

Cairngorms National Park, Local Plan Public Enquiry: -

Additional written response from Ballater and Crathie Community Council 10th March 2009.

Ballater and Crathie Community Council wishes to continue the previous objections. The general thrust of the Plan is that houses are coming before business- support. Affordable houses are required but while the social need for these is great, people need to see the possibility of work locally. There should also be provision for business premises.

Ballater and Crathie Community Council still considers the Craighendarroch Complex as part of our settlement because of the relationship with local businesses and services.

The area between Monaltrie House and the first Scotia Homes development should be maintained as part of a 'greenway' from Craighendarroch Hill to the Dee.

Many people in Ballater, enjoying the present size and ambience of the area, strongly oppose eastern enlargement. However, in the view of the Community Council, a majority very much want to see the established need for social and affordable housing to be fulfilled and a more balanced demographic community maintained.

With the present financial regime, this requires private development at the same time. The work of the Princes' Foundation for the Built Environment offers a reasonable opportunity to discuss methods of retaining community cohesion and the least removal of land from food production with sustainable use of resources, including energy.

Ballater and Crathie Community Council wishes to see further discussion of the CNPA Design Guide and business opportunities, in full discussion of plans by the whole community.

1.12. Deposit Plan. Individual plans should be specific. The Dee Catchment area is now established and the latest local flooding report has not been fully published.

Concerns from local knowledge, as well as questions on the compromises reached in changes on development, both economic and climatic, remain.

With the new Aberdeen/Aberdeenshire Structure Plan requiring large abstraction from the Dee we are concerned lest this destroys the Dee fishery by restricting access from the sea to the river at low levels.

4.65 Water Resources –and Sustainable Design Guide. We consider that this policy needs to be reviewed and to be more specific. Exceptional rainfall must change perceptions when considering the 2006 SEPA flood-risk predictions. If the flood-plain area designated by the Park Local Plan for housing development is to be implemented, major flood defences could be necessary on the Dee to prevent flooding of the H1 area

and other areas already developed and identified on that flood-risk map. **Policy 13b** makes the developer responsible in this risk. There is no detail of upstream retention or the condition of the Dee banking near Sluvanichie, for instance, where erosion continues and previous attempts at reinforcement have not continued. The systems for Ballater will not be adequate for a large development as there is only capacity for water supply for 52 units and only 26 units for sewage. (*source: Scottish Water*)

5.1-3 Ballater came into existence as a residential place for enjoyment of the 'Spa waters' and retirement from the local glens as well as Aberdeen. Its history is very different from that of other places in the Park. It is the view of the Community Council that without the present-day newcomers Ballater will fail, for they help to boost the village economy. The Community Council believes that land must be available for high value housing for such persons, which will help to subsidise affordable housing in the form of Planning Gain.

5.17 The Community Council fully agrees with the need for good design in future developments and supports the work of the Prince's Foundation for the Built Environment and discussion of proposals for the future of Ballater, with emphasis on the use of good environmental design and materials in keeping with the style of the village. We hope therefore that the Park Authority will recognize this and act on these proposals.

5.12-20 The need for sustainable business is a matter of prime concern. Ballater's needs are different from those of other settlements particularly those in the west of the Park, where commercial development is strong. Ballater needs incentives for new businesses to come to the village. The cost of renting the few industrial units is high. We hope the Plan will highlight the need for Government agencies to encourage new business by any means that may be available in other areas. There is also a need for integrated workshops.

5.25-6 Since our original submission, housing figures, kindly supplied two years ago from the Stonehaven housing department, show great social need for affordable housing, but even allowing for a 40% provision for affordable housing, the total figure of 250 houses may be too high. Downsizing for elderly people would allow moves for family housing and continue the 'mixed' community which is so greatly prized and enjoyed by many of us.

5.7-41 Again these points ignore the difference between the east and west of the Park. Aberdeenshire development is now concentrated on the coastal and Huntly corridors while Invernesshire and Moray boom. The number of affordable houses required for Ballater people was given at about 100 in 2006, but the requirements of the Homeless Acts are such, that the very few socially-rented houses that become vacant, are frequently (recently 2 out of 3) allocated to people from other areas, doubling the anti-social effects of larger-family break-ups and increasing travel-to-work for those in more fortunate circumstances. This is contrary to the 'sustainable' clause in the National Park Act.

Policy 23/24 We are in agreement with the policies of mixed development. The Community Council members, as individuals who have listened and watched as the consultations took place, seeing loss of young people from the area, few opportunities for apprenticeships and difficulties for essential people in finding housing on comparatively low incomes from professions like teaching and nursing, believe this is an effective way forward. There should be positive discrimination in favour of local applications for social housing. We want to keep the character of our beautiful village. It delights visitors and residents alike and is expected that most of the desirable features can be retained in the full consultation of the Prince's Foundation for the Built Environment concepts, expected shortly. We find it interesting that so many of these concepts are discussed in the latest Scottish Executive consultation on 'Street Design'.

6.5-9 If stay-at-home holidays increase, there will be pressure to find land for hotel or self-catering buildings after the recent loss of two hotels in the previous decline.

6.11.18 Designated land is still required at the east side of Monaltrie Park for car and coach parking through the tourist season as well as for the Highland Games. This reduces the area for building, so flats and mixed residential, business and retail areas according to the Principles of the Prince's Foundation for the Built Environment should be considered.

Any new development on H1 should be entered by a round-about off the A93 situated with clear sight-lines, thus reducing speeds of motor vehicles to Ballater and giving safe access.

Facilities for active recreation for all ages in Ballater need to be improved. Recent interest in the Out-Door Centre (the former Old School) by both Aberdeenshire and the CNPA is encouraging for both cultural and learning activities. There is a current lack of indoor interests for tourists.

The Victoria and Albert Halls committee is attempting refurbishment and development and should be helped in achieving sustainable heating systems and greater use.

There should be no reduction in amenity walking and cycling and greater explanation and understanding of suitable behaviour in the unique countryside.

There is potential for instruction in field sports but no easy access to police and Health and Safety clearance courses. The recent application for a multi-sports field in Monaltrie Park is a beginning.

Settlement Proposals:

BI/H1 As above : this area is on the small side for 250 houses laid out like the recent developments. Potential gap-sites within the present village boundaries may help with perhaps 20 houses in all. The sewage system will require upgrading before any further big developments can occur. The water supply, though recently enlarged, has yet to show that it can cope with demand. The requirement to truck water from Bridge of Canny in drought may relieve the situation for Ballater, but it will be some years before the new capacity is fully tested.

Again, we should like to thank the members of the C.N.P.A. Planning Team for their courtesy and help in the process of examining and responding to the Local Plan over the recent years. It has not been easy for any of us but we are grateful for the presence and support of our new residents in Ballater.

Contact for Ballater and Crathie Community Council, Mrs A.J. Angus, Darroch Den, Hawthorn Place, Ballater AB 35 5QH. e-mail jane.angus@homecall.co.uk 0133 97 56260

FIRST CHOICE WAITING LIST BALLATER
From Aberdeenshire Council Housing List March 09
Affordable Housing.

Application Question	1st Choice of Area	Yes	No	Blank/No answer	Total
Is applicant interested in low cost housing?	Ballater	56	0	38	94
Is applicant interested in shared ownership?	Ballater	33	23	38	94
Is applicant interested in other Housing Initiatives?	Ballater	56	38	0	94

09/11

All Shortlists by Area & APT Code. Data Last Refreshed 27/08/2007

NB This report counts the number of application references shortlisted against each Allocations Property Type Code and will be used to determine Low Demand Properties, however it should be noted that each Application Ref may be eligible for multiple property sizes & types within each choice of area. Therefore this is not an indication of the actual number of Waiting List Applications

Marr

v-APT Settlement Code	Allocations Property Type Code(Query 2 with FIRSTHOU)	Allocations Property Type(Query 2 with FIRSTHOU)	Number of Applications
BALTR	BALTR1BU	Ballater 1 Bedroom Bungalow	158
	BALTR1HS	Ballater 1 Bedroom House	159
	BALTR1SC	Ballater 1 Bedroom Sheltered Cottage	13
	BALTR1SF	Ballater 1 Bedroom Sheltered Flat	13
	BALTR2BU	Ballater 2 Bedroom Bungalow	104
	BALTR2FL	Ballater 2 Bedroom Flat	59
	BALTR2HS	Ballater 2 Bedroom House	108
	BALTR3BU	Ballater 3 Bedroom Bungalow	43
	BALTR3HS	Ballater 3 Bedroom House	46
	BALTR4HS	Ballater 4 Bedroom House	23
BALTR			

v-APT Settlement Code	Allocations Property Type Code(Query 2 with FIRSTHOU)	Allocations Property Type(Query 2 with FIRSTHOU)	Number of Applications
BRMAR	BRMAR1BU	Braemar 1 Bedroom Bungalow	73
	BRMAR1HS	Braemar 1 Bedroom House	74
	BRMAR2BU	Braemar 2 Bedroom Bungalow	48
	BRMAR2HS	Braemar 2 Bedroom House	50
	BRMAR3BU	Braemar 3 Bedroom Bungalow	24
	BRMAR3HS	Braemar 3 Bedroom House	28
BRMAR			

v-APT Settlement Code	Allocations Property Type Code(Query 2 with FIRSTHOU)	Allocations Property Type(Query 2 with FIRSTHOU)	Number of Applications
CTHIE	CTHIE2BU	Crathie 2 Bedroom Bungalow	38
	CTHIE2HS	Crathie 2 Bedroom House	38
	CTHIE3BU	Crathie 3 Bedroom Bungalow	18
	CTHIE3HS	Crathie 3 Bedroom House	21
	CTHIE4BU	Crathie 4 Bedroom Bungalow	11
	CTHIE4HS	Crathie 4 Bedroom House	12
CTHIE			

Low Cost Ownership Option

Is Applicant Interested in Low Cost Ownership?	Town of Application Address	BALLATER	BRAEMAR	CRATHIE	Sum:
Blank	ABOYNE	1	1		2
	BALLATER	23	1		24
	BIRKHALL	1			1
	BRAEMAR		1		1
	COCKBURNSPATH	1			1
	INVERNESS	1			1
	OLD DEER	1			1
	SHOTTS	1			1
	STONEHAVEN	1			1
	TARLAND	1			1
		1			1
Blank	Sum:	32	3		35

Yes	ABERDEEN	6			6
	ABOYNE	4			4
	BALLATER	31	1		32
	BALLINDALLOCH		1		1
	BANCHORY	2			2
	BLACKBURN	1			1
	BLAIRGOWRIE		1		1
	BRAEMAR	2	4	1	7
	CRATHIE		1		1
	ESSEX	1	1		2
	GLASS	1			1
	HUNTLY	1			1
	KINCARDINE O NEIL	1			1
	MANCHESTER	1			1
	NEWMARKET	1			1
	NO FIXED ABODE		2		2
	PETERHEAD		1		1
	PORTLETHEN		1		1
	SOUTHEND ON SEA	1			1
	STRATHDON	1			1
Yes	Sum:	54	13	1	68

	Sum:	86	16	1	103
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Household Type

	BALLATER	BRAEMAR	CRATHIE	Sum:
Couple 1 Other - 2 bedrooms	8			8
Couple 2 Others - 2 bedrooms	2			2
Couple 2 Others - 3 bedrooms	4	1		5
Couple 3 Others - 3 bedrooms	1	1		2
Couple 3 Others - 4 or more bedrooms	1			1
Couple 4 Others - 4 or more bedrooms	1			1
Couple (Age Range 16-54) - No others 1 bedroom	7	2		9
Couple (Age Range 16-54) - No others 2 bedroom	1			1
Couple Elderly (Age Range 55+) - 1 other 2 bedrooms	2			2
Couple Elderly (Age Range 55+) - no others 1 bedroom	10	2		12
Multiple Applicants 2	1	2		3
Single Person 1 Other - 2 bedrooms	3	1	1	5
Single Person 2 Others - 3 bedrooms	3			3
Single Person 3 Others - 3 bedrooms	1			1
Single Person 3 Others - 4 or more bedrooms	1			1
Single Person (Age Range 16-54) - No others 1 bedroom	18	4		22
Single Person Elderly (Age Range 55+) 1 other 2 bedroom	1	1		2
Single Person Elderly (Age Range 55+) - no others 1 bedroom	21	2		23
	86	16	1	103

Age of Main Applicant

	16-18 Yrs	19-24 Yrs	25-40 Yrs	41-55 Yrs	56-74 Yrs	75+ Yrs	Sum:
BALLATER	1	14	24	11	28	8	86
BRAEMAR		1	5	3	7		16
CRATHIE			1				1
Sum:	1	15	30	14	35	8	103

**Waiting List Applications Where First Area of Choice is Ballater or Braemar
as at 27-08-2007**

Originating Area

Area of Application Town	First Area Choice/Application Town	BALLATER	BRAEMAR	CRATHIE	Sum:
BUCHAN	OLD DEER	1			1
	PETERHEAD		1		1
BUCHAN	Sum:	1	1		2

GARIOCH	BLACKBURN	1			1
GARIOCH	Sum:	1			1

KINMEARNS	PORTLETHEN		1		1
	STONEHAVEN	1			1
KINMEARNS	Sum:	1	1		2

MARR	ABOYNE	5	1		6
	BALLATER	54	2		56
	BALLINDALLOCH		1		1
	BANCHORY	2			2
	BIRKHALL	1			1
	BRAEMAR	2	5	1	8
	CRATHIE		1		1
	GLASS	1			1
	HUNTLY	1			1
	KINCARDINE O NEIL	1			1
	NO FIXED ABODE		2		2
	STRATHDON	1			1
	TARLAND	1			1
	MARR	Sum:	70	12	1

OUTWITH	ABERDEEN	6			6
	BLAIRGOWRIE		1		1
	COCKBURNSPATH	1			1
	ESSEX	1	1		2
	INVERNESS	1			1
	MANCHESTER	1			1
	NEWMARKET	1			1
	SHOTTS	1			1
	SOUTHEND ON SEA	1			1
	OUTWITH	Sum:	13	2	

	Sum:	86	16	1	103
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