

For the of attention of  
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### Modification of Deposit Local plan

#### Statement of Case by CNPA

Dear Sara,

We wish to submit to the Reporters further evidence in our response to the "Statement of Case CNPA response" as you indicated in your letter dated 9<sup>th</sup> April.

OUR REPOSE RE Settlements H1

**Ref 4.1** the number of affordable houses given by CNPA for Upper Deeside is given as 29 units per year. This number is disputed and does not even correlate with the studies and conclusion established by Aberdeenshire Ratified Local Plan, much of which CNPA have chosen to ignore. It should also be noted that the Aberdeenshire Local plan did not anticipate **any development in area F1** (now designated as **part of HI** by CNPA) **within five years of the ratification of the Plan**

Refer to page 435 of Aberdeenshire Local Plan Extract for Mar –Mar Housing Allocations (see enclosure 1)

I also wish to draw attention to the fact the Aberdeenshire Local Plan Mar Extract indicates no requirement for housing allocation till 2011/2016 (page 435) \*and only then if necessary in area F1 (see enclosure 2)

The area of land designated for future development by Aberdeenshire Local plan was much smaller than that proposed by CNPA revised Local Plan. (See page 306 of the Aberdeenshire Local Plan extract for Mar. It should also be noted that the area proposed for development by CNPA in the CNPA **Draft Local Plan** was in fact identical to the Aberdeenshire Local Plan.

Was it changed to suit the Princes Foundation Enquiry by design proposals for Ballater development?

I must again draw attention to the fact that Aberdeenshire County Council is the only elected body which represents the residents of Ballater.

The Aberdeenshire Local Plan Extract for Mar was adopted by Aberdeenshire Council and Cairngorm National Park on the 30<sup>th</sup> June 2006 and signed on behalf of the CNPA by Don Mc Kee (see enclosure 3)

CNPA refer to the three day workshop conducted by the Princes Foundation of which I was a member. I have to point out that the area of development land being discussed at that workshop was the F1 area approved by Aberdeenshire Local Plan. It was not until much later (July 2008) that the Ballater Summary Report was in fact made public and attracted great consternation from the residents of Ballater due to the large increase in the proposed development area. It is clear from subsequent meetings and petitions by Ballater residents, that the Princes Foundation Proposals no longer enjoy the support of the community. The Princes Foundation was due to have a further workshop in November 2009 but appear to have postponed this. It should be further noted that the 2006 Workshop established that the development of the area was to be over a twenty-five year period. (See enclosure 4: A copy of page 3 from Princes Foundation Ballater Summary Report) the TPF Workshop and subsequent Summary Report (published two years later) is just not correct, either in time scale of the proposed development or on scale of development. The Park published in July 2007 the "Local Plan – Deposit for Consultation" which shows on page 73 a revised map of the proposed development for Ballater and even that map shows a much smaller area than that now proposed by CNPA (see enclosure 5)

**Ref 8.2** As I stated above, I attended in my capacity as a **member of Ballater & Crathie Community Council**, the three day workshop "Enquiry By Design" conducted by the Princes Foundation and in no way does the CNPA Local Plan reflect what was discussed at that workshop. This is why the B&CCC now have objections to Park Plan as do most people in Ballater. We still believe in the ethos of the Princes Trust traditional "Ballater Style" design and the use of traditional materials so as to preserve the "French Village" style of the village but do not in any way support the now enlarged scale of the proposals.

CNPA quote that Scottish Enterprise Grampian as saying "the allocation (of housing) was not sufficient and are of the view that employment follows" Anyone who can remember the disaster of the housing developments at Cumbernauld or East Kilbride will know that the jobs did not follow and has become a ghetto of unemployment and deprivation. No example for us to follow.

**Ref 8.4**

As stated above in ref 8.2 The Princes Foundation workshop was supported by some of those local residents who were invited to take part, as a concept for good traditional style of housing for future developments, but at no time was it envisaged as a development of the size later proposed. The concept put to the attendees was of a Poundbury Dorset model where industry (jobs) had to go hand in hand with housing development. Page 17 of the TPF Summary Report page 17 map indicates low density housing with land allocation for factory, hotel and amenity none of which appear in the CNPA Local Plan. All of this taken as a long term possible development over 25 years or more. The CNPA Local Plan is for a period of only **5 Years** which would hardly reflect the proposal in the TPF Summary Report for phase 1 (see page 27 of the TPF report) CNPA have cherry picked from the long term TPF proposal and condensed it into a 5 year plan.

**Ref 8.15** As stated above the CNPA is misrepresenting the TPF Summary as being

- 1) Acclaimed by the residents of Ballater as the way to go, the people of Ballater did not endorse the TPF proposal; they did not even see the proposal till recently.
- 2) The people of Ballater have totally rejected the proposal for a 250 house development

- 3) The TPF have not proved the need for even a quarter of the affordable house proposed
- 4) The TPF Enquiry by Design project for Ballater was sponsored by Scotia Homes ( see page3 of TPF Summary) and that must have an influence on both the CNPA proposal and to quote from the CNPA response to 8.15 *it has regard to affordability and ensuring an efficient use of land* The recent developments by Scotia Homes, some 85 units, built over a period of more than 10years is certainly "low density" but so too is the proposal in the TPF Summary (*low and medium density*) see TPF Summary map page 17.

The last and most important question not answered by CNPA local plan is; is there a need for development at this time? Private residential houses for sale in Ballater, are in many cases taking up to a year to sell. Planning gain money has been available to Aberdeenshire C. for more than two years to build Social Housing yet no effort has been made to even submit planning applications.

Aberdeenshire having been recently awarded a large grant from the Scottish Government for the construction of Social Housing; do not plan to spend any of that grant for Ballater. Which indicates that Aberdeen C. do not consider the low cost housing need in Ballater to be significant.

We humbly ask the Reporters to give consideration to our further response and explanation to our objections and rebuttal of the CNPA response to our objection.

James & Evelyn Sunley