
CAIRNGORMS NATIONAL PARK AUTHORITY

FOR DECISION

Title: LOCAL DEVELOPMENT PLAN 2020 –
RESPONSES TO MAIN ISSUES REPORT

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Purpose of Report

To update the Planning Committee on the responses to the consultation on the Main Issues Report and to seek direction on the content of the Proposed Local Development Plan.

Recommendation

That the Planning Committee:

- i. **Note the summary of responses to the Main Issues Report, as outlined in Appendix 2;**
- ii. **Agree the recommendations for each of the main issues and settlements in Appendix 2 to provide direction on the content of the Proposed Local Development Plan; and**
- iii. **Authorise a focused consultation on the additional new site allocations proposed in response to MIR comments, to be undertaken over a period of 6 weeks beginning in August**

Background

1. Planning authorities in Scotland are required by law to publish a Local Development Plan (LDP) for their area. In line with current legislation, the LDP must be kept up-to-date and reviewed at least every five years. The current LDP for the Cairngorms National Park was adopted in 2015 and must therefore be replaced in 2020.
2. The process for producing the new LDP includes a number of stages of consultation. The first of these was a public consultation on the Main Issues Report (MIR), which took place from 17 November 2017 to 2 March 2018.
3. This report includes a summary of the MIR consultation responses and seeks direction on how they should be used to inform the Proposed Local Development Plan.

Main Issues Report Consultation

4. The MIR outlined the CNPA's views on the key issues that the new LDP will need to address and the potential options for tackling them (including both preferred options

and other reasonable alternatives). The consultation sought comments on these issues and options.

5. Copies of the MIR documents were made available for viewing in CNPA's offices, at all public libraries within the Park, and on CNPA's website. All statutory and key stakeholders were notified at the start of the consultation and hard copies of the MIR were provided to all Community Councils within the Park.
6. A programme of events was undertaken to support the consultation. Events were held in nine locations across the National Park to enable as many people as possible to attend. CNPA officers also offered to attend Community Council meetings during the consultation period and five Community Councils took up this offer. Discussion sessions were also held with the Cairngorms National Park Developers Forum, the Cairngorms Business Partnership, and the Aviemore Business Association. In total, over 300 people attended the consultation events and discussion sessions.
7. Extensive use was also made of the CNPA's website and social media to promote the consultation. The MIR webpage was viewed extensively, with 6,900 visits being recorded during the consultation period. 104 posts were placed on Facebook and Twitter, with a combined total of over 3,000 users either clicking on information links, commenting, sharing/retweeting or 'liking' these posts.
8. A total of 329 formal responses were received to the MIR consultation from a range of organisations and private individuals¹. An infographic showing the overall extent of engagement during the consultation period is included at Appendix I.

Summary of Consultation Responses and Approach to Proposed LDP

9. Appendix 2 provides a summary of the MIR consultation responses, organised by main issue and settlement. It also provides a discussion on the comments received and sets out recommendations on how the Proposed LDP should be developed having regard to the consultation responses.
10. For the most part, it is recommended that the preferred options outlined in the MIR should be used as the basis for the Proposed LDP.
11. However, a range of minor changes are recommended in response to consultation comments. These include a limited number of new site allocations that were suggested by consultees and are considered appropriate for incorporation in the Proposed LDP. As these were not subject to wider public consultation through the MIR itself, and in order to comply with best practice guidance, it is recommended that an additional focused consultation be undertaken on these new site proposals. Subject to Committee approval, this consultation would be undertaken over a period of 6 weeks beginning in August.

¹ Copies of the original consultation responses, redacted to remove personal information, are available online.

12. A small number of more significant changes are recommended in response to the MIR consultation comments. These include the following proposals:
- i. To identify An Camas Mòr as a 'strategic-scale planning consent' rather than a 'strategic settlement' within the settlement hierarchy. This is to differentiate it from existing strategic settlements but retain recognition of its strategic role in the overall development land supply
 - ii. To increase the affordable housing requirement for Ballater and Braemar to 45% in light of new evidence that has emerged since the publication of the MIR
 - iii. To not allocate preferred sites AB023 in Braemar and THC016 in Dalwhinnie within the Proposed Plan as a result of concerns from the Scottish Environment Protection Agency on flood risk grounds
 - iv. To consider extending the boundary (although not the overall housing capacity) of the HI site in Ballater and relocating the proposed area of new open space. This is to take account of new flood risk information and provide greater certainty in terms of site delivery
 - v. To consider identifying AB022 in Braemar as a long-term development site to be delivered over several phases, including an indicative first phase allocation of 20 houses
 - vi. To reduce the capacity of the HI site in Carr-Bridge to 36 dwellings and decrease the site area accordingly

Next Steps

13. Subject to Committee approval, the recommendations in Appendix 2 will be used as the basis for preparing the Proposed LDP. The Proposed LDP will be presented to the CNPA Board for consideration and approval before being published for a further period of public consultation.
14. It is currently anticipated that the Proposed LDP will be published for consultation in November 2018.
15. Following the consultation, the Proposed LDP will be submitted for Examination. The Examination will be undertaken by a Reporter appointed by Scottish Ministers, who will consider any outstanding objections to the Proposed LDP. At the end of the process the Reporter will publish an Examination Report, which will set out a list of any recommended modifications to the Proposed LDP. The CNPA must then make these modifications before adopting the final version of the LDP.

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Appendices

1. Infographic of extent of engagement during the MIR consultation period
2. Summary of MIR responses and recommended actions