">• Maintains the status quo – follows the spatial strategy set out in the adopted Local Plan.<li data-bbox="762 981 1337 1032">• Does not raise unrealistic expectations on alternatives which are not deliverable.

Question 5

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us set out a reasonable spatial strategy for the future?

Reference	Respondent's Name
13	Rodger Builders
14	William Grant
16	Mountaineering Council of Scotland
21	Roger Tozer
23	The Clouds Partnership
24	Gordon Bulloch
28	Alvie and Dalraddy Estates
31	Ballater and Crathie Community Council
34	Strathdee Properties Limited
40	Scottish Natural Heritage
43	The Highland Council
44	North East Mountain Trust
46	Blair Atholl and Struan Community Council
47	RSPB Scotland
49	Scottish Land and Estates
52	
54	
57	Tulloch Homes Group Limited
58	
60	Forest Holidays LLP
61	The Cairngorm Campaign and The Scottish Wild Land Group
63	SEPA (Scottish Environment Protection Agency)
67	Forest Enterprise Scotland
74	Tactran
75	MacDonald Aviemore Highland Resort Limited
78	Scotia Homes Limited
79	Mar Estate
80	Badenoch and Strathspey Conservation Group
84	Grantown-on-Spey and Vicinity Community Council
87	Scottish Campaign for National Parks
90	Victor Jordan
96	Strathspey Railway Company and Trust
104	P Swan
111	Angus Council
114	Laggan Community Association

Representation ref:	13
Body or person submitting a representation:	Rodger Builders
Provision of the Development Plan to which the issue relates:	We agree with the generality of the spatial strategy which focuses development in settlements such Carr-Bridge.
Modification sought by those submitting representation:	

Representation ref:	14
Body or person submitting a representation:	William Grant
Provision of the Development Plan to which the issue relates:	We agree with the generality of the spatial strategy which focuses development in settlements such as Boat of Garten, near Drumuillie. Moreover, we support the suggested action to “ <i>Clarify what is anticipated in rural communities outwith identified settlements.</i> ”
Modification sought by those submitting representation:	<p>Whilst we consider Site A complies with current Adopted Local Plan Policy 21, a more flexible approach is required to enable Site B and, in this context, we support this review and recognise the potential for additional “<i>ad hoc development outside the settlement hierarchy to meet local need</i>”.</p> <p>This presumably would operate on a site-by-site basis, and be determined on the specific circumstances pertaining to the relationship between sites and existing groupings/hamlets, such as Drumuillie.</p> <p>We therefore recommend that existing Policy 21 be altered or replaced to create sufficient flexibility to achieve the aims of Issue 5, option 1.</p>

Representation ref:	16
Body or person submitting a representation:	Mountaineering Council of Scotland
Provision of the Development Plan to which the issue relates:	We support the preferred option but with the exception of An Camas Mor.
Modification sought by those submitting representation:	An alternative should be found to the development at An Camas Mor.

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	23
Body or person submitting a representation:	The Clouds Partnership
Provision of the Development Plan to which the issue relates:	Whilst we would broadly support the preferred option we were disappointed to note that there is no reasonable alternative to this put forward for consideration.
Modification sought by those submitting representation:	We also support the identification of sites covering a 20 year period (in three phases 1-5 years, 6-11 years and 12-20 years), however, object to the sites identified.

Representation ref:	24
Body or person submitting a representation:	Gordon Bulloch
Provision of the Development Plan to which the issue relates:	The preferred option on spatial strategy is in the main the appropriate way forward.
Modification sought by those submitting representation:	The opportunity should be taken within the Development Plan process to properly review sites allocated for housing rather than simply justifying the existing allocations.

Representation ref:	28
Body or person submitting a representation:	Alvie & Dalmaddy Estates
Provision of the Development Plan to which the issue relates:	<p>We do not agree with the preferred option.</p> <p>We welcome the development of a proposed new settlement at An Camas Mòr, to take pressure off further development of our existing settlements. However, we question whether there is sufficient demand from those seeking work within the immediate locality.</p> <p>Presumption against building houses in the countryside is destroying the character of existing settlements by increasing their size. Developers don't build houses which are affordable to local people.</p>
Modification sought by those submitting representation:	<p>Build small collections of houses in the countryside which use local water and sewerage systems and which require no new roads.</p> <p>There needs to be a greater emphasis on housing residents closer to their place of work and reopening railway stations for local commuting traffic.</p>

Representation ref:	31
Body or person submitting a representation:	Ballater and Crathie Community Council
Provision of the Development Plan to which the issue relates:	We do not support the preferred option. We do not agree that Ballater should be a strategic settlement where significant growth could be focused.
Modification sought by those submitting representation:	Ballater should not be a strategic settlement.

Representation ref:	34
Body or person submitting a representation:	Strathdee Properties Limited
Provision of the Development Plan to which the issue relates:	We generally support the preferred option.
Modification sought by those submitting representation:	<p>The role and hierarchy of each settlement should be clearly identified in the spatial strategy and this should be followed by appropriate development allocations.</p> <p>In the case where sites with existing consents have not been developed for a number of years, consideration should be given to the allocation of additional sites being promoted by willing developers that can be developed through a realistic approach.</p>

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	We support the preferred option to continue with the approach of the current Local Plan.
Modification sought by those submitting representation:	

Representation ref:	43
Body or person submitting a representation:	The Highland Council
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	44
Body or person submitting a representation:	North East Mountain Trust
Provision of the Development Plan to which the issue relates:	We generally support the preferred option.
Modification sought by those submitting representation:	There should be no presumption that more development is all that matters.

Representation ref:	46
Body or person submitting a representation:	Blair Atholl and Struan Community Council
Provision of the Development Plan to which the issue relates:	We support the proposed option.
Modification sought by those submitting representation:	

Representation ref:	47
Body or person submitting a representation:	RSPB Scotland
Provision of the Development Plan to which the issue relates:	We see no realistic alternative to the one option proposed.
Modification sought by those submitting representation:	Clarify the settlement hierarchy so communities are clear what development they are likely to see in the future and where it will be located.

Representation ref:	49
Body or person submitting a representation:	Scottish Land and Estates
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	52
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	I do not agree there are no realistic alternatives to the option proposed.
Modification sought by those submitting representation:	An innovative approach to land use should be adopted.

Representation ref:	54
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	I do not agree there are no realistic alternatives to the option proposed.
Modification sought by those submitting representation:	An innovative approach to land use should be adopted.

Representation ref:	58
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	I do not agree there are no realistic alternatives to the option proposed.
Modification sought by those submitting representation:	An innovative approach to land use should be adopted.

Representation ref:	57
Body or person submitting a representation:	Tulloch Homes Group Limited
Provision of the Development Plan to which the issue relates:	This spatial strategy is the one best able to absorb the bulk of future development need and is therefore the most appropriate approach to take towards development.
Modification sought by those submitting representation:	It is submitted that the Authority include within their calculations (in terms of housing projections), which at present are based on housing consents already obtained, those applications which to date have not yet received consent.

Representation ref:	60
Body or person submitting a representation:	Forest Holidays LLP
Provision of the Development Plan to which the issue relates:	We support the preferred approach.
Modification sought by those submitting representation:	

Representation ref:	61
Body or person submitting a representation:	The Cairngorm Campaign and The Scottish Wild Land Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred approach. We accept the need for a settlement hierarchy and that very nearly all development should occur within settlement boundaries.
Modification sought by those submitting representation:	Option 1 should include a provision for making the settlement boundaries permanent.

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	We note that there is no indication within the MIR of any additional allocations for essential infrastructure such as new water treatment works, the A9 dualling, fire stations nursing homes, schools, cemeteries etc. We strongly recommend that all types of development should be identified in the LDP maps wherever possible after thorough site analysis.

Representation ref:	67
Body or person submitting a representation:	Forest Enterprise Scotland
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	75
Body or person submitting a representation:	MacDonald Aviemore Highland Resort Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	<p>More emphasis should be placed on supporting existing business and ongoing investment in these businesses.</p> <p>MIR maps for the identified settlements do not show settlement boundaries. This is an important omission as settlement boundaries will determine what policy zonings apply to certain sites.</p>

Representation ref:	78
Body or person submitting a representation:	Scotia Homes Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	79
Body or person submitting a representation:	Mar Estate
Provision of the Development Plan to which the issue relates:	We generally support the preferred option.
Modification sought by those submitting representation:	The Plan focuses very much on the Western side of the Park. The Eastern area of the Park requires a specific strategy to improve its attractiveness as a location to live, work and visit.

Representation ref:	80
Body or person submitting a representation:	Badenoch & Strathspey Conservation Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option.
Modification sought by those submitting representation:	Settlement boundaries should be permanently established

Representation ref:	84
Body or person submitting a representation:	Grantown-on-Spey and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	87
Body or person submitting a representation:	Scottish Campaign for National Parks
Provision of the Development Plan to which the issue relates:	We do not agree that there are no realistic alternatives to the preferred option.
Modification sought by those submitting representation:	An Camas Mòr should not be a development site and the settlement strategy should be adjusted to reflect this.

Representation ref:	90
Body or person submitting a representation:	Victor Jordan
Provision of the Development Plan to which the issue relates:	I do not support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	96
Body or person submitting a representation:	Strathspey Railway Company and Trust
Provision of the Development Plan to which the issue relates:	The railway should be used to contribute to tourist and economic development in Grantown, Aviemore, and Boat of Garten directly, as well as indirectly in Nethy Bridge and Tomintoul.
Modification sought by those submitting representation:	Recognise the role of the railway in the contribution to tourist and economic development in these towns.

Representation ref:	104
Body or person submitting a representation:	P Swan
Provision of the Development Plan to which the issue relates:	I do not support the preferred option. I do not agree with Ballater as a strategic settlement where significant growth could be focused.
Modification sought by those submitting representation:	Ballater should not be a strategic settlement.

Representation ref:	111
Body or person submitting a representation:	Angus Council
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	114
Body or person submitting a representation:	Laggan Community Association
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	No zoning at all. The placement of houses already present should be maintained i.e. dispersed settlements.

Issue 5 Spatial Strategy: An Camas Mòr

What are the options for growth in An Camas Mòr?

Preferred Option

- Use the land with an existing permission (pending completion of legal agreement) to provide opportunities for housing and economic growth.
- Use the Development Principles to guide a masterplan for the whole settlement.

Question 6

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the long-term growth demands in An Camas Mòr for the next 20 years?

Reference	Respondent's Name
16	The Mountaineering Council of Scotland
18	Scottish Wildlife Trust
21	Roger Tozer
23	The Clouds Partnership
28	Alvie and Dalraddy Estates
40	Scottish Natural Heritage
44	North East Mountain Trust
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
52	
54	
58	
61	The Cairngorm Campaign and The Scottish Wild Land Group
63	SEPA (Scottish Environment Protection Agency)
74	Tactran
80	Badenoch and Strathspey Conservation Group
87	Scottish Campaign for National Parks
89	Laura Cannicott
95	Susan Matthews
97	Keith Miller

Representation ref:	16
Body or person submitting a representation:	The Mountaineering Council of Scotland
Provision of the Development Plan to which the issue relates:	We do not support the preferred option. We support the organic growth of existing settlements rather than new villages/towns. We do not consider An Camas Mòr as a necessary or desirable approach to addressing the housing need in the Park. It will have a negative impact on the landscape of the area.
Modification sought by those submitting representation:	An Camas Mòr should be removed from the settlement hierarchy. The necessary housing allocation should be found through developing the existing settlements.

Representation ref:	18
Body or person submitting a representation:	Scottish Wildlife Trust
Provision of the Development Plan to which the issue relates:	We do not support the preferred option. We believe the development is in the wrong location, given the significant loss of heathland habitat that will occur and the impact on species present including Scottish wildcat and black grouse.
Modification sought by those submitting representation:	If the development does go ahead, it is essential that there are sustainable transport connections to Aviemore town centre across the river. A 'green bridge' should be a requirement of the development proposal.

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	What is meant by 'creating a demographically balanced resident population'?
Modification sought by those submitting representation:	This statement needs to be amended unless there is a legal method of creating such a balanced population.

Representation ref:	23
Body or person submitting a representation:	The Clouds Partnership
Provision of the Development Plan to which the issue relates:	We object to the proposed continuation of An Camas Mòr to the new LDP in light of court proceedings. We are disappointed that the NPA have not suggested any reasonable alternatives. This could impact on the provision of a five year effective land supply. We question the description of the development as "mixed use/sustainable community," as the plans show no element of anything which could be described in

	<p>these terms.</p> <p>We also question, firstly, the figure of 1500 dwellings, when it appears from analysis of the plans that the expectations is that over 2000 will be built over a 20 year period, and, secondly, whether it is possible to deliver the numbers of houses in current market conditions.</p>
Modification sought by those submitting representation:	<p>We suggest that the land at Kinakyle discussed by the Reporters at the recent Local Plan Examination is a suitable option for the purposes of a mixed development of the size envisaged for An Camas Mòr. A build and planning timetable estimate is provided.</p>

Representation ref:	28
Body or person submitting a representation:	Alvie & Dalraddy Estates
Provision of the Development Plan to which the issue relates:	<p>We welcome the development of a proposed new settlement to take the pressure off further development of our existing settlements. Building a new settlement is an acceptable solution to the increased demand for speculative housing caused by the promotion of the Park as a desirable place to live.</p> <p>We question whether there is sufficient demand from those seeking work within the immediate locality.</p>
Modification sought by those submitting representation:	

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	We note the proposed allocation.
Modification sought by those submitting representation:	<p>Natural heritage issues should be taken forward through the master-planning for this area, including Habitats Regulations Appraisal.</p> <p>The LDP should include any pedestrian/cycle link bridge to Aviemore, which should be assessed as part of the HRA.</p> <p>There is a need for a good network of suitable paths to be built into the development as this area isn't well covered by the current core paths plan. Good local path networks could also be beneficial to</p>

	avoid increases in people walking dogs and disturbing Capercaillie in the nearby Cairngorms and Abernethy Forest SPAs.
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Representation ref:	44
Body or person submitting a representation:	North East Mountain Trust
Provision of the Development Plan to which the issue relates:	An Camas Mòr is fundamentally wrong in concept. The Park does not need a large-scale new town in such a prominent and central location. This might be appropriate for the development of an area of lesser conservation importance outside the Park and with already good transport connections (to limit further traffic). Development of the existing centres, to improve services and Park-friendly “ambience”, is one thing; building a whole new urban area within the Park is another. If more emphasis was placed on needed affordable housing and less on full-price housing wanted only as “positional goods” by the relatively wealthy and economically inactive, there would no need for An Camas Mòr.
Modification sought by those submitting representation:	

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Any development should take in to consideration proximity to monument known as Rothiemurchus.

Representation ref:	52
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	I do not support the preferred option. The proposed development at An Camas Mor is unsustainable.
Modification sought by those submitting representation:	Remove An Camas Mor as a development site.

Representation ref:	54
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	I do not support the preferred option. The proposed development at An Camas Mor is unsustainable.
Modification sought by those submitting representation:	Remove An Camas Mor as a development site.

Representation ref:	58
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	I do not support the preferred option. The proposed development at An Camas Mor is unsustainable.
Modification sought by those submitting representation:	Remove An Camas Mor as a development site.

Representation ref:	61
Body or person submitting a representation:	The Cairngorm Campaign and The Scottish Wild Land Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option. We object to all housing allocations with An Camas Mòr because of its conflict with all four aims of the National Park.
Modification sought by those submitting representation:	Remove An Camas Mor as a development site.

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	<p>We are disappointed to note that no mention of the potential flood risk constraint to this preferred option has been included in the Background Evidence Report 4, section 3.</p> <p>It should be noted that we have assessed site 058d as Red in terms of flood risk and are likely to object in principle to any planning application for housing on this site as the majority of the site is within the 1 in 200 fluvial flood extent of the River Druie.</p>

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	80
Body or person submitting a representation:	Badenoch and Strathspey Conservation Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option.
Modification sought by those submitting representation:	Remove An Camas Mor as a development site.
Representation ref:	87
Body or person submitting a representation:	Scottish Campaign for National Parks
Provision of the Development Plan to which the issue relates:	We do not support the preferred option. The proposed development at An Camas Mor is a flawed concept.
Modification sought by those submitting representation:	Remove An Camas Mor as a development site.

Representation ref:	89
Body or person submitting a representation:	Laura Cannicott
Provision of the Development Plan to which the issue relates:	We do not support the preferred option.
Modification sought by those submitting representation:	Remove An Camas Mor as a development site.

Representation ref:	95
Body or person submitting a representation:	Susan Matthews
Provision of the Development Plan to which the issue relates:	I do not support the preferred option.
Modification sought by those submitting representation:	I would support development of a masterplan that clearly shows what this development would look like, and how, in detail, it supports the outcomes in the Park Plan.

Representation ref:	97
Body or person submitting a representation:	Keith Miller
Provision of the Development Plan to which the issue relates:	I do not support the preferred option.
Modification sought by those submitting representation:	This development should be abandoned, or should only proceed with 100% affordable housing.

Issue 5 Spatial Strategy: Aviemore

What are the options for growth in Aviemore?

Preferred Option

- Use the land with an existing permission to provide opportunities for housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no additional land.

Question 7

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Aviemore?

Reference	Respondent's Name
21	Roger Tozer
23	The Clouds Partnership
40	Scottish Natural Heritage
43	The Highland Council
57	Tulloch Homes Limited
61	The Cairngorm Campaign and The Scottish Wild Land Group
63	SEPA (Scottish Environment Protection Agency)
74	Tactran
75	MacDonald Aviemore Highland Resort Limited
80	Badenoch and Strathspey Conservation Group

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	23
Body or person submitting a representation:	The Clouds Partnership
Provision of the Development Plan to which the issue relates:	<p>We object to the proposed spatial strategy for Aviemore. We find it disappointing that there are no reasonable alternatives put forward for the growth of Aviemore.</p> <p>The preferred option of continuing land with existing planning permission and identified in the current Local Plan whilst identifying no new land, to provide opportunities for economic growth, does not comply with the government guidance set out in PAN2/2010. In particular that part relating to Housing Land Audits and “effectiveness” of the housing land supply.</p> <p>Sites should not be persisted with which have achieved nothing except secure planning consent.</p>
Modification sought by those submitting representation:	We feel that an alternative (as set out above) should have been considered in the SEA and put forward as an option for growth of Aviemore to the south to receive peoples’ views, especially with the court proceedings over An Camas Mòr potentially impacting on the delivery of housing in the area.

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	We note that the proposed new Tesco site is not identified. The site is adjacent to the Aviemore Burn, which flows into the River Spey SAC, and therefore any residual effects should be included as part of the in-combination assessment within the Habitats Regulations Appraisal of the Plan.

Representation ref:	43
Body or person submitting a representation:	The Highland Council
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	57
Body or person submitting a representation:	Tulloch Homes Group Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	The Plan of the site boundaries is inaccurate. This should be amended.

Representation ref:	61
Body or person submitting a representation:	The Cairngorm Campaign and The Scottish Wild Land Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option.
Modification sought by those submitting representation:	We consider the MIR provides for too much housing and development at the expense of valuable countryside.

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with the allocations are highlighted in the LDP.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	75
Body or person submitting a representation:	MacDonald Aviemore Highland Resort Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	80
Body or person submitting a representation:	Badenoch and Strathspey Conservation Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option. We do not consider that the CNP LDP provides the right amount of growth in Aviemore. We consider it provides for far too much housing and built development at the expense of valuable countryside.
Modification sought by those submitting representation:	In a "Park for all" the CNPA should be prioritising the retention of areas which are wild and natural within communities like Aviemore, so that people can experience relatively natural, unspoilt areas, getting away from it all and quiet solitude close to their homes, so that this experience is not only for those who can get to the more remote parts of the Park.

Issue 5 Spatial Strategy: Ballater

What are the options for growth in Ballater?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for housing and economic growth.
- Identify no additional land.

Question 8

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Ballater?

Reference	Respondent's Name
5	Susan John
11	C. Moffat
12	Ann Moffat
17	William Houston
19	William Yuille
21	Roger Tozer
31	Ballater and Crathie Community Council
39	Gillian Sinclair
40	Scottish Natural Heritage
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
63	SEPA (Scottish Environment Protection Agency)
65	Ballater Housing Partnership
74	Tactran
77	Invercauld Estate
78	Scotia Homes Limited
81	Alison Day
86	Aberdeenshire Council
90	Victor Jordan
92	Jane Angus
93	Ballater Royal Deeside Limited
94	Mrs Harvey
95	Susan Matthews
102	Invercauld Estate
104	Phillip Swan
107	Bryan Wright
108	Sheila Potter
109	R J Searle
113	Neil R Williams

Representation ref:	5
Body or person submitting a representation:	Susan John
Provision of the Development Plan to which the issue relates:	New housing proposed near Monaltrie Park will alter the view up the fields and the Dee valley.
Modification sought by those submitting representation:	A new venue for the highland games should be considered (either down the valley or at the field just past Invermuick, on the south bank of the Dee), which is a natural arena.

Representation ref:	11
Body or person submitting a representation:	C Moffat
Provision of the Development Plan to which the issue relates:	<p>People in Ballater are dependent on the tourist industry, which means there are many low paid jobs, requiring people to often take on several jobs. How are people to afford housing?</p> <p>The removal of arable soil associated with proposed developments in Ballater will have far reaching negative consequences.</p>
Modification sought by those submitting representation:	

Representation ref:	12
Body or person submitting a representation:	Ann Moffat
Provision of the Development Plan to which the issue relates:	There are not enough jobs in Ballater to support the kind of new housing developments proposed. Nor is there sufficient infrastructure, for e.g. schools, to accommodate such development.
Modification sought by those submitting representation:	

Representation ref:	17
Body or person submitting a representation:	William Houston
Provision of the Development Plan to which the issue relates:	Market demand in Ballater is for affordable housing. There should be an explanation of why Ballater is considered a strategic settlement.
Modification sought by those submitting representation:	

Representation ref:	19
Body or person submitting a representation:	William Yuile
Provision of the Development Plan to which the issue relates:	I do not support the preferred option for Ballater. Abandon entirely the development of BL/H1 which is unnecessary and likely to lead to the destruction of the established village ethos and culture.
Modification sought by those submitting representation:	The alternative scheme I would support is to focus on affordable housing only through identifying and allocating brown field and infill locations for building small numbers of affordable homes inside the existing village boundaries and identify existing properties for conversion.

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	31
Body or person submitting a representation:	Ballater and Crathie Community Council
Provision of the Development Plan to which the issue relates:	<p>Local opinion is opposed to significant growth in Ballater, e.g. by the development of BL/H1 (Monaltrie Park)</p> <ul style="list-style-type: none"> • Housing development beyond Monaltrie Park will lead to alienation of its residents from the existing community. • Monaltrie Park must not become landlocked by housing development but allowed to expand as needed to accommodate additional recreation facilities, especially for young people, • Climate change may result in the reclassification of the farm land at BL/H1 from class 3.2 to class 3.1 at which level of quality there is a presumption against development
Modification sought by those submitting representation:	New housing, if it were justified in numbers beyond the capacity of the other sites we have identified for affordable housing, would be better located in side and close to the entrance to Monaltrie Park and be progressively “topped up” over the very long term by further development if Ballater decides that it wants to expand physically. Monaltrie Park’s north eastern boundary could be “elastic” moving out as needed to

	accommodate new recreational facilities. The only thing that would need to move in an expansion scenario is the south western boundary of Monaltrie Park and maybe some of the recreation facilities.
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Representation ref:	39
Body or person submitting a representation:	Gillian Sinclair
Provision of the Development Plan to which the issue relates:	<p>We don't think that the land allocated in the current Local Plan will provide opportunities for housing or meet the demand for housing need in the short term and therefore it would be appropriate to identify other land to meet the need.</p> <p>We are aware that H1 has been on the cards for a long time and by all indications will still be a long time before anything starts. There is a need now to meet a local demand which H1 doesn't.</p>
Modification sought by those submitting representation:	Provide land which meets the local need.

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	The Habitats Regulations Appraisal of the Plan should assess implications of development of this site on the River Dee SAC in terms of water supply and waste water discharge. This assessment should include an in-combination appraisal, both with other proposals in this Plan and with other proposals in the Aberdeenshire & Aberdeen City LDP/SDP.

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	Land allocations may affect the setting of category B and C(S) listed buildings at Ballater. CNP should ensure any development coming forward in these locations is considered in line with its listed buildings policy.
Modification sought by those submitting representation:	

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	65
Body or person submitting a representation:	Ballater Housing Partnership
Provision of the Development Plan to which the issue relates:	We do not support the preferred option. The option does not meet the local housing need. Discussions with Scotia have shown that site H1 will not have houses on it for a number of years. The site size limits smaller building firms from participating. Economic development could be stimulated by supporting smaller sites with a drive effort to provide affordable housing.
Modification sought by those submitting representation:	

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	77
Body or person submitting a representation:	Invercauld Estate
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	78
Body or person submitting a representation:	Scotia Homes Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	81
Body or person submitting a representation:	Alison Day
Provision of the Development Plan to which the issue relates:	I do not support the preferred option.
Modification sought by those submitting representation:	Land identified as suitable for development should be removed from this classification.

Representation ref:	86
Body or person submitting a representation:	Aberdeenshire Council
Provision of the Development Plan to which the issue relates:	We are concerned that the focus in the preferred on one development site in Ballater may not allow choice or any insurance against the site not coming forward.
Modification sought by those submitting representation:	A second site should be identified as a potential substitute. Additional employment land allocations must be included to provide continuity of employment land provision in the settlement.

Representation ref:	90
Body or person submitting a representation:	Victor Jordan
Provision of the Development Plan to which the issue relates:	I do not support the preferred option.
Modification sought by those submitting representation:	The Development Plan should be used to concentrate on providing housing to meet the needs of the community and in accordance with a long term sustainable settlement strategy for Ballater and its surrounding areas. The main need is affordable housing for rent.

Representation ref:	92
Body or person submitting a representation:	Jane Angus
Provision of the Development Plan to which the issue relates:	I do not support the preferred approach.
Modification sought by those submitting representation:	The area marked for housing must be marked as the car/bus Park, including that for Monaltrie Park and the games, commercial, retail, with the possibility of flats above, possibly a hotel and provision made for at least one block of flats.

Representation ref:	93
Body or person submitting a representation:	Ballater Royal Deeside Limited
Provision of the Development Plan to which the issue relates:	We do not support the preferred option.
Modification sought by those submitting representation:	The land to the northeast of Ballater should be used for recreation, leisure and environmental facilities, plus some affordable housing.

Representation ref:	94
Body or person submitting a representation:	Mrs Harvey
Provision of the Development Plan to which the issue relates:	I do not support the preferred option.
Modification sought by those submitting representation:	There should be more affordable housing especially for older people and some support for young people.

Representation ref:	95
Body or person submitting a representation:	Susan Matthews
Provision of the Development Plan to which the issue relates:	I do not support the preferred option.
Modification sought by those submitting representation:	First attention should be given to 'infill sites' in the existing settlement for affordable housing for local people.

Representation ref:	102
Body or person submitting a representation:	Invercauld Estate
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	The site at 004 (Culsh Farm, Ballater) should be included for tourism development.

Representation ref:	104
Body or person submitting a representation:	Phillip Swan
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	<p>There should be no provision for market housing in Ballater.</p> <p>There should be a focus on affordable housing only. Site BL/H1 should be abandoned as a development site. Brown field and infill locations should be identified and allocated for small numbers of affordable homes inside the village. Existing properties should be identified for affordable housing.</p>

Representation ref:	107
Body or person submitting a representation:	Bryan Wright
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Further open market housing is not required. Site to NE should be used for recreation and affordable housing.

Representation ref:	108
Body or person submitting a representation:	Sheila Potter
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	There is a need to protect views from Tullich Bridge over the village to Lochnagar.

Representation ref:	109
Body or person submitting a representation:	R J Searle
Provision of the Development Plan to which the issue relates:	It is difficult to quarrel with any of these options, though this is a wish list without any indication of how all these worthy aims are to be achieved.
Modification sought by those submitting representation:	

Representation ref:	113
Body or person submitting a representation:	Neil R Williams
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	The farmland on the outskirts of Ballater called Glascorrie should be zoned for development.

Issue 5 Spatial Strategy: Grantown-on-Spey

What are the options for growth in Grantown-on-Spey?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for housing and economic growth.
- Identify no additional land.

Question 9

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Grantown-on-Spey?

Reference	Respondent's Name
21	Roger Tozer
24	Gordon Bulloch
35	Reidhaven Estate
40	Scottish Natural Heritage
43	The Highland Council
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
61	The Cairngorm Campaign and the Scottish Wild Land Group
63	SEPA (Scottish Environment Protection Agency)
73	Lorna O'Connell
74	Tactran
80	Badenoch and Strathspey Conservation Group
84	Grantown-on-Spey and Vicinity Community Council

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	24
Body or person submitting a representation:	Gordon Bulloch
Provision of the Development Plan to which the issue relates:	I do not support the preferred option.
Modification sought by those submitting representation:	Include some of the infill sites with planning permission or for which planning applications may be developed. These sites strategically could be best developed for affordable housing or at least housing suitable for first time buyers.

Representation ref:	35
Body or person submitting a representation:	Reidhaven Estate
Provision of the Development Plan to which the issue relates:	Allocating only one site in the village is inadequate.
Modification sought by those submitting representation:	It is recommended that other sites are allocated for medium term use and to allow flexibility – in particular in those areas put forward by the Estate in May 2012.

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	We are aware that the Strathspey Railway is aiming to extend the railway line to Grantown-on-Spey, and we would query if one or more of the proposed sites for a railway station should be included in the proposed allocations.

Representation ref:	43
Body or person submitting a representation:	The Highland Council
Provision of the Development Plan to which the issue relates:	We feel there may be challenges to delivering housing with the preferred option, given the extent of the need for affordable housing, the lack of affordable housing development in the last ten year and the difficulties experienced (by the Council) in land and site issues in Grantown.
Modification sought by those submitting representation:	There is a need for more options for housing land to be identified (ideally encompassing a

	number of different owners) and for the currently tight settlement boundary to be expanded to enable this.
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Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	The effect of Achnaganolin Industrial Estate needs to be understood to establish the effect on the strategic transport network.
Modification sought by those submitting representation:	

Representation ref:	61
Body or person submitting a representation:	The Cairngorm Campaign and The Scottish Wild Land Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option - except in so far as it identifies no additional development land.
Modification sought by those submitting representation:	

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	73
Body or person submitting a representation:	Lorna O'Connell
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	An area of land allocated for economic development should be removed and not identified for any particular purpose.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	80
Body or person submitting a representation:	Badenoch and Strathspey and Conservation Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option except in so far as it identifies no additional development land.
Modification sought by those submitting representation:	

Representation ref:	84
Body or person submitting a representation:	Grantown-on-Spey and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	Zone the field south east of Dulicit Bridge and former track-bed, for Strathspey railway extension and station complex.

Issue 5 Spatial Strategy: Kingussie

What are the options for growth in Kingussie?

Preferred Option

- Use the land with existing permission to provide opportunities for housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no additional land.

Question 10

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Kingussie?

Reference	Respondent's Name
21	Roger Tozer
28	Alvie and Dalraddy Estates
40	Scottish Natural Heritage
43	The Highland Council
53	Davall Developments Limited
61	The Cairngorm Campaign and Scottish Wild Land Group
63	SEPA (Scottish Environment Protection Agency)
74	Tactran
80	Badenoch and Strathspey Conservation Group
105	Kingussie and Vicinity Community Council

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I do not support the preferred option. The provision of 300 houses will not protect physical appearance and atmosphere of village.
Modification sought by those submitting representation:	Allow growth that accords with the community's vision

Representation ref:	28
Body or person submitting a representation:	Alvie & Dalraddy Estates
Provision of the Development Plan to which the issue relates:	We do not support the preferred option.
Modification sought by those submitting representation:	We would prefer to see organic growth by the development of individual house sites.

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	If there are any residual effects, the site should be included as part of the in-combination assessment of the likelihood of significant effects of the Plan as part of the Habitats Regulations Appraisal.

Representation ref:	43
Body or person submitting a representation:	The Highland Council
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	53
Body or person submitting a representation:	Davall Developments Limited
Provision of the Development Plan to which the issue relates:	The Main Issues Report identifies the approved St Vincent's site. In this regard we ask you to treat the other sites mentioned in the same manner.
Modification sought by those submitting representation:	We therefore request that the Park Authority at least includes the following areas, also outlined in red on the attached copy of Map 10, as specific allocations: - <ul style="list-style-type: none"> (a) Ardbroilach Road, for 4 houses. (b) North of West Terrace/North West of Ardvonie Road also for 4 houses; vehicular and pedestrian access from Ardvonie Road /Middle Terrace.

	In addition, we also request that the Settlement Development Area boundary be drafted to continue allow for smaller scale infill development opportunities such as at the west end of West Terrace.
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Representation ref:	61
Body or person submitting a representation:	The Cairngorm Campaign and Scottish Wild Land Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	80
Body or person submitting a representation:	Badenoch and Strathspey Conservation Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option. The LDP does not provide for the right amount of growth, but provides for an excessive amount of growth.
Modification sought by those submitting representation:	

Representation ref:	105
Body or person submitting a representation:	Kingussie and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	We do not believe that the general infrastructure of Kingussie is viable in the event of an expansion of the population. Medical, social and educational facilities are undersized and under resourced as it is. Current land zoned for residential development may result in inappropriate development.

	<p>Kingussie should be included in the Flexipass network for rail services.</p> <p>Mammal and ecological surveys should be undertaken to prevent unsuitable development.</p>
<p>Modification sought by those submitting representation:</p>	<p>A proportion of new housing should comprise housing suitable for elderly people and be accessible to younger people.</p> <p>Land adjacent to the museum site should be zoned for economic development.</p> <p>The ancient birch forest contains many rare as well as unique in the UK species of fungi. It is the last piece of ancient birch forest in Kingussie and it should be zoned as "Environmental."</p>

Issue 5 Spatial Strategy: Newtonmore

What are the options for growth in Newtonmore?

Option 1 - Preferred Option

- Use the land with existing permission to provide opportunities for housing in the short-term.
- Use the land identified in the current Local Plan to provide opportunities for housing in the long-term.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no new land.

Option 2 – Alternative Option

- Use the land with existing permission to provide opportunities for housing in the short and medium-term.
- Use only part of the land identified in the current Local Plan to provide opportunities in the long-term.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no new land.

Question 11

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Newtonmore?

Reference	Respondent's Name
21	Roger Tozer
40	Scottish Natural Heritage
43	The Highland Council
47	RSPB Scotland
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
57	Tulloch Homes Group Limited
61	The Cairngorm Campaign and The Scottish Wild Land Group
63	SEPA (Scottish Environment Protection Agency)
74	Tactran
80	Badenoch and Strathspey Conservation Group

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Sites should be included (unless no residual effects) alone and in combination as part of the Habitats Regulations Appraisal.

Representation ref:	43
Body or person submitting a representation:	The Highland Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 1).
Modification sought by those submitting representation:	

Representation ref:	47
Body or person submitting a representation:	RSPB Scotland
Provision of the Development Plan to which the issue relates:	We do not support either option. We do not think that this is a suitable location for a housing development. Additionally, this allocation is on a floodplain which Scottish Planning Policy advises against save in specific circumstances.
Modification sought by those submitting representation:	

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	The extent of the proposed development is unclear. An appraisal of the proposed development should be carried out to clarify this point.
Modification sought by those submitting representation:	

Representation ref:	57
Body or person submitting a representation:	Tulloch Homes Group Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 1).
Modification sought by those submitting representation:	

Representation ref:	61
Body or person submitting a representation:	The Cairngorm Campaign and The Scottish Wild Land Group
Provision of the Development Plan to which the issue relates:	We support option 2. We consider the alternative option is preferable to the preferred option because it promotes a smaller scale of development.
Modification sought by those submitting representation:	

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 1).
Modification sought by those submitting representation:	

Representation ref:	80
Body or person submitting a representation:	Badenoch and Strathspey Conservation Group
Provision of the Development Plan to which the issue relates:	We do not support either option as we consider both options provide an excessive scale of housing.
Modification sought by those submitting representation:	We consider the alternative option is preferable to the preferred option because it promotes a smaller scale of development.

Issue 5 Spatial Strategy: Blair Atholl

What are the options for growth in Blair Atholl?

Option 1 - Preferred Option

- Include the site to the south-east of the village to provide opportunities for housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Option 2 – Alternative Option

- Retain the sites included in the current Local Plan to provide opportunities for housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no new land.

Question 12

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Blair Atholl?

Reference	Respondent's Name
2	Baron Von Haldenwang
3	Joan Dawber
4	Geoffrey Campbell
6	Hamish Maxwell
8	Rosemary Christie
10	Gordon and Lin Muirhead
15	Robin and Freda Gibson
21	Roger Tozer
40	Scottish Natural Heritage
46	Blair Atholl and Struan Community Council
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
59	Lude Estate
63	SEPA (Scottish Environment Protection Agency)
74	Tactran
88	Donald and Rita Isles
100	Atholl Estate
110	Perth and Kinross Council

Representation ref:	2
Body or person submitting a representation:	Baron Von Haldenwang
Provision of the Development Plan to which the issue relates:	<p>The proposed development will simply bring commuters to the village, as there is no work.</p> <p>With regard to the suggested housing site to the south east of the village, there should be no house building on arable land at all.</p> <p>The existing infrastructure is inadequate to support the proposed development to the south east of the village (especially in terms of the roads and sewerage systems).</p>
Modification sought by those submitting representation:	A proper infrastructure needs to be built in the village.

Representation ref:	3
Body or person submitting a representation:	Joan Dawber
Provision of the Development Plan to which the issue relates:	We are opposed to residential development on the proposed site in Bridge of Tilt.
Modification sought by those submitting representation:	There is plenty of land suitable namely from the Atholl Arms Hotel towards the House of Bruar. That area would have easy access to the A9 both north and south.

Representation ref:	4
Body or person submitting a representation:	Geoffrey Campbell
Provision of the Development Plan to which the issue relates:	I do not support the proposal to build houses on the southeast site at Bridge of Tilt due to environmental reasons as the field is subject to flooding. It is also too close to the Scottish Water Sewage area and a proper and safe access and egress is questionable. There is also an air take off and landing strip nearby.
Modification sought by those submitting representation:	I would suggest that you look at developing the area to the north of Blair Atholl in the direction of Bruar which is better suited transport wise to join the new A9 either to the north or south.

Representation ref:	6
Body or person submitting a representation:	Hamish Maxwell
Provision of the Development Plan to which the issue relates:	I do not support housing development on the site proposed to the south east of the village. The land is too low lying causing drainage/sewerage problems, the visual impact on the approach from the south would be completely at odds with the existing housing, the approach roads to this site are wholly inappropriate as they are narrow and have no footways and blind entrances. This site would also have the effect of stretching the village into a ribbon development.
Modification sought by those submitting representation:	I suggest that any housing development in Blair Atholl be to the north side of the main road, opposite the petrol station and Bridge of Tilt Hotel. It has excellent mains services running along that road, easy entry/exit onto a straight road with no vision issues, and the opportunity to broaden the existing village community, rather than stretching it out. With foresight, this area could be made central to the community.

Representation ref:	8
Body or person submitting a representation:	Rosemary Christie
Provision of the Development Plan to which the issue relates:	I do not support housing development at the Bridge of Tilt end of the village because the infrastructure is totally inadequate. Apart from the proximity of the sewage farm and railway, poor drainage/porosity of the land the access road is inadequate and will not support further development. Housing development proposed at the entrance of the village would have a visually adverse effect to those entering from the direction of Pitlochry.
Modification sought by those submitting representation:	I would support the suggestion of Lude Drive/Old Bridge of Tilt, on the road to Bruar, or any other suitable piece of land along that road. Any development should be sympathetic to the rest of the village, especially as it is now in the National Park.

Representation ref:	10
Body or person submitting a representation:	Gordon and Lin Muirhead
Provision of the Development Plan to which the issue relates:	In our view the siting of houses on the south east site at Bridge of Tilt is wrong. It is in a low lying field which is prone to flooding, is next to the railway and next to the sewerage works. The village at this point has a natural boundary in the large bank which sweeps from the road all the way to the river – building on the flats there would be highly visible from the road and spoil the entrance to the village which is, in effect, the southern eastern entrance to the National Park.
Modification sought by those submitting representation:	The area to the north of the main road running through Bridge of Tilt would be ideal especially the land to the west of the track to Kilmaveonaig Church. The infrastructure is all in place for this site, easy access to the main road, to power, mains water, not in front of any existing houses and will not overpower the look of the village.

Representation ref:	15
Body or person submitting a representation:	Robin and Freda Gibson
Provision of the Development Plan to which the issue relates:	<p>We disagree with the proposal to include the site to the south- east of the village to provide opportunities with housing. This would fundamentally alter the entrance to the village from the south. This is particularly important as Blair Atholl will be the first impression many visitors have of the Park.</p> <p>We also have concerns about the suitability of this field for housing. The field does not drain well and is close to the local sewage works. Access to the site is unsuitable for any significant increase in traffic as the approach roads are narrow with no pavements and blind entrances. There is little scope for widening the roads.</p> <p>The Main Issues Report shows only a requirement for 14 affordable homes.</p> <p>We agree with the proposal to use the land identified in the current Local Plan to provide opportunities for economic growth.</p>
Modification sought by those submitting representation:	We recognise that the sites shown in the current Local Plan are unsuitable for housing because of the flood risk. We would suggest that before ruling them out altogether an assessment is made of the likely cost and

	<p>effects of floor protection measures so that one or both of these sites could become suitable for development.</p> <p>We believe there is a requirement to identify suitable land in the village for further development over time, both for affordable and market housing.</p> <p>As an alternative, Site 019c should be considered. It appears to be better drained and is close to village facilities.</p> <p>We believe there is a requirement to identify suitable land in the village for further development over time, both for open market and affordable housing.</p>
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Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	<p>Option 1 raises landscape issues. it is adjacent to the SSSI.</p> <p>Option 2 would raise far more issues in terms of the Habitats Regulations Appraisal of the Plan. Option 1 raises issues for the Park Authority to consider and mitigate (it is adjacent to Blair Atholl SSSI).</p>
Modification sought by those submitting representation:	

Representation ref:	46
Body or person submitting a representation:	Blair Atholl and Struan Community Council
Provision of the Development Plan to which the issue relates:	We do not support the preferred option. We have serious concerns about the proposal to include the site to the south-east of the village to provide opportunities for housing.
Modification sought by those submitting representation:	We recognise that the sites shown in the current Local Plan are unsuitable for housing because of the flood risk. However, we would suggest that, before ruling them out altogether, an assessment is made of the likely cost and effects of flood protection

	measures so that one or both of these sites could become suitable for development.
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Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 1).
Modification sought by those submitting representation:	

Representation ref:	59
Body or person submitting a representation:	Lude Estate
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 1).
Modification sought by those submitting representation:	The Estate propose a number of alternative sites, which they own, for development outside Blair Atholl, all of which have been promoted for development in the past.

	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 1).
Modification sought by those submitting representation:	

	88
Body or person submitting a representation:	Donald and Rita Isles
Provision of the Development Plan to which the issue relates:	We do not support the preferred option.
Modification sought by those submitting representation:	As an alternative to the site proposed and the current sites, we would suggest that Site 019c stretching down the Glen Tilt Road from Old Bridge of Tilt to Bridge of Tilt should be considered. This site would appear to be better drained and is just as close to most village facilities as the site to the south-east. It would require a pavement and perhaps widening of the Glen Tilt road, but there

	appears to be adequate land available for this.
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Representation ref:	100
Body or person submitting a representation:	Atholl Estate
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	<p>An additional site 005a (land at Struan, nr. Calvine) should be included for residential use in the Plan.</p> <p>The site analysis at the site at 005b, (land to the North of Blair Castle Caravan Park, Blair Atholl) should be revisited and amended to Green/Amber, and the site included for tourism development.</p> <p>The site at 005c (land at Old Nursery, Old Blair, Blair Atholl) should be included for residential development, and the site analysis revised to Green/ Amber.</p> <p>The site at 005d (land at Black Island, Blair Atholl) should be included for tourism development.</p> <p>The LDP should make provision for the growth of the additional commercial use at site at 005e (goods yard, Blair Atholl).</p> <p>We support option 2 in relation to a portion of the site at 005f/0054 (land at Garryside, Blair Atholl H26) which should be included for residential development subject to appropriate flood mitigation measures.</p> <p>A site at Middlebridge, Old Bridge of Tilt should be included for residential development.</p> <p>A site at Auldclune should be included for residential development.</p>

Representation ref:	110
Body or person submitting a representation:	Perth and Kinross Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 1).
Modification sought by those submitting representation:	CNPA should seek advice from network rail on whether the site (business land identified) is required for its current purpose or whether there will be opportunity to allow other business land or mixed use on the site.

	<p>We would propose that either the site designated for employment/business land could also allow opportunities for tourism development, or an alternative site is sought.</p> <p>Blair Atholl has a conservation area which needs to be indicated within the proposed Plan and relevant policy provision made in terms of the protection and enhancement of this designation.</p>
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Issue 5 Spatial Strategy: Boat of Garten

What are the options for growth in Boat of Garten?

Option 1 - Preferred Option

- Include the sites identified to provide options for short and medium-term development of housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Option 2 – Alternative Option

- Include only some of the sites identified for short-term development of housing.
- Add longer-term phasing on the remainder of site to provide for a more incremental level of housing growth.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Question 13

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Boat of Garten?

Reference	Respondent's Name
14	William Grant
18	Scottish Wildlife Trust
21	Roger Tozer
27	Frank Johnstone
29	Elizabeth Johnstone
33	Boat of Garten and Vicinity Community Council
37	Seafield Estate
36	Ogilvie Grant Estate
40	Scottish Natural Heritage
43	The Highland Council
47	RSPB Scotland
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
61	The Cairngorm Campaign and The Scottish Wild Land Group
63	SEPA (Scottish Environment Protection Agency)
74	Tactran
80	Badenoch and Strathspey Conservation Group
89	Laura Cannicott

Representation ref:	14
Body or person submitting a representation:	William Grant
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	An additional site at Drumullie should be included for residential development.

Representation ref:	18
Body or person submitting a representation:	Scottish Wildlife Trust
Provision of the Development Plan to which the issue relates:	<p>We do not agree with the L-Shaped site in the Boat of Garten Woods as a location for development. This site should be used only as a last resort. Capercaillie are regularly seen in these woods.</p> <p>All the proposed development sites in Boat of Garten would have to be considered in terms of the potential impact on the Capercaillie population in the nearby Abernethy Forest SPA.</p> <p>Such a development would be contrary to the first aim of the National Park, and the Nature Conservation (Scotland) Act 2000.</p>
Modification sought by those submitting representation:	

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option (option 1).
Modification sought by those submitting representation:	

Representation ref:	27
Body or person submitting a representation:	Frank Johnstone
Provision of the Development Plan to which the issue relates:	I do not support either option.
Modification sought by those submitting representation:	The need is for affordable housing.

Representation ref:	29
Body or person submitting a representation:	Elizabeth Johnstone
Provision of the Development Plan to which the issue relates:	I do not support either option, as the sites are unclear.
Modification sought by those submitting representation:	Very important to prioritise 'Affordable Housing'. Not to promote urban sprawl but to think carefully about where small pockets of publicly funded housing could be situated.

	I appreciate that this may be a slow process but better to proceed slowly and ensure some housing that really meets the needs of local people who require it without undue damage to the environment of the village.
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Representation ref:	33
Body or person submitting a representation:	Boat of Garten and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	As a result of considerable community pressure on the CNPA, Boat of Garten residents welcome the establishment of the Housing Working Group to take forward the need for affordable housing for the village. Work on securing housing development in Boat of Garten is underway with the Housing Working Group encompassing all stakeholders.
Modification sought by those submitting representation:	<p>Options for growth in Boat of Garten</p> <ul style="list-style-type: none"> • The old village hall • Woodland at the north of the village (The Davall Housing Development application) • Moore land (ref 0121) was suggested as an alternative site for housing. It should be screened to maintain a rural aspect. • The site to the rear of Birch Grove (ref 012n) is a possible site for development. Though drainage issues would need to be addressed. • Completion of Craigie Avenue (ref 012p). This site for approximately 6 houses makes sense and does not adversely impact on the woodland. • South of Deshar road (012h) – although this is seen as a site of last resort. • Adjacent to the football pitch (012o) • The school site adjacent to the community hall should be marked for a replacement school. <p>Achieving mitigation in terms of the Capercaillie population is important.</p>

Representation ref:	36
Body or person submitting a representation:	Ogilvie Grant Estate
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	<p>The omission of the site off Deishar Road which was the subject of the planning application by Davall Developments cannot be supported. This site should be included as a suitable site for housing to support the community.</p> <p>The development of this site would allow mitigation measures to be agreed between the landowner and SNH and the Park with potential to reduce any existing disturbance of caper by recreational users of the nearby woodland.</p> <p>This site comes closest to being deliverable with a willing owner, a developer in place and considerable support from the community and others. It should therefore be allocated for an agreed number of houses.</p>

Representation ref:	37
Body or person submitting a representation:	Seafield Estate
Provision of the Development Plan to which the issue relates:	The Seafield Estate in principle supports the allocation of the site it owns as shown, south of Strathspey Park. The site has a long standing allocation and is one that the owner supports.
Modification sought by those submitting representation:	We consider that it should be capable of accommodating more housing than the 5 units proposed in the Park's report to the Boat of Garten Working Group in March 2011.

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	<p>The potential allocations for housing could all have an impact on Capercaillie (i.e. through recreational use of the Boat of Garten Wood by people living in the new development).</p> <p>We advise that there is likely a significant effect on Capercaillie in Abernethy, Kinveachy Forest, Cairngorms and Craigmore Wood SPAs.</p>
Modification sought by those submitting representation:	Assess the impact on SPAs.

Representation ref:	43
Body or person submitting a representation:	The Highland Council
Provision of the Development Plan to which the issue relates:	We feel that there may be challenges to delivering housing with the preferred option. Given our experience of trying to deliver affordable housing in the village we are aware that the identified sites have significant constraints on their development.
Modification sought by those submitting representation:	There is a need for additional sites to be identified if the current constraints on development prove insurmountable. A mix of sites from different landowners should be supported.

Representation ref:	47
Body or person submitting a representation:	RSPB Scotland
Provision of the Development Plan to which the issue relates:	Any or all of the proposed allocations could have knock on effects through disturbance upon Capercaillie.
Modification sought by those submitting representation:	There needs to be an appraisal at this stage of the likely number of houses at each of those locations and the level and nature of mitigation needed to ensure compatibility with national and European legislation.

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	The eastern A95 junction may have to be upgraded to support this development.
Modification sought by those submitting representation:	The eastern A95 junction may have to be upgraded to support this development. Further transport appraisal work will be required to identify the need for further work.

Representation ref:	61
Body or person submitting a representation:	The Cairngorm Campaign and The Scottish Wild Land Group
Provision of the Development Plan to which the issue relates:	We do not support either option.
Modification sought by those submitting representation:	

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	80
Body or person submitting a representation:	Badeonch and Strathspey Conservation Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option or the alternative option.
Modification sought by those submitting representation:	

Representation ref:	89
Body or person submitting a representation:	Laura Cannicott
Provision of the Development Plan to which the issue relates:	We support the proposals for small housing developments of between 4 and 5 units within the community.
Modification sought by those submitting representation:	

Issue 5 Spatial Strategy: Braemar

What are the options for growth in Braemar?

Option 1 - Preferred Option

- Use land with existing permissions to provide for the housing needs in the short-term.
- Include the sites identified to provide options for medium and long-term development of housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Option 2 – Alternative Option

- Use land with existing permissions to provide for the housing needs of the village.
- Identify no additional land for housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no new land.

Question 14

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Braemar?

Reference	Respondent's Name
21	Roger Tozer
40	Scottish Natural Heritage
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
63	SEPA (Scottish Environment Protection Agency)
74	Tactran
77	Invercauld Estate
79	Mar Estate

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	<p>The proposed longer term site to the SW of the village should be assessed as part of the Habitats Regulations Appraisal of the Plan. The potential issue here would be if it was proposed to abstract water from the site to supply the houses. The site contains subalpine flushes, springhead, rill and flush (both SSSI) and hardwater springs depositing lime, base rich fens and high altitude plant communities associated with areas of water seepage. There are already a number of water supplies sourced from the site and if it was proposed to use springs to supply water to any new development it might be an issue for these interests. The water supply for this site should therefore be clarified – if instead it would be from the River Dee this too would need assessing (alone and in combination) as part of the HRA for the River Dee SAC (see comment under Ballater).</p> <p>This proposed site on the boundary of Morrone also includes the car park for the National Nature Reserve. We would wish to see some kind of parking provision retained for the site, and this should be included within the development factors and developer requirements for this area, should it be taken forward.</p>

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Site H2 has the potential to impact on setting of "A" listed Braemar Castle. New development will have to be considered in line with Council policies for conservation areas and listed buildings.

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	77
Body or person submitting a representation:	Invercauld Estate
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	We support the use of the masterplan being prepared to inform the Local Development Plan.

Representation ref:	79
Body or person submitting a representation:	Mar Estate
Provision of the Development Plan to which the issue relates:	The preferred approach does not address the lack of commercial space available in the town.
Modification sought by those submitting representation:	Some of the elements of the Braemar Strategic Options Study should be included now with the option for future development being recognised now. The medium term allocation of housing should be brought forward in to the first 5 year period.

Issue 5 Spatial Strategy: Bruar and Pitagowan

What are the options for growth in Bruar and Pitagowan?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no additional land.

Question 15

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Bruar and Pitagowan?

Reference	Respondent's Name
15	Robin and Freda Gibson
21	Roger Tozer
40	Scottish Natural Heritage
46	Blair Atholl and Struan Community Council
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
63	SEPA (Scottish Environment Protection Agency)
74	Tactran
103	House of Bruar Limited
110	Perth and Kinross Council

Representation ref:	15
Body or person submitting a representation:	Robin and Freda Gibson
Provision of the Development Plan to which the issue relates:	The land shown shaded on the map is currently completely occupied by House of Bruar for car parking – which is very well used. There seems to be little opportunity to use this land for economic growth unless alternative land is identified for car parking.
Modification sought by those submitting representation:	Either further land should be identified for parking so that the existing car park can be developed for other used, or an alternative site should be identified for economic growth. As the main source of economic growth is likely to be House of Bruar, it would make sense to develop the commercial activity adjacent to the existing buildings.

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	This proposed site (brought forward from the existing Local Plan) should be included within the assessment (alone and in combination) of proposals in the Plan on the River Tay SAC as part of the Habitats Regulations Appraisal.

Representation ref:	46
Body or person submitting a representation:	Blair Atholl and Struan Community Council
Provision of the Development Plan to which the issue relates:	We do not support the preferred option. The land identified in the current Plan and shown shaded on the map in the Main Issues Report is currently completely occupied by House of Bruar for the purpose of car parking. There therefore seems to be little opportunity to use this land for economic growth unless alternative land is identified for car parking.
Modification sought by those submitting representation:	We suggest that either further land should be identified for parking so that the existing car

	park can be developed for other uses, or that an alternative site should be identified for economic growth. As the main source of economic growth is likely to be House of Bruar, it would make sense to develop the commercial activity adjacent to the existing buildings.
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Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	There have been discussions in the past regarding this potential industrial development. Although it would be expected that the existing junction could accommodate such an improvement, it is important that dialogue continues on this matter.
Modification sought by those submitting representation:	

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	103
Body or person submitting a representation:	House of Bruar Limited
Provision of the Development Plan to which the issue relates:	We do not support the proposed option.
Modification sought by those submitting representation:	Additional land should be included at Site 53 (House of Bruar – 07) for economic development.

Representation ref:	110
Body or person submitting a representation:	Perth and Kinross Council
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	We would recommend expanding the existing industrial, business and tourist designation at the House of Bruar site to include the whole site for such uses.

Issue 5 Spatial Strategy: Carr-Bridge

What are the options for growth in Carr-Bridge?

Preferred Option

- Use land with existing permissions to provide for the housing needs in the future.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Question 16

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Carr-Bridge?

Reference	Respondent's Name
13	Rodger Builders
21	Roger Tozer
40	Scottish Natural Heritage
43	The Highland Council
57	Tulloch Homes Group Limited
61	The Cairngorm Campaign and The Scottish Wild Land Group
63	SEPA (Scottish Environment Protection Agency)
74	Tactran
80	Badenoch and Strathspey Conservation Group

Representation ref:	13
Body or person submitting a representation:	Rodger Builders
Provision of the Development Plan to which the issue relates:	We generally agree that the strategic sites identified in the Adopted Local Plan and essentially confirmed in the Main Issues Report should remain the <u>major</u> focus for residential and employment uses.
Modification sought by those submitting representation:	<p>We do not agree that these sites represent the entire option and that a limited allowance should be made for some additional houses along the A938, opposite the existing ribbon development from the golf course to Lilac Cottage.</p> <p>The consolidation of Carr-Bridge would be achieved and a minor boundary adjustment required, as indicated in sections 2 and 3. In addition, there is a need for additional tourism accommodation and the site at Baddengorm Woods should be allocated for additional new tourism accommodation</p>

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	The proposed sites (either with unimplemented planning permission – unless these have no residual effects – or carried forward from the existing Local Plan) should be included within the assessment (alone and in combination) of proposals in the Plan on the River Spey SAC as part of the Habitats Regulations Appraisal.

Representation ref:	43
Body or person submitting a representation:	The Highland Council
Provision of the Development Plan to which the issue relates:	We have concerns that the identified site may not be deliverable given the on-going constraints and challenges to development in the village.
Modification sought by those submitting representation:	Additional sites for development should be identified.

Representation ref:	57
Body or person submitting a representation:	Tulloch Homes Group Limited
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	It is noted that none of the settlements in the MIR has an identified settlement boundary. At Carr-Bridge the settlement envelope should be drawn around the south eastern boundaries of our site (see planning consent reference PPA/270/312).

Representation ref:	61
Body or person submitting a representation:	The Cairngorm Campaign and The Scottish Wild Land Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	80
Body or person submitting a representation:	Badenoch and Strathspey Conservation Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option.
Modification sought by those submitting representation:	

Issue 5 Spatial Strategy: Cromdale

What are the options for growth in Cromdale?

Option 1 - Preferred Option

- Use land with existing permission to provide for the housing needs in the short-term.
- Include one additional site to provide options for medium and long-term development of housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Option 2 – Alternative Option

- Use the land with existing permission to provide opportunities for housing in the short and medium-term.
- Use only part of the land identified in the current Local Plan to provide opportunities in the long-term.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Question 17

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Cromdale?

Reference	Respondent's Name
21	Roger Tozer
34	Strathdee Properties Limited
40	Scottish Natural Heritage
43	The Highland Council
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
61	The Cairngorm Campaign and The Scottish Wild Land Group
63	SEPA (Scottish Environment Protection Agency)
74	Tactran
80	Badenoch and Strathspey Conservation Group

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option (option 1).
Modification sought by those submitting representation:	

Representation ref:	34
Body or person submitting a representation:	Strathdee Properties Limited
Provision of the Development Plan to which the issue relates:	The principle of housing development at H1 and H2 is supported, as is reference to Cromdale as a “fragile community which needs housing for young and old people and business opportunities.”
Modification sought by those submitting representation:	<p>It would be beneficial to alter the phasing of the allocations so that the current “H2” site could be allocated first to allow an access to be taken directly from Kirk Road. The current “H1” site could then become the second phase site to the rear of development fronting Kirk Road. We would also suggest that the first phase site should be increased to allow more housing to be delivered in the first phase of the LDP to make up for the absence of completion of the “H” site.</p> <p>We believe that there is scope for a housing allocation in the area of Balmenach. The land identified (site ref 029b) north of Balmenach Distillery contains flexibility regarding the exact siting of development and this could be determined through a planning application. The scale of an eight house development is not out of character with the existing cluster of housing. The proposed site makes use of brownfield land to accommodate future development.</p>

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	The possible sites for the medium and long term should be included within the assessment (alone and in combination) of proposals in the Plan on the River Spey SAC as part of the Habitats Regulations Appraisal. The short term site – with planning permission – should be included in the in-combination assessment unless this would have no residual effects.

Representation ref:	43
Body or person submitting a representation:	The Highland Council
Provision of the Development Plan to which the issue relates:	We agree with the preferred option.
Modification sought by those submitting representation:	

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	The scale of development will not impact on the strategic transport network provided access for the large developments in the village are taken from Kirk Road and any appropriate improvements with the junction with the A95 are made.
Modification sought by those submitting representation:	

Representation ref:	61
Body or person submitting a representation:	The Cairngorm Campaign and The Scottish Wild Land Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option.
Modification sought by those submitting representation:	We object to the two medium and long term housing allocations which represent an excessive scale of development and a loss of lowland agricultural land. Such habitat in the CNP can support important biodiversity.

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	80
Body or person submitting a representation:	Badenoch and Strathspey Conservation Group
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	We object to the 2 medium and long term housing allocations which represent an excessive scale of development and a loss of lowland agricultural land. Such habitat in the CNP can support important biodiversity.

Issue 5 Spatial Strategy: Dalwhinnie

What are the options for growth in Dalwhinnie?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no additional land.

Question 18

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Dalwhinnie?

Reference	Respondent's Name
21	Roger Tozer
40	Scottish Natural Heritage
43	The Highland Council
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
63	SEPA (Scottish Environment Protection Agency)
74	Tactran

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	These sites (either with unimplemented planning permission – unless these have no residual effects – or carried forward from the existing Local Plan) should be included within the assessment (alone and in combination) of proposals in the Plan on the River Spey SAC as part of the Habitats Regulations Appraisal.

Representation ref:	43
Body or person submitting a representation:	The Highland Council
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	The scale of development proposed will not impact on the strategic transport network provided no new accesses are taken from the trunk road.
Modification sought by those submitting representation:	

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Issue 5 Spatial Strategy: Dinnet

What are the options for growth in Dinnet?

Preferred Option

- Include the sites identified to provide options for short and medium-term development of housing.
- Use the land identified to provide opportunities for economic growth.

Question 19

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Dinnet?

Reference	Respondent's Name
17	W Houston
21	Roger Tozer
40	Scottish Natural Heritage
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
56	Dinnet and Kinford Estate
63	SEPA (Scottish Environment Protection Agency)
74	Tactran
86	Aberdeenshire Council

Representation ref:	17
Body or person submitting a representation:	W Houston
Provision of the Development Plan to which the issue relates:	Dinnet is in a more strategic location (than Ballater) as the first settlement on entering the Park from the east.
Modification sought by those submitting representation:	If the CNPA had any strategic development plans Dinnet is where is should look.

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	<p>The proposed housing sites, at their closest, lie within 50m of the River Dee SAC, notified for Otter, Atlantic Salmon and Freshwater Pearl Mussel. Otters are also European Protected Species (EPS). As part of the Habitats Regulations Appraisal of the Plan, any development here must therefore ensure that there will be no loss of habitat or disturbance to Otter or adverse effect upon the Atlantic Salmon and Freshwater Pearl Mussel through impacts upon water quality, both alone and in combination with other plans or projects.</p> <p>This proposed employment site is for the conversion of the steading to commercial/retail. The north-west corner of this site appears to lie within the Muir of Dinnet SSSI. Without more detailed information regarding what is proposed for this area, we cannot advise if this is likely to affect the special interest of the SSSI. For example while formation of hard infrastructure such as new buildings or car parking may affect the special interest, open space associated with the setting of any steading conversion with appropriate management may not. Our preference would be that the boundary of this area is amended to exclude the SSSI area. Otherwise more information will be required</p>

to demonstrate how any adverse effects on the SSSI will be avoided.

The site also lies close to the Clarack Loch which forms part of the River Dee SAC. Otters have been recorded from the area. Otters are both a feature of the SAC and a European Protected Species. We advise that any development would therefore require an otter survey particularly for holts or resting places and if necessary appropriate mitigation.

The site should be included within the Habitats Regulations Appraisal of the Plan in terms of the River Dee SAC, both alone and in combination with other plans or projects. The site also lies close to an entry point to the Muir of Dinnet National Nature Reserve (NNR). It is possible that any development at Clarack would become a significant entry point to the reserve. However we are promoting the Burn O' Vat area as the main gateway to the NNR. Should this site be taken forward into the Proposed Plan, it would be important that a developer requirement should be included to ensure close working with SNH in order to manage the potential increase in people accessing the reserve from Clarack, and to ensure that relevant information on the reserve is made available to visitors. We have previously provided advice to you and the owners on development of visitor facilities in this area. We therefore advise that as a part of the development requirements here a visitor management Plan should be drawn up preferably to accompany any planning application.

Re the formation of a Chalet/Caravan Site, the habitat survey on page 374 of the appendix to the evidence describes the site as mature even-aged pine plantation over a typical ground layer of heath and mosses. The birch component increases to the north. The northern part of the proposed site is very close to the area to the south of Clarack Loch which is within the River Dee SAC notified for Otter, Atlantic Salmon and Freshwater Pearl Mussel. Otters are also European Protected Species (EPS). Should this proposal be taken forward into the Proposed Plan, we therefore advise that:

	<ul style="list-style-type: none"> – the northern boundary is amended if necessary to exclude the SAC; – any development would require an otter survey particularly for holts or resting places and if necessary appropriate mitigation; – any development must ensure that there will be no adverse effect upon Atlantic Salmon and Freshwater Pearl Mussel through impacts upon water quality. The site should be included within the Habitats Regulations Appraisal of the Plan in terms of the River Dee SAC, both alone and in combination with other plans or projects <p>Red squirrels have been recorded in the area. Red squirrels and their dreys are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). We therefore advise that any development should require a red squirrel survey to accompany a planning application, since this may affect how or whether the development can take place.</p> <p>As a development of this type is likely to result in an increase in visitor numbers which could potentially affect the species of the SAC and the nearby Muir of Dinnet SSSI, we also advise that as a part of the development requirements a visitor management plan is drawn up preferably to accompany any planning application.</p>
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Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	The scale of development will not impact on the strategic transport network.
Modification sought by those submitting representation:	There are several proposed allocations which may affect the setting of category B and C(S) listed buildings in Dinnet. The National Park Authority should ensure that any development coming forward in these locations is considered in line with its listed building policy.

Representation ref:	56
Body or person submitting a representation:	Dinnet and Kinford Estate
Provision of the Development Plan to which the issue relates:	The estate welcomes the zoning of the Clarack development which will become an important gateway attraction to the National Park.
Modification sought by those submitting representation:	The allocation of housing land in Dinnet does not reflect role that the village plays in the settlement hierarchy nor does it reflect the sustainable location of the village as a potential focus for development in the A93 corridor. There should be a review of the basis of the calculation of housing land within the Aberdeenshire section of the Park more housing land should be allocated in Dinnet in acknowledgement of its sustainable location.

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	86
Body or person submitting a representation:	Aberdeenshire Council
Provision of the Development Plan to which the issue relates:	We are concerned at the scale of the land allocations made in Dinnet and whether these are appropriate.
Modification sought by those submitting representation:	

Issue 5 Spatial Strategy: Dulnain Bridge

What are the options for growth in Dulnain Bridge?

Preferred Option

- Use the land with existing permission to provide opportunities for housing in the short-term.
- Use the land identified in the current Local Plan to provide opportunities for housing in the short, medium and long-term.

Question 20

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Dulnain Bridge?

Reference	Respondent's Name
21	Roger Tozer
40	Scottish Natural Heritage
43	The Highland Council
61	The Cairngorm Campaign and The Scottish Wild Land Group
74	Tactran
80	Badenoch and Strathspey Conservation Group

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	These proposed sites (either with unimplemented planning permission – unless this has no residual effect – or carried forward from the existing Local Plan) should be included within the assessment (alone and in combination) of proposals in the Plan on the River Spey SAC as part of the Habitats Regulations Appraisal.

Representation ref:	43
Body or person submitting a representation:	The Highland Council
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	61
Body or person submitting a representation:	The Cairngorm Campaign and The Scottish Wild Land Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	80
Body or person submitting a representation:	Badenoch and Strathspey Conservation Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option. The housing allocations are excessive in scale.
Modification sought by those submitting representation:	

Issue 5 Spatial Strategy: Killiecrankie

What are the options for growth in Killiecrankie?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for housing and economic growth.
- Identify no additional land.

Question 21

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Killiecrankie?

Reference	Respondent's Name
21	Roger Tozer
40	Scottish Natural Heritage
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
63	SEPA (Scottish Environment Protection Agency)
74	Tactran
110	Perth and Kinross Council

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	These proposed sites (carried forward from the existing Local Plan 2000) should be included within the assessment (alone and in combination) of proposals in the Plan on the River Tay SAC as part of the Habitats Regulations Appraisal.

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Consideration should be given to the impact on the Killiecrankie Battlefield and the need for appropriate mitigation.

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	110
Body or person submitting a representation:	Perth and Kinross Council
Provision of the Development Plan to which the issue relates:	An application for 2 dwellings on the rail freight site has been allowed on appeal. Network rail has sold the site and made a

	<p>statement that it foresees no likelihood of railway need for the site.</p> <p>Further investigation is recommended to assess whether the rail freight use should in fact be retained as proposed in the preferred option.</p>
<p>Modification sought by those submitting representation:</p>	

Issue 5 Spatial Strategy: Kincaig

What are the options for growth in Kincaig?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for housing and economic growth.
- Identify no additional land.

Question 22

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Kincaig?

Reference	Respondent's Name
21	Roger Tozer
28	Alvie and Dalraddy Estates
40	Scottish Natural Heritage
61	The Cairngorm Campaign and The Scottish Wild Land Group
63	SEPA (Scottish Environment Protection Agency)
71	Dunachton Estate
74	Tactran
80	Badenoch and Strathspey Conservation Group

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	28
Body or person submitting a representation:	Alvie & Dalraddy Estates
Provision of the Development Plan to which the issue relates:	We welcome the retention of the area around Baldow Smithy.
Modification sought by those submitting representation:	<p>We object to the proposed use of the arable field for development, as arable fields in this area are in such short supply.</p> <p>There should be an emphasis on small, single house developments, to be occupied by those working in the area. Large scale developments could destroy the character of the countryside.</p> <p>There is a much more suitable area adjoining Alvie Primary School which is currently a conifer plantation.</p>

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	These proposed sites (carried forward from the existing Local Plan) should be included within the assessment (alone and in combination) of proposals in the Plan on the River Spey SAC as part of the Habitats Regulations Appraisal.

Representation ref:	61
Body or person submitting a representation:	The Cairngorm Campaign and The Scottish Wild Land Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred approach.
Modification sought by those submitting representation:	

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	71
Body or person submitting a representation:	Dunachton Estate
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Include sites for short and long term growth of the village.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	80
Body or person submitting a representation:	Badenoch and Strathspey Conservation Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option.
Modification sought by those submitting representation:	

Issue 5 Spatial Strategy: Nethy Bridge

What are the options for growth in Nethy Bridge?

Preferred Option

- Use land with existing permissions to provide for the housing and economic needs in the future.
- Identify no additional land.

Question 23

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Nethy Bridge?

Reference	Respondent's Name
9	David Carrott
20	George Knox
21	Roger Tozer
22	Goldcrest (Highland) Limited
35	Reidhaven Estate
40	Scottish Natural Heritage
43	The Highland Council
57	Tulloch Homes Limited
61	The Cairngorm Campaign and The Scottish Wild Land Group
62	Roy Turnbull
63	SEPA (Scottish Environment Protection Agency)
74	Tactran
80	Badenoch and Strathspey Conservation Group
99	Donny Black

Representation ref:	9
Body or person submitting a representation:	David Carrott
Provision of the Development Plan to which the issue relates:	<p>The centre of Nethy Bridge is unique. Unsympathetic development of the roads/ footpaths/ road signage etc to urban highways standards will destroy this environment. This has already been eroded by the Birchfield Court and adjacent development using standard highways treatment of concrete kerbs and straight lines of tarmac footpaths. A new approach needs to be taken to preserve this heritage.</p> <p>The present restrictions at the main bridge serve to calm the traffic without additional measures.</p>
Modification sought by those submitting representation:	A new approach needs to be taken to preserve this heritage.

Representation ref:	20
Body or person submitting a representation:	George Knox
Provision of the Development Plan to which the issue relates:	We are very interested in discussing 100% affordable housing which will benefit the village.
Modification sought by those submitting representation:	

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	22
Body or person submitting a representation:	Goldcrest (Highland) Limited
Provision of the Development Plan to which the issue relates:	Additional (affordable) residential development at Nethy Bridge is both logical and desirable. In the short term it is deliverable; it has a good road frontage; and, drainage infrastructure is already in place.
Modification sought by those submitting representation:	We believe that development in the short term should commence on the southern portion of the site, to the north of Lynstock Crescent/Lurg Road. There is also potential for low destiny development in the future in the sites' woodland.

Representation ref:	35
Body or person submitting a representation:	Reidhaven Estate
Provision of the Development Plan to which the issue relates:	Two sites have been allocated at Nethy Bridge, but neither have consent for development. The village risks being left without new housing for 20 years.
Modification sought by those submitting representation:	It is essential for all communities to have the opportunity to grow. The comprehensive review of appropriate development levels needs to be brought forward. Sites put forward by the estate should be reconsidered.

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	These proposed sites (with unimplemented planning consents – unless these have no residual effects) should be included within the in-combination assessment of proposals in the Plan on the River Spey SAC and the various SPAs relating to Capercaillie as part of the Habitats Regulations Appraisal.

Representation ref:	43
Body or person submitting a representation:	Highland Council
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	57
Body or person submitting a representation:	Tulloch Homes Group Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	61
Body or person submitting a representation:	The Cairngorm Campaign and The Scottish Wild Land Group
Provision of the Development Plan to which the issue relates:	We do not support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	62
Body or person submitting a representation:	Roy Turnbull
Provision of the Development Plan to which the issue relates:	I do not support the option for housing or a business site in School Wood, which is an ancient woodland site.
Modification sought by those submitting representation:	This allocation should be removed from the Local Plan.

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	80
Body or person submitting a representation:	Badenoch and Strathspey Conservation Group
Provision of the Development Plan to which the issue relates:	We disagree with the preferred option. We do not consider that the built development should be allocated in an Ancient Woodland Inventory site.
Modification sought by those submitting representation:	

Representation ref:	99
Body or person submitting a representation:	Donny Black
Provision of the Development Plan to which the issue relates:	We do not support the preferred option.
Modification sought by those submitting representation:	The site at Lettoch Road, Nethy Bridge should be included for residential development.

Issue 5 Spatial Strategy: Tomintoul

What are the options for growth in Tomintoul?

Preferred Option

- Use land with existing permissions together with the land identified in the current Local Plan to provide opportunities for housing and economic growth.
- For the long-term, include an additional site for housing.

Question 24

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Tomintoul?

Reference	Respondent's Name
21	Roger Tozer
40	Scottish Natural Heritage
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
63	SEPA (Scottish Environment Protection Agency)
70	The Crown Estate
74	Tactran

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option.
Modification sought by those submitting representation:	

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	These proposed sites (with unimplemented planning consents – unless these have no residual effects, or carried forward from the existing Local Plan, or new additional longer term allocations) should be included within the assessment (alone and in combination) of proposals in the Plan on the River Spey SAC as part of the Habitats Regulations Appraisal.

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	There are several proposed land allocations which may affect the setting of category B and C(S) listed buildings at Tomintoul. The National Park Authority should ensure that any development coming forward in these locations is considered in line with its listed buildings policy.

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Relevant flood risk constraints associated with allocations should be highlighted in LDP.

Representation ref:	70
Body or person submitting a representation:	The Crown Estate
Provision of the Development Plan to which the issue relates:	We support the masterplanning process for the village of Tomintoul.
Modification sought by those submitting representation:	However, greater clarity should be given within the text of the Plan regarding timescales for future consideration of options coming out of the masterplanning process and consultation with the community. There is currently no information on the number of units that could be supported by each site. The Plan should allow for flexibility in the sequence of which sites are brought forward for delivery, particularly considering the current economic climate, and in line with Scottish Planning Policy's desire to enable development in all rural areas.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option.
Modification sought by those submitting representation:	

Issue 6: Support For Rural Areas

How do we plan for development that supports our rural areas – follow the existing patterns of development or take a different approach?

Options	Implications
Option 1 – the current approach	
Deal with development in an ad hoc way.	<ul style="list-style-type: none"> • Maximum flexibility. • No spatial guidance on how development helps communities. • Some clarity on the forms of appropriate development. • No clear direction to service providers.
Option 2	
<p>Focus development on key settlements.</p> <p>Restrict development outside settlements to particular forms of development/use.</p>	<ul style="list-style-type: none"> • Most sustainable way of providing services and infrastructure. • Limits development in rural areas. • Would allow for some suitable development which would help maintain sustainable communities in the countryside.
Option 3 – the preferred approach	
Support rural communities by providing for growth which matches historic growth patterns. Use the landscape character assessment to protect these important rural areas from inappropriate development.	<ul style="list-style-type: none"> • Allows different approaches in different communities. • Communities and developers understand how new growth builds on existing development. • Restricts unacceptable development in the open countryside. • Allows development in areas where previously dispersed development has determined the character.

Question 25

- Do you agree with the preferred option?
- If no, do you support either of the alternative options?
- If no, do you wish to put forward another option that helps us plan for development that supports rural areas?

Reference	Respondent's Name
14	William Grant
15	Robin and Freda Gibson
21	Roger Tozer
23	The Clouds Partnership
28	Alvie and Dalraddy Estates
34	Strathdee Properties Limited
35	Reidhaven Estate
40	Scottish Natural Heritage
44	North East Mountain Trust
46	Blair Atholl and Struan Community Council
47	RSPB Scotland
49	Scottish Land and Estates
50	Glenprosen Estate
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
52	
54	
58	
60	Forest Holidays LLP
63	SEPA (Scottish Environment Protection Agency)
69	sportscotland
70	The Crown Estate
71	Dunachton Estate
74	Tactran
79	The Mar Estate
84	Grantown-on-Spey and Vicinity Community Council
86	Aberdeenshire Council
87	Scottish Campaign for National Parks
102	Invercauld Estate
105	Kingussie and Vicinity Community Council
108	Sheila Potter
111	Angus Council

Representation ref:	14
Body or person submitting a representation:	William Grant
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	15
Body or person submitting a representation:	Robin and Freda Gibson
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3). Our only reservation is the inclusion of the phrase “which matches historic growth patterns”.
Modification sought by those submitting representation:	While this matching “historic growth patterns” is a good general principle for developments, the approach must be sufficiently flexible to allow for substantially greater development if it was felt to be appropriate for the area.

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support option 2, so that rural development does not damage the special qualities.
Modification sought by those submitting representation:	

Representation ref:	23
Body or person submitting a representation:	The Clouds Partnership
Provision of the Development Plan to which the issue relates:	We broadly support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	28
Body or person submitting a representation:	Alvie & Dalraddy Estates
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3) but are concerned that proposed developments that have the potential to make the area more self-sufficient, provide jobs and inward investment, may be rejected because it is perceived they might compromise the landscape. We welcome the acceptance that small scale development is appropriate in the countryside, in order to provide housing for those who work in the local area.

Modification sought by those submitting representation:	Providing housing for rent will prevent houses being purchased as holiday houses.
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Representation ref:	34
Body or person submitting a representation:	Strathdee Properties Limited
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Some rural areas may have seen no growth over recent years. Using historic growth pattern as the main justification for future growth is unlikely to meet the aspirations of these communities or reflect what may actually be perfectly acceptable development in a particular location.

Representation ref:	35
Body or person submitting a representation:	Reidhaven Estate
Provision of the Development Plan to which the issue relates:	Housing development outside settlements is unduly restrictive and is a topic which should be revisited. It effectively prevents any new housing outside settlements expect in exceptional circumstances. Development of housing in rural areas is important in supporting thriving and sustainable communities.
Modification sought by those submitting representation:	A more flexible approach is needed in order to allow some housing in rural areas subject to good design and in keeping with the character of the surrounding area.

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	Production of “settlement boundary area” boundaries for smaller settlements where specific allocations are not considered necessary. This could be complemented by the production of citing and design guidance that took account of the different nature of small settlements in the Cairngorms.

Representation ref:	44
Body or person submitting a representation:	North East Mountain Trust
Provision of the Development Plan to which the issue relates:	We support option 2.
Modification sought by those submitting representation:	Restricted development as in option 2 would allow the addition of a house to say 5 existing houses or a building to support a small local rural business.

Representation ref:	46
Body or person submitting a representation:	Blair Atholl and Struan Community Council
Provision of the Development Plan to which the issue relates:	We generally support the preferred option (option 3).
Modification sought by those submitting representation:	Our only reservation is the inclusion of the phrase “which matches historic growth patterns”. While this is an admirable general principle for most developments, the approach must be sufficiently flexible to allow for a substantially greater development if it was felt to be appropriate for the area.

Representation ref:	47
Body or person submitting a representation:	RSPB Scotland
Provision of the Development Plan to which the issue relates:	We support option 2.
Modification sought by those submitting representation:	Such a planned approach is more likely to encourage sustainable service provision and prevent attrition of special qualities of the countryside by built development.

Representation ref:	49
Body or person submitting a representation:	Scottish Land and Estates
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	50
Body or person submitting a representation:	Glenprosen Estate
Provision of the Development Plan to which the issue relates:	A policy approach that can balance the protection of rural areas from inappropriate development and support integrated and multi-functional economic development and initiatives is essential.
Modification sought by those submitting representation:	

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	The Plan should support opportunities for small scale housing development in rural areas and we are pleased that recognition has been given to this in the MIR. We are also content that reference is made to design, siting and use of materials as playing a significant contribution to the sustainability of rural development sites.
Modification sought by those submitting representation:	

Representation ref:	52
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	

Representation ref:	54
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	

Representation ref:	58
Body or person submitting a representation:	
Provision of the Development Plan to which the issue relates:	I support option 2.
Modification sought by those submitting representation:	

Representation ref:	60
Body or person submitting a representation:	Forest Holidays LLP
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	More information needs to be provided to inform what the National Park Authority would consider to be “inappropriate development” in rural areas.

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	69
Body or person submitting a representation:	sportscotland
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	<p>We would like to see a policy that took a positive approach to outdoor and adventure sport development in the National Park. In addition, we consider that it would be useful to include a definition of tourism development in the Plan that made it clear that this includes outdoor and adventure sport.</p> <p>Outdoor sport developments, such as mountain bike trails, outdoor centres, equestrian centres or boat storage facilities can all have specific locational needs based on the natural resource they are dependent on. It is important that policy in the development Plan is flexible enough to allow these forms of development to take place.</p>

Representation ref:	70
Body or person submitting a representation:	The Crown Estate
Provision of the Development Plan to which the issue relates:	<p>Policy Approach The preferred approach seems to suggest that CNPA will set out policies which will allow for different approaches in different communities. We support this approach and recognise that the character of rural areas differs from area to area across the Park, and a blanket approach will not be beneficial.</p> <p>We also support the approach of allowing development in areas “<i>where previously dispersed development has determined character</i>” and we would further support policy resulting from this approach which allows appropriate development in rural areas.</p>
Modification sought by those submitting representation:	<p>Policy Approach We request that further clarification is provided as to the definition of “<i>inappropriate development</i>” and the policy implications for</p>

	<p>this classification within the Plan.</p> <p>The preferred option suggests that growth should “<i>match historic growth patterns</i>”. This focuses on the quantity not layout of growth. We suggest amending the wording to state “settlement” instead of “growth” to be less contradictory to the remainder of the MIR text and policy approach.</p> <p>It is difficult to comment in detail on the proposed policy direction for rural areas as the MIR is very broad and does not contain any details of key policies. As such, we would request that an interim consultation is carried out by CNPA prior to the publication of the Proposed Plan to allow interested parties to comment on more detailed proposals for rural areas before they are set out in the Proposed Plan.</p> <p>Small Building Groups The adopted Cairngorms Local Plan allows for development of new housing within existing rural building groups in appropriate locations. We request that a similar policy is carried over to the LDP. The current adopted Plan defines a rural building group as “three or more occupied dwellings”. We consider that this policy could be less restrictive and account for instances where there may only be two occupied dwellings but there are also several other buildings which would form part of a cohesive group.</p> <p>Enabling Development We request that a policy is included within the LDP focussing on enabling development to fund restoration of listed properties and in some case, to support the development of rural enterprises. For business and tourism development, an enabling policy would also be beneficial to allow maximum flexibility and encourage economic development within the Park.</p>
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Representation ref:	71
Body or person submitting a representation:	Dunachton Estate
Provision of the Development Plan to which the issue relates:	<p>Policy Approach The preferred approach seems to suggest that CNPA will set out policies which will allow for different approaches in different communities. We support this approach and recognise that the character of rural areas differs from area to area across the Park, and a blanket approach will not be beneficial to allowing maximum flexibility and a positive approach to rural development.</p> <p>We also support the approach of allowing development in areas “<i>where previously dispersed development has determined character</i>” and we would further support policy resulting from this approach which allows appropriate development.</p>
Modification sought by those submitting representation:	<p>Policy Approach We request that further clarification is provided as to the definition of “<i>inappropriate development</i>” and the policy implications for this classification within the Plan.</p> <p>The preferred option suggests that growth should “<i>match historic growth patterns</i>”. This focuses on the quantity not layout of growth. We suggest amending the wording to state “settlement” instead of “growth” to be less contradictory to the remainder of the MIR text and policy approach.</p> <p>It is difficult to comment in detail on the proposed policy direction for rural areas as the MIR is very broad and does not contain any details of key policies. As such, we would request that an interim consultation is carried out by CNPA prior to the publication of the Proposed Plan to allow interested parties to comment on more detailed proposals for rural areas before they are set out in the Proposed Plan.</p> <p>Small Building Groups The adopted Cairngorms Local Plan allows for development of new housing within existing rural building groups in appropriate locations. We request that a similar policy is carried over to the LDP.</p> <p>The current adopted Plan defines a rural building group as “three or more occupied dwellings”. We consider that this policy could be less restrictive and account for instances</p>

	<p>where there may only be two occupied dwellings but there are also several other buildings which would form part of a cohesive group.</p> <p>Enabling Development We request that a policy is included within the LDP focussing on enabling development to fund restoration of listed properties and in some case, to support the development of rural enterprises. For business and tourism development, an enabling policy would also be beneficial to allow maximum flexibility and encourage economic development within the Park.</p>
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Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	79
Body or person submitting a representation:	Mar Estate
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	84
Body or person submitting a representation:	Grantown-on-Spey and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	86
Body or person submitting a representation:	Aberdeenshire Council
Provision of the Development Plan to which the issue relates:	We are concerned that the needs of dispersed rural communities are not met by the proposals, and the significant contribution that might be made from new housing on appropriate sites within country areas to meeting both need and demand is not recognised.
Modification sought by those submitting representation:	

Representation ref:	87
Body or person submitting a representation:	Scottish Campaign for National Parks
Provision of the Development Plan to which the issue relates:	We support option 2.
Modification sought by those submitting representation:	

Representation ref:	102
Body or person submitting a representation:	Invercauld Estate
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	The LDP should make provision to apply Perth and Kinross 2009 Housing in the Country policy in Highland Perthshire.

Representation ref:	105
Body or person submitting a representation:	Kingussie and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	It is vital that small rural communities have access to the best electronic communications infrastructure possible, enabling them to compete effectively with world commerce.
Modification sought by those submitting representation:	

Representation ref:	108
Body or person submitting a representation:	Sheila Potter
Provision of the Development Plan to which the issue relates:	I support the preferred option (option 3).
Modification sought by those submitting representation:	

Representation ref:	111
Body or person submitting a representation:	Angus Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 3).
Modification sought by those submitting representation:	

Issue 7: Connectivity and Communications

How can we help people move around the Park – local access, tourists, people travelling through the Park?

Options	Implications
Option 1 – the current approach	
<p>Secure improvements to the transport and access routes throughout the Park by providing a clear framework for development.</p>	<ul style="list-style-type: none"> • Maximum flexibility. • Does not address the needs of different communities. • Does not encourage a balanced provision of access across all Park communities.
Option 2 – the preferred approach	
<p>Identify weaknesses in the communications network, focus on the 'hot spots' of activity and key links/routes across the Park, including review of the core paths network to ensure it is sufficient to meet the needs of residents and visitors. Where key improvements are needed by requiring developments to make a contribution towards existing and new routes.</p>	<ul style="list-style-type: none"> • Shows the areas of pressure and opportunity. • Focuses development on areas best placed to accommodate it. • Flexibility. • Allows infrastructure providers to focus investment in key areas. • It may increase problems in pressured areas.

Question 26

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us improve the communications links across, into and out of the National Park in the future?

Reference	Respondent's Name
15	Robin and Freda Gibson
21	Roger Tozer
23	The Clouds Partnership
25	Michael Franklin
28	Alvie and Dalmaddy Estates
40	Scottish Natural Heritage
44	North East Mountain Trust
46	Blair Atholl and Struan Community Council
47	RSPB Scotland
48	NESTRANS
49	Scottish Land and Estates
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
60	Forest Holidays LLP
66	Scottish Churches Rural Group
67	Forest Enterprise Scotland
69	sportscotland
74	Tactran
75	MacDonald Aviemore Highland Resort Limited
78	Scotia Homes Limited
84	Granttown- on-Spey and Vicinity Community Council
86	Aberdeenshire Council
87	Scottish Campaign for National Parks
91	John Porter
96	Strathspey Railway Company and Trust
105	Kingussie and Vicinity Community Council
111	Angus Council
114	Laggan Community Association

Representation ref:	15
Body or person submitting a representation:	Robin and Freda Gibson
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2). Service providers and transport operators should be encouraged to co-operate to ensure that all sections of the community, and particularly those without ready access to cars, can be fully served.
Modification sought by those submitting representation:	

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	23
Body or person submitting a representation:	The Cloud Partnership
Provision of the Development Plan to which the issue relates:	We broadly support the preferred option 2, provided the link between improvement and the need brought about by development is clearly demonstrated in line with circular 1/2010.
Modification sought by those submitting representation:	

Representation ref:	25
Body or person submitting a representation:	Michael Franklin
Provision of the Development Plan to which the issue relates:	The Aberdeenshire Rural Partnerships Federation (ARPF) is a loosely knit body comprising Rural Partnerships which either support community groups or carry out their own projects. The Partnerships work with Aberdeenshire Council. Such a body in the National Park would allow for the exchange of experiences and knowledge between partnerships. Due to geography, electronic information sharing would benefit such a body.
Modification sought by those submitting representation:	Rural partnerships should be encouraged.

Representation ref:	28
Body or person submitting a representation:	Alvie and Dalmaddy Estates
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	<p>We question if the proposal to charge developers for the maintenance of access routes will be counterproductive.</p> <p>Re-opening some railway stations will help reduce reliance on cars. Cycle routes should be developed.</p>

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	<p>We welcome the preference to link future development to travel facilities that would enable access to work, services, open space etc without the use of a private car.</p> <p>Development should support public transport where this is available.</p>
Modification sought by those submitting representation:	<p>The preferred option also would seek contributions from developers towards existing and new routes, and this should include paths for walking and cycling. In terms of paths, taking forward this preferred approach should not be limited to core paths, but should look to develop a strategic path network more generally</p> <p>The LDP could include the Speyside Way and proposed extension as an important strategic route, subject to the final route being determined in time.</p> <p>Depending on the current review of the General Permitted Development Order, the LDP should include consideration of hill tracks, e.g. locations of special sensitivity outwith NSAs, Natural sites and SSSIs, and expected standards of construction</p> <p>Connectivity and communications' should not be limited to physical components and helping people to move around the Park. Also vital are telecommunications links such as high-speed broadband connectivity and increased coverage of the mobile phone network.</p>

Representation ref:	44
Body or person submitting a representation:	North East Mountain Trust
Provision of the Development Plan to which the issue relates:	We do not support either option. We find this too general to be of any use.
Modification sought by those submitting representation:	Improving the road network, with or without developer contributions, will simply generate additional traffic with consequent additional emissions, etc. We do not support improving the road network, except for dualling the whole of the A9 through-route.

Representation ref:	46
Body or person submitting a representation:	Blair Atholl and Struan Community Council
Provision of the Development Plan to which the issue relates:	In general we support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	47
Body or person submitting a representation:	RSPB Scotland
Provision of the Development Plan to which the issue relates:	We prefer a variation of the preferred option 2. We are unhappy with the proposal that a review of the core paths network be carried out just to ensure it is sufficient to meet the needs of residents and visitors – it is essential that such a review considers the effects on the natural heritage of path provision to meet perceived need.
Modification sought by those submitting representation:	Identify weaknesses in the communications network, focus on the ‘hot spots’ of activity and key links/routes across the Park, including review of the core paths network to ensure it is sufficient to meet the needs of residents and visitors. Communications improvements will only be acceptable, however, where it is demonstrated that they will have no adverse impact on the special qualities of the Park. Where key improvements are needed, developments will be required to make a contribution towards existing and new routes.

Representation ref:	48
Body or person submitting a representation:	NESTRANS
Provision of the Development Plan to which the issue relates:	The draft Plan recognises at the start that the National Park does not exist in isolation but is an integral part of its surrounding areas and that management needs to consider the cross boundary influences and recognise its wider connections.
Modification sought by those submitting representation:	<p>However, the draft Plan seems to pass over some important issues relating to transport. There would be value in recognising the role that the three Regional Transport Partnerships (RTPs), including Nestrans, have and their role (along with the individual councils) in relation to the transport of visitors to the Park as well as transport within it. With the claimed 1.4million visitors to the Park on an annual basis, transport to the Park may well have a greater impact than transport within the Park, particularly its environmental impact.</p> <p>In terms of transport within the Park, Nestrans supports the emphasis that is put on the promotion and development of active travel networks to encourage greater levels of cycling and walking. There is however more limited reference to public transport, particularly bus, which is equally important to encourage sustainable travel to and within the Park for trips that are not feasible to cycle or walk</p>

Representation ref:	49
Body or person submitting a representation:	Scottish Land and Estates
Provision of the Development Plan to which the issue relates:	We agree that increased connectivity and infrastructure is essential in the future successes of the National Park. Access to services such as broadband is essential in growing businesses and is an essential asset in attracting visitors to the National Park.
Modification sought by those submitting representation:	

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	We are pleased to see that recognition is given to development being as accessible as possible in order to reduce the need to

	<p>travel.</p> <p>We welcome your support for well planned improvements to the A9 road and the main railway line between Perth and Inverness.</p>
Modification sought by those submitting representation:	<p>You should consider promoting the use of green networks in the Plan as an opportunity to deliver the Park Plan's strategic objectives, and in helping to increase accessibility within settlements.</p> <p>There is no indication from the MIR that any form of Transport Appraisal has been undertaken. It is recommended that proportionate appraisal work is undertaken prior to the publication of the Proposed Plan in line with the DPMTAG, providing a clear understanding of the transport implications for your spatial strategy</p>

Representation ref:	60
Body or person submitting a representation:	Forest Holidays LLP
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Further emphasis and support should be given to the enhancement of the visitor destination venues, together with the associated infrastructure supporting these.

Representation ref:	66
Body or person submitting a representation:	Scottish Church Rural Group
Provision of the Development Plan to which the issue relates:	<p>We support the preferred option (option 2).</p> <p>We particularly support the aim of improving communication within the Park area by improving the numbers of people with access to high speed broadband.</p>
Modification sought by those submitting representation:	

Representation ref:	67
Body or person submitting a representation:	Forest Enterprise Scotland
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	69
Body or person submitting a representation:	sportscotland
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	It is important for policy to protect all important access routes and not just core paths and to ensure it is not just paths but all important routes (e.g. those on water) that are protected.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	75
Body or person submitting a representation:	MacDonald Aviemore Highland Resort Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	Since the LDP looks ahead for the next 20 years, consideration should be given to providing a new access off the A9 into our resort.

Representation ref:	78
Body or person submitting a representation:	Scotia Homes Limited
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	84
Body or person submitting a representation:	Grantown-on-Spey and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	Promote Strathspey railway and additional public transport.

Representation ref:	86
Body or person submitting a representation:	Aberdeenshire Council
Provision of the Development Plan to which the issue relates:	We fail to understand how the land allocation policy proposed can be reconciled with the promotion of development in communication hotspots.
Modification sought by those submitting representation:	

Representation ref:	87
Body or person submitting a representation:	Scottish Campaign for National Parks
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	The reference to planning gain from developments, on the past and current performance of the NPA simply suggests to us that the National Park environment will take the hit.

Representation ref:	91
Body or person submitting a representation:	John Porter
Provision of the Development Plan to which the issue relates:	There is a lack of transport inter-connecting the three major areas of Speyside, Deeside, Tayside across the Cairngorms.
Modification sought by those submitting representation:	<p>The 'Heather Hopper' service should be reinstated connecting Pitlochry, Glenshee, Braemar, Crathie, Ballater, Donside, Lecht, Tomintoul, and Grantown.</p> <p>It could be franchised to an existing bus company or the Park Authority should maintain the service with adapted vehicles capable of carrying bicycles, wheelchairs, rucksacks, dogs, etc.</p>

Representation ref:	96
Body or person submitting a representation:	Strathspey Railway Company and Trust
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	105
Body or person submitting a representation:	Kingussie and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	Much needs to be done if the vision of sustainable development is to be achieved. It is essential that any policy reflects the need for fully integrated efficient transport services.
Modification sought by those submitting representation:	

Representation ref:	111
Body or person submitting a representation:	Angus Council
Provision of the Development Plan to which the issue relates:	We support the preferred option (option 2).
Modification sought by those submitting representation:	

Representation ref:	114
Body or person submitting a representation:	Laggan Community Association
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Essential need of public transport provision.

Other Issues

How can we help people move around the Park – local access, tourists, people travelling through the Park?

General Topics to be Carried Forward

- **Cultural Heritage** – will include issues associated with archaeology, conservation areas, listed buildings and other cultural heritage which is of local or wider cultural importance to the Park.
- **Developer Contributions** – will include direction on the types of development that will require the making of a contribution, the way that contribution can be made and the levels of contribution to be made by the developer.
- **Design** – will include guidance on all aspects of design in the landscape, and design to improve sustainability.
- **Development Standards** – to set any required standards for development which will be taken into account during the assessment of planning applications.
- **House Extensions and Alterations** – will set out the standards to be reached for common household modifications which require planning consent.
- **Replacement Houses** – will set out the circumstances when an existing house can be replaced by a new one.
- **Conversion and Reuse of Existing Traditional and Vernacular Buildings** – will set out the standards to be reached for this form of development.
- **Gypsies and Travellers and Travelling Showpeople** – will set out the standards to be reached for this form of development.
- **Tourism Related Development** – will support appropriate development to enhance the range and quality of tourism attractions, infrastructure and accommodation.

Question 27

- Do you agree with the topics to be taken forward from the adopted Local Plan and the general approach they set out?
- Should the general direction given under these topics be revisited? If so, please indicate the way in which the direction should change to better achieve the guidance provided.
- Do you wish to put forward alternatives or additions which you think would be more appropriate?

Reference	Respondent's Name
1	Kelsey Tainsh
5	Susan John
21	Roger Tozer
23	The Clouds Partnership
28	Alvie and Dalraddy Estates
34	Strathdee Properties Limited
40	Scottish Natural Heritage
43	The Highland Council
44	North East Mountain Trust
46	Blair Atholl and Struan Community Council
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
57	Tulloch Homes Limited
60	Forest Holidays LLP
63	SEPA (Scottish Environment Protection Agency)
67	Forest Enterprise Scotland
69	sportscotland
70	The Crown Estate
71	Dunachton Estate
74	Tactran
75	MacDonald Aviemore Highland Resort Limited
78	Scotia Homes Limited
79	Mar Estate
84	Grantown-on-Spey and Vicinity Community Council
96	Strathspey Railway Company and Trust
108	Sheila Potter
109	R J Searle
111	Angus Council

Representation ref:	1
Body or person submitting a representation:	Kelsey Tainsh
Provision of the Development Plan to which the issue relates:	The CNP should encourage submission of planning applications during winter to allow building work prior to the arrival of winter weather.
Modification sought by those submitting representation:	

Representation ref:	5
Body or person submitting a representation:	Susan John
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	To provide work in the area and to preserve the appearance of the housing stock, people should be trained to restore and preserve sash and case windows.

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I agree with the topics to be taken forward from the adopted Local Plan and the general approach they set out.
Modification sought by those submitting representation:	

Representation ref:	23
Body or person submitting a representation:	The Clouds Partnership
Provision of the Development Plan to which the issue relates:	We are content with the topics being carried forward from the Adopted Local Plan.
Modification sought by those submitting representation:	

Representation ref:	28
Body or person submitting a representation:	Alvie and Dalmaddy Estate
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	<p>Cultural heritage has been neglected in contrast to environmental conservation, though many physical structures have been neglected by local authorities.</p> <p>Developer contributions can have unintended consequences. They can discourage further investments or in the case of housing make dwellings on the open market more affordable.</p>

Representation ref:	34
Body or person submitting a representation:	Strathdee Properties Limited
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	For the most part the other issues identified in the MIR could be carried forward but it would be good practice to make them subject to review as part of the LDP to make sure that they are in line with national policy and represent realistic deliverable policies.

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	A change since the Local Plan relating to the natural heritage is that we now have the licensing function in respect of European Protected Species and protected species under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). The possible need for a licence as well as a planning consent is relevant for example to the section of the Plan dealing with the conversion and reuse of existing traditional and vernacular buildings. We have produced guidance on how planners and developers can consider the relevant tests for a licence.

Representation ref:	43
Body or person submitting a representation:	The Highland Council
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	The CNP should facilitate the development of housing suitable for older and disabled people.

Representation ref:	44
Body or person submitting a representation:	North East Mountain Trust
Provision of the Development Plan to which the issue relates:	We agree that the listed issues also need to be considered.
Modification sought by those submitting representation:	We are concerned about Developer Contributions and see this as a slippery slope leading to An Camas Mòr proposals. Developer Contributions should be for affordable housing only and not considered as conventional contributions.

Representation ref:	46
Body or person submitting a representation:	Blair Atholl and Struan Community Council
Provision of the Development Plan to which the issue relates:	We agree with the topics to be taken forward from the adopted Local Plan and the general approach they set out.
Modification sought by those submitting representation:	

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	It is not clear that the Authority is aware of the new Scottish Historic Environment Policy for the provision of appropriate policies in connection with battlefields. In the Park area Killiecrankie and Cromdale should be the subject of such policies.

Representation ref:	57
Body or person submitting a representation:	Tulloch Homes Group Limited
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	<p>The Development Standards are to be addressed in the LDP. We would like the general direction under this topic to be revisited.</p> <p>The amount of documentation requested for developments should be revisited, and brought in to line with other authority's standards.</p>

Representation ref:	60
Body or person submitting a representation:	Forest Holidays LLP
Provision of the Development Plan to which the issue relates:	Both the Draft National Park Plan and the Main Issues Report set out the importance of tourism in achieving the 4 aims of the National Park. In order to achieve the strategic objectives and vision set out, the National Park Authority must provide appropriate support of both existing and new tourism development in suitable areas (both within and outwith settlements) that conform to the aims for Scottish Parks.
Modification sought by those submitting representation:	

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	We would wish to see the Development Contributions topic enable, amongst other things, improvements to the water environment.

Representation ref:	67
Body or person submitting a representation:	Forest Enterprise Scotland
Provision of the Development Plan to which the issue relates:	Given the importance of tourism related development to the Glenmore area, FES is fully supportive of the inclusion of this subject within the other issues covered by the LDP.
Modification sought by those submitting representation:	

Representation ref:	69
Body or person submitting a representation:	sportscotland
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Any policy on renewable energy, minerals, waste, and telecoms must comply with the advice of the SPP on the need to take recreation interests into account.

Representation ref:	70
Body or person submitting a representation:	The Crown Estate
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	<p>We do not consider that the MIR goes far enough within each issue to propose any options for specific policies.</p> <p>This MIR falls short of giving assurance that issues which are of particular importance will be considered and included in the LDP.</p> <p>We request that an interim consultation is carried out by CNPA prior to the publication of the Proposed Plan to allow interested parties to comment on more detailed proposals before they are set out in the Proposed Plan.</p>

Representation ref:	71
Body or person submitting a representation:	Dunachton Estate
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	<p>We do not consider that the MIR goes far enough within each issue to propose any options for specific policies.</p> <p>This MIR falls short of giving assurance that issues which are of particular importance will be considered and included in the LDP.</p> <p>We request that an interim consultation is carried out by CNPA prior to the publication of the Proposed Plan to allow interested parties to comment on more detailed proposals before they are set out in the Proposed Plan.</p>

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We agree with the topics to be taken forward from the adopted Local Plan.
Modification sought by those submitting representation:	

Representation ref:	75
Body or person submitting a representation:	MacDonald Aviemore Highland Resort Limited
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	We are disappointed that tourism is not considered as a key issue to be addressed in the LDP.

Representation ref:	78
Body or person submitting a representation:	Scotia Homes Limited
Provision of the Development Plan to which the issue relates:	The CNP should include a policy on the housing land requirement and supply.
Modification sought by those submitting representation:	

Representation ref:	79
Body or person submitting a representation:	Mar Estate
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	The topics carried forward from the last Local Plan should be generally reviewed to make sure they are in line with national policy. In

	particular the issue of developer contributions and its impact on the deliverability of development is one that is currently subject of extensive debate.
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Representation ref:	84
Body or person submitting a representation:	Grantown and Vicinity Community Council
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Greater protection of culture, built and natural heritage. Safeguard Grantown Square regarding excessive or inappropriate advertising and parking etc.

Representation ref:	96
Body or person submitting a representation:	Strathspey Railway Company and Trust
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Tourism development is under-developed in policy proposals.

Representation ref:	108
Body or person submitting a representation:	Sheila Potter
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	Renovate abandoned farm buildings.

Representation ref:	109
Body or person submitting a representation:	R J Searle
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	The CNP should add 'Gaelic' to the topic around cultural heritage.

Representation ref:	111
Body or person submitting a representation:	Angus Council
Provision of the Development Plan to which the issue relates:	The broad approach set out in the MIR to land use planning in Cairngorm National Park and that part within Angus is generally supported. We support the preferred option.
Modification sought by those submitting representation:	

Supplementary Guidance

Supplementary guidance to support the next Local Development Plan.

Topics to be included as supplementary guidance	Existing supplementary planning guidance topics
<ul style="list-style-type: none"> • Cultural Heritage • Water Resources • Sustainable Design • Landscape • Carbon Emissions • Development Standards • Housing • Use of Resources • Natural Heritage • Sustainable Communities • Developer Contributions • Core Paths 	<ul style="list-style-type: none"> • Sustainable Design Guide • Open Space • Core Paths Plan • Natural Heritage • Water Resources • Conversion and Reuse of Existing Traditional and vernacular Buildings • Housing Development in rural Groups • Wildness • Developer Contributions • Carbon Emissions • Site Specific Development Briefs

Question 28

- Do you agree with the topics to be covered by supplementary guidance which will support the Local Development Plan?
- Do you agree that we use the general direction given in our current supplementary guidance as a starting point? Should the general direction given under these be revisited? If so, please indicate the way in which the direction should change to better achieve the guidance provided.
- Do you wish to put forward alternatives or additions which you think would be more appropriate?

Reference	Respondent's Name
16	The Mountaineering Council of Scotland
21	Roger Tozer
23	The Clouds Partnership
28	Alvie and Dalraddy Estates
40	Scottish Natural Heritage
43	The Highland Council
46	Blair Atholl and Struan Community Council
47	RSPB Scotland
49	Scottish Land and Estates
51	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
60	Forest Holidays LLP
63	SEPA (Scottish Environment Protection Agency)
67	Forest Enterprise Scotland
69	sportscotland
70	The Crown Estate
71	Dunachton Estate
74	Tactran
78	Scotia Homes Limited
79	Mar Estate
97	Keith Miller
111	Angus Council

Representation ref:	16
Body or person submitting a representation:	The Mountaineering Council of Scotland
Provision of the Development Plan to which the issue relates:	We welcome the commitment to formally adopt guidance on wildness, and consider this necessary to make effective use of the guidance. But we think the mapping could offer increased clarity.
Modification sought by those submitting representation:	The working map should be in zones, as it was presented in the draft version.

Representation ref:	21
Body or person submitting a representation:	Roger Tozer
Provision of the Development Plan to which the issue relates:	I agree with the topics to be covered by supplementary guidance which will support the Local Development Plan.
Modification sought by those submitting representation:	

Representation ref:	23
Body or person submitting a representation:	The Clouds Partnership
Provision of the Development Plan to which the issue relates:	We find the supplementary guidance topics and monitoring report, we consider them to be appropriate.
Modification sought by those submitting representation:	However, in drafting the LDP Policy and supplementary guidance, we would direct the NPA to the Reporter's findings of the Highland-wide LDP Examination and Aberdeenshire LDP Examination, particularly in regard to their consideration of objections to the quantity and detail contained in the Supplementary Guidance and the policy basis that they are prepared to support.

Representation ref:	28
Body or person submitting a representation:	Alvie & Dalraddy Estates
Provision of the Development Plan to which the issue relates:	We welcome supplementary guidance but have concerns that those tasked with writing these guidance documents may not be adequately equipped to provide this guidance.
Modification sought by those submitting representation:	

Representation ref:	40
Body or person submitting a representation:	Scottish Natural Heritage
Provision of the Development Plan to which the issue relates:	We welcome the proposal for Supplementary Guidance (SG) on Natural Heritage.
Modification sought by those submitting representation:	<p>As you will know, the licensing system for work which could affect bats is now administered by ourselves.</p> <p>Section 7.4 Other priority species - the first bullet point, last sentence, could include ancient and long-established semi-natural woodland. It would be useful to identify ancient woodland as a priority habitat.</p> <p>Section 7.10 Biosecurity - this section does not mention North American signal crayfish (NASC). It might be worth adding them to the first bullet point, or mention animals, since they are neither a plant nor a parasite. Raising the profile of NASC would be helpful, although we acknowledge that this is less likely to be a planning issue than species such as Japanese knotweed.</p> <p>Annex 3, page 12, 1st paragraph underneath the table - Insh Marshes is given as an example of overlapping designations, and the designations are listed. To help make the point, Insh Marshes is also designated as a Ramsar site.</p> <p>We welcome the intention for SG for Landscape, but query whether this could not be amalgamated into the Natural Heritage SG. It is for example unclear whether the present SPGs on Wildness and Open Space would feature within the proposed SGs on Natural Heritage or Landscape. Green Networks/Habitat Connectivity should feature within the Natural Heritage SG.</p> <p>We suggest SG is required for small scale renewable energy developments, although perhaps it is the intention that this should be included in the proposed 'Use of Resources' SG?</p>

Representation ref:	43
Body or person submitting a representation:	The Highland Council
Provision of the Development Plan to which the issue relates:	We note that developer contributions guidance capture even small developments. This approach is unlikely to tie in exactly with the Council's approach. Therefore we expect there to be two different values on developer contributions – one inside the Park area and in the other parts of Highland.
Modification sought by those submitting representation:	

Representation ref:	46
Body or person submitting a representation:	Blair Atholl and Struan Community Council
Provision of the Development Plan to which the issue relates:	We agree with the topics to be covered by supplementary guidance which will support the Local Development Plan. We agree that the general direction given in the current supplementary guidance should be used as a starting point.
Modification sought by those submitting representation:	

Representation ref:	47
Body or person submitting a representation:	RSPB Scotland
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	A policy on renewable energy should also be included here to ensure that any developments are compatible with the special qualities of the Park.

Representation ref:	49
Body or person submitting a representation:	Scottish Land and Estates
Provision of the Development Plan to which the issue relates:	We agree with the topics to be covered by supplementary guidance to support the LDP.
Modification sought by those submitting representation:	

Representation ref:	51
Body or person submitting a representation:	Scottish Government Directorate for the Built Environment, Historic Scotland and Transport Scotland
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	It may be useful to transfer the current Open Space guidance into the proposed supplementary guidance on either 'Development Standards', 'Sustainable Standards' or 'Sustainable Design'.

	<p>Briefs and master plans could be used to identify the type and quality of open space required on a development site and how it could be integrated within wider the network, and highlight specific criteria such as maintenance requirements or access for disabled people.</p> <p>There may be scope to broaden supplementary guidance on core paths to include green networks.</p>
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Representation ref:	60
Body or person submitting a representation:	Forest Holidays LLP
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	To enable comprehensive development, of large scale sites within the Park, we would welcome Site Specific Development briefs which involve interested stakeholders – specifically for Glenmore village.

Representation ref:	63
Body or person submitting a representation:	SEPA (Scottish Environment Protection Agency)
Provision of the Development Plan to which the issue relates:	We welcome the range of topics that will be covered by supplementary guidance to support the Local Development Plan and are in agreement that the general direction of the current supplementary guidance is used as a starting point for the emerging guidance.
Modification sought by those submitting representation:	We would particularly welcome additional supplementary guidance for site specific Development Briefs provide a good way of identifying both site specific constraints and environmental improvements that can be enabled very transparently.

Representation ref:	67
Body or person submitting a representation:	Forest Enterprise Scotland
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	There is a need to develop a spatial strategy which will help guide development of the built infrastructure of the Glenmore area.

Representation ref:	69
Body or person submitting a representation:	sportsscotland
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	We seek to be consulted on the development of proposed SPGs on water resources, landscape, use of resources, natural heritage and core paths.

Representation ref:	70
Body or person submitting a representation:	Crown Estate
Provision of the Development Plan to which the issue relates:	Of specific relevance to the Crown Estate is the Supplementary Planning Guidance on Housing Development in Rural Building Groups. We agree with the proposal to use the direction given in the current supplementary guidance as a starting point to revisit the range of guidance, particularly with Housing Development in Rural Building Groups.
Modification sought by those submitting representation:	We request that the range of supplementary guidance published by CNPA will reflect the policies within the Local Development Plan and allow for a period of public engagement and comment on the proposed guidance.

Representation ref:	71
Body or person submitting a representation:	Dunachton Estate
Provision of the Development Plan to which the issue relates:	Of specific relevance to the Crown Estate is the Supplementary Planning Guidance on Housing Development in Rural Building Groups. We agree with the proposal to use the direction given in the current supplementary guidance as a starting point to revisit the range of guidance, particularly with Housing Development in Rural Building Groups.
Modification sought by those submitting representation:	We request that the range of supplementary guidance published by CNPA will reflect the policies within the Local Development Plan and allow for a period of public engagement and comment on the proposed guidance.

Representation ref:	74
Body or person submitting a representation:	Tactran
Provision of the Development Plan to which the issue relates:	We agree with the topics covered by supplementary guidance which will support the Local Development Plan.
Modification sought by those submitting representation:	

Representation ref:	78
Body or person submitting a representation:	Scotia Homes Limited
Provision of the Development Plan to which the issue relates:	
Modification sought by those submitting representation:	The MIR refers to supplementary guidance being provided on 'Housing' – we request this is extended to cover 'Affordable Housing'.

Representation ref:	79
Body or person submitting a representation:	Mar Estate
Provision of the Development Plan to which the issue relates:	We agree with the issues identified on the basis that they are reviewed to ensure they are in line with national policy.
Modification sought by those submitting representation:	

Representation ref:	97
Body or person submitting a representation:	Keith Miller
Provision of the Development Plan to which the issue relates:	The guidance on natural heritage, water resources, and landscape needs to be sufficiently clear and robust to achieve real protection, conservation and enhancement of habitats, plants, animals, biodiversity, landscape and wildness of the Cairngorms.
Modification sought by those submitting representation:	

Representation ref:	111
Body or person submitting a representation:	Angus Council
Provision of the Development Plan to which the issue relates:	The broad approach set out in the MIR to land use planning in Cairngorm National Park and that part within Angus is generally supported. We support the preferred option.
Modification sought by those submitting representation:	