

**Policy/site ref** Settlements - An Camas Mor  
**Objector Ref** Name Jim Cornfoot  
432c 63 Corrou Road  
Aviemore  
PH22 1SS

**Agent Name**

**Company**

**Summary of objection to Deposit Local Plan**

The site is an important habitat and is already under pressure from the growth of Aviemore. There is not a need for the development and most houses will be

holiday homes, or used by commuters. The proposal should be removed from the Plan and housing allocations should concentrate on existing villages allowing them

to grow gradually. The river area should be protected as an important natural resource.

**CNPA analysis of objection to Deposit Local Plan**

This site, previously allocated within the Highland Council Local Plan in 1997 has been considered a realistic concept to providing for the housing needs of the

Badenoch and Strathspey area since the creation of the National Park Authority. Further information will be provided as a result of this review to detail the numbers

of houses needed across the Park, and how these houses will be provided for local people at affordable prices and held that way in perpetuity. The development of

An Camas Mor will require careful consideration to be given to the surrounding landscape and natural heritage interests and the CNPA will work closely with all

involved to ensure this is done to an appropriate standard. Confirm existence of site within the current Highland Council Plan and so this plan has continued the

allocation.

Confirm environmental impact assessments which will be required to support any proposal for development.

**Proposed 1st Modification**

No modification proposed.

**Objection maintained**

**Policy/site ref** Settlements - An Camas Mor  
**Objector Ref** Name Fred Mackintosh  
472i The Highland Council

**Agent Name**

**Company** The Highland Council

**Summary of objection to Deposit Local Plan**

In relation to the An Camas Mor, suggest considering the provision of a northern link road to connect the new settlement with B9152.

**CNPA analysis of objection to Deposit Local Plan**

The development of this site will require many detailed assessments including a transport assessment which should assess all options to link the settlement to the

existing road network and neighbouring settlements. The wording of the supporting text will be amended to clarify the position.

**Proposed 1st Modification**

Add sentence to road network and linkages to 3rd para.

**Response to 1st modification objections**

No further representation made from THC.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref Settlements - An Camas Mor**

**Agent Name**

**Objector Ref Name** Dr A M Jones

400i(g) Badenoch and Strathspey Conservation Group  
Fiodhag  
Nethybridge  
PH25 3DJ

**Company** Badenoch and Strathspey Conservation Group

**Summary of objection to Deposit Local Plan**

A new town in the Park is inappropriate and contrary to the 1st aim of the Park.

**CNPA analysis of objection to Deposit Local Plan**

This site, previously allocated within the Highland Council Local Plan in 1997 has been considered a realistic concept to providing for the housing needs of the

Badenoch and Strathspey area since the creation of the National Park Authority. Further information will be provided as a result of this review to detail the numbers

of houses needed across the Park, and how these houses will be provided for local people at affordable prices and held that way in perpetuity. The development of

An Camas Mor will require careful consideration to be given to the surrounding landscape and natural heritage interests and the CNPA will work closely with all

involved to ensure this is done to an appropriate standard. The policy wording and its delivery aspirations will be cross checked against all the aims of the Park to

ensure that no conflict or contradiction exists. Where there is any such contradiction the appropriate changes will be made to the wording in the Local Plan.

Confirm existence of site within the current Highland Council Plan and so this plan has continued the allocation. The assessment of any proposal on the site will be

balanced against all aims of the Park and development will only occur where it does not conflict with these or the policies of the Local Plan.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

Object to entire proposal.

A new town in the CNP and a NSA is wholly inappropriate and conflicts with all 4 aims of the Park.

We further object to the statement that this will be a 'sustainable' community. We see little reason why any significant degree of sustainability will be attained that

could not be attained in any other area of new build housing.

Object to the statement that implies that An Camas Mor will not have significant effects on the environment or the overall integrity of the NSA. It is not clear what

the CNPA considers would have an impact on the integrity of the NSA if an entire new town does not.

**CNPA analysis of objections to 1st modifications**

The position regarding site allocations at An Camas Mor has not changed. Therefore no modification is proposed.

**Objection maintained****Policy/site ref Settlements - An Camas Mor**

<b>Objector Ref</b>	<b>Name</b>	Rothiemurchus Estate
446c	Estate Office	
	Aviemore	
	Inverness-shire	
	PH22 IQH	

**Agent Name** Howard Brindley Consulting

26 Holm Park  
Inverness  
1V2 4XT

**Company** Rothiemurchus Estate**Summary of objection to Deposit Local Plan**

The concept of a new community at An Camas Mor has existed since 1988 and as a result of its inclusion in the Badenoch and Strathspey Local Plan screen planting

to provide the new community with a woodland setting was commenced in 1995. Work will begin shortly on the EIA of the Indicative Land Use Plan and in

drawing up the work schedule, it is noted that the indicative Settlement Boundary (page 65) covers an area that is smaller than that in the Badenoch and Strathspey

Local Plan 1997. It is appreciated that this new boundary follows the line of the proposed built up area shown in the Estate's Indicative Land Use Plan. However this

line may change as the Indicative Plan is worked up into a more detailed Master Plan. It also excludes key areas that are vital to the woodland setting of the new

community. The plan should therefore be extended to allow for flexibility and the woodland setting, and this boundary should be agreed in discussion with the

Estate's team and the Park's officials during the Deposit Plan's consultation process. Also the map in the Local Plan does not indicate desire lines for the access links

to the new community site from Aviemore both for vehicles and pedestrians and cyclists, or any policy for the land between the new community boundary and the

River Spey. Again these are vital to the effectiveness of the new community.

**CNPA analysis of objection to Deposit Local Plan**

The comments regarding the settlement are noted, and the boundary of the area will be reviewed in light of these comments, to assess the potential impacts which

may result. The supporting text to the settlement will also be reviewed to ensure an appropriate level of clarity is included to explain those forms of development

which are expected within and outwith the boundary.

**Proposed 1st Modification**

Amend boundary to reflect 1997 boundary.

Add detail to clarify access arrangements.

**Response to 1st modification objections**

An Camas Mor – the previous objection requested that the boundary of the proposed new community be changed to the original shown in the previous local plan.

This revised boundary has been included in the modifications. Additionally the text has been modified to clarify timescales and the content of the transport

assessment and the master plan. Consequently the Estate’s objection is withdrawn.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

<b>Policy/site ref</b>	<b>Settlements - An Camas Mor</b>
<b>Objector Ref</b>	<b>Name</b>
398f	The Clouds Partnership Kinakyle Aviemore

<b>Agent Name</b>	John Wirght Strutt and Parker 28 Melville Street Edinburgh EH3 7HA
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**Company**

**Summary of objection to Deposit Local Plan**

The local plan makes an assumption that development at An Camas Mor will commence within the 0-5 period and assumes that 100 homes will be provided within

this. Despite being allocated in the 1997 Highland Council Local Plan no houses have been provided in the past ten years. The necessary infrastructure required

will require major research prior to the submission of a planning application. Therefore the objection questions the ability of the site to provide any effective housing

land during the 0-5 year timeframe. The housing allocations are therefore questioned. Together with the Table 4 indicates that any development for Aviemore

beyond the 10 year period will be accommodated in An Camas Mor. The site cannot accommodate all the housing options in the Aviemore housing market area.

SPP3 clearly states that a choice of residential environment is desirable. The objection therefore states that there is an over-reliance on An Camas Mor for the provision of all housing numbers in the Aviemore area.

The CNPA should therefore consider including alternative land at Kinakyle, Aviemore as an effective housing site in the emerging Local Plan.

#### **CNPA analysis of objection to Deposit Local Plan**

The development of the site will require many detailed assessments including the preparation of a masterplan to establish the break down of various land uses within

the settlement, and a transport assessment to assess the impact on the surrounding area. The CNPA will continue to work closely with the developers of An Camas

Mor to ensure realistic timeframes for delivery of the site. Confirm confidence in the effectiveness of An Camas Mor and therefore no need for additional land to be allocated.

#### **Proposed 1st Modification**

No modifications proposed.

#### **Response to 1st modification objections**

Please find enclosed completed objection forms for the above consultation. From the enclosed you will see that we have maintained our objections to the following:

Policy 1 - development in the Cairngorms National Park

Table 4 - phased land supply

S7 Settlement proposals - Aviemore

S7 Settlement proposals - An Camas Mor

We look forward to hearing from you to discuss these objections in more detail. **CNPA analysis of objections to 1st modifications**

The position regarding the allocation of land at An Camas Mor has not changed, and as such no modifications are proposed.

#### **Objection maintained**

**Policy/site ref**    **Settlements - An Camas Mor**

**Objector Ref**    **Name** Susan Davies

465z-e                    Scottish Natural Heritage

Great Glen House

Leachkin Road

Inverness

**Agent Name**

**Company** Scottish Natural Heritage

#### **Summary of objection to Deposit Local Plan**

Agree with your assessment that this proposal could have significant effects on the River Spey SAC, and note that development will only be permitted if it will not

adversely affect the integrity of this site. The impacts of the roads and other infrastructure and services to this proposed settlement could be as significant as the

impacts of the settlement itself. These associated impacts should also be considered in determining effects on the natural heritage.

Given the location within the Cairngorm Mountains NSA and in accordance with an appropriate and detailed masterplan, sensitive and very high quality settlement and building design, layout and siting, including woodland management will be needed.

**CNPA analysis of objection to Deposit Local Plan**

The development of the site will require many detailed assessments including the preparation of a masterplan to establish the break down of various land uses within the settlement, and a transport assessment to assess the impact on the surrounding area. The wording of the settlement proposal will be amended to reflect this.

**Proposed 1st Modification**

Add sentence to final para to confirm that only the highest standards of design will be acceptable.

**Response to 1st modification objections**

No further representation received regarding this issue.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

<b>Policy/site ref</b>	<b>Settlements - An Camas Mor</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Anne MacNamara, Planning Directorate	
423f	Scottish Government	
	Victoria Quay	
	Edinburgh	
	EH6 6QQ	<b>Company</b> Scottish Government

**Summary of objection to Deposit Local Plan**

The proposal should specify a need to undertake a detailed transport assessment that addresses the requirement of SPP17 and examines the potential impact on the A9.

**CNPA analysis of objection to Deposit Local Plan**

The development of the site will require many detailed assessments including the preparation of a masterplan to establish the break down of various land uses within the settlement, and a transport assessment to assess the impact on the surrounding area. The wording of the settlement proposal will be amended to reflect this.

**Proposed 1st Modification**

Add sentence at end of 3rd para in line with comments re need for transport assessment.

**Response to 1st modification objections**

Transport Scotland acknowledges that the proposed modifications satisfy objection ref. TS/Obj/6 and confirms that objection ref. TS/Obj/6 is withdrawn.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - An Camas Mor  
**Objector Ref** **Name** Anne MacNamara, Planning Directorate  
422x Scottish Government  
Victoria Quay  
Edinburgh  
EH6 6QQ

**Agent Name**

**Company** Scottish Government

**Summary of objection to Deposit Local Plan**

Clearer timescales for the production of the masterplan should be given.

**CNPA analysis of objection to Deposit Local Plan**

Additional information will be sought from the estate and developer, and will be added to the proposal text and table 4 by way of modification.

**Proposed 1st Modification**

Add para to clarify ongoing work to establish timescales for delivery.

**Response to 1st modification objections**

No additional comments included.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - An Camas Mor  
**Objector Ref** **Name** Planning, Environment and Development  
469f The Highland Council

**Agent Name**

**Company** The Highland Council

**Summary of objection to Deposit Local Plan**

The plan relies on the development commencing before 2011, which in itself depends on substantial infrastructure investment. If for any reason, for example, the

affordable housing provision burden, the development is not feasible, major impact will be had on the housing and economic development needs for the Badenoch

and Strathspey area. The policies of the plan should therefore take full account of the possibility of delays or unforeseen issues arising. Lessons can be learnt from

the Highland Council experience at Whiteness Head.

**CNPA analysis of objection to Deposit Local Plan**

The comments are noted, and the proposal will be reviewed in light of additional information being sought from the developer/landowner on timescales, the preparation and production of a masterplan for the site, and the economic implications on the development as a result of other policies in the plan. CNPA working very closely with the development team to ensure project moves forward in line with the projected timescales. Lessons from Highland council will be investigated.

**Proposed 1st Modification**

No further action required.

**Response to 1st modification objections**

We note that CNPA has now acknowledged in the Local Plan the importance of realising the effectiveness of the site within the predicted timescales, seeking to achieve this through partnership workings, which is to be welcomed. We also note that modifications to the affordable housing policy reduces the burden for all housing sites compared to what was in the Deposit Draft.

Within the design framework and masterplanning work for Aviemore and An Camas Mor, it will be important to recognise the River Spey setting as an asset and we welcome reference in the modifications to the importance of linkage and of achieving a river crossing. It will be important for contributions towards such infrastructure to be sought from developers from the outset. We will welcome further opportunities to input to these specific issues as design framework and masterplanning work progress.

On a separate point, it is suggested that CNPA may wish to clarify for the avoidance of doubt whether Policy 22 is intended to apply within the indicative settlement

boundary and clarify that Policy 24 is presumably not relevant within it.

On the basis of the Local Plan First Modifications the Council is content and does not maintain its earlier representation.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

Policy/site ref	Settlements - An Camas Mor	Agent Name
Objector Ref	Name	
434p	Robert Maund Scottish Council for National Parks The Barony	



2 Glebe Road  
Kilbirnie, Ayrshire

**Company** Scottish Council for National Parks

### **Summary of objection to Deposit Local Plan**

The proposal is wrong for a national park, particularly since in other large housing schemes in the area a large number of units have been taken by second homes.

The absence of policies to restrict new development to meet local housing need makes the whole proposal as a new settlement to meet local housing need,

questionable. A previous justification that it would balance development of Aviemore on both sides of the River Spey, will in fact make it unique in the planning of

villages adjoining the Spey in this area. Although there is consideration of the effect on the Spey SAC, other aspects of the proposal suggest that these can be

overcome without extra water supply capacity.

### **CNPA analysis of objection to Deposit Local Plan**

This site, previously allocated within the Highland Council Local Plan in 1997 has been considered a realistic concept to providing for the housing needs of the

Badenoch and Strathspey area since the creation of the National Park Authority. Further information will be provided as a result of this review to detail the numbers

of houses needed across the Park, and how these houses will be provided for local people at affordable prices and held that way in perpetuity. The development of

An Camas Mor will require careful consideration to be given to the surrounding landscape and natural heritage interests and the CNPA will work closely with all

involved to ensure this is done to an appropriate standard. Confirm existence of site within the current Highland Council Plan and so this plan has continued the

allocation. The site is needed to meet the demand for growth in the area while endeavouring to protect the character of existing settlements. Any proposal will be

subject to strict policies including those on affordable housing.

Confirm environmental impact assessments which will be required to support any proposal for development and close working partnerships being established to

ensure infrastructure provision meets needs.

### **Proposed 1st Modification**

No modification proposed.

### **Response to 1st modification objections**

Objection maintained as in 434a.

### **CNPA analysis of objections to 1st modifications**

The CNPA position regarding An Camas Mor has not changed and we continue to work closely with the development team to ensure that the scheme is of a quality

that befits a national park. No further modifications are therefore proposed.

### **Objection maintained**

**Policy/site ref** Settlements - An Camas Mor

**Agent Name**

**Objector Ref** Name James Gibbs

421d HIE Inverness and East Highland  
The Green House  
Beechwood Business Park North  
Inverness, IV2 3BL

**Company** HIE Inverness and East Highland

**Summary of objection to Deposit Local Plan**

This proposal is supported and could provide an exciting new development opportunity within the Park. Appropriate space must be included for business and commercial development.

**CNPA analysis of objection to Deposit Local Plan**

A masterplan will be required to establish the break down of various land uses within the settlement, including land for economic development. The wording of the settlement proposal will be amended to reflect this.

**Proposed 1st Modification**

Add expanded section on masterplan to ensure it contains appropriate level of detail for business and commercial development.

**Objection maintained**

**Policy/site ref** Settlements - An Camas Mor

**Agent Name**

**Objector Ref** Name Roy Turnbull

390o Torniscar  
Nethy Bridge  
Inverness-shire  
PH25 3ED

**Company**

**Summary of objection to Deposit Local Plan**

An Camas Mor is contrary to the 1st aim of the Park.

**CNPA analysis of objection to Deposit Local Plan**

The policy wording and its delivery aspirations will be cross checked against all the aims of the Park to ensure that no conflict or contradiction exists. Where there is

any such contradiction the appropriate changes will be made to the wording in the Local Plan. Confirm existence of site within the current Highland Council Plan

and so this plan has continued the allocation. The assessment of any proposal on the site will be balanced against all aims of the Park and development will only

occur where it does not conflict with these or the policies of the Local Plan.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

The CNPA position regarding the allocation of land for housing in An Camas Mor has not changed. No modification is therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - An Camas Mor

**Agent Name**

**Objector Ref** Name DW and IM Duncan

037o

Pineacre

West Terrace

Kingussie

PH21 1HA

**Company**

**Summary of objection to Deposit Local Plan**

This area should remain undeveloped

**CNPA analysis of objection to Deposit Local Plan**

This site, previously allocated within the Highland Council Local Plan in 1997 has been considered a realistic concept to providing for the housing needs of the

Badenoch and Strathspey area since the creation of the National Park Authority. Further information will be provided as a result of this review to detail the numbers

of houses needed across the Park, and how these houses will be provided for local people at affordable prices and held that way in perpetuity. The development of

An Camas Mor will require careful consideration to be given to the surrounding landscape and natural heritage interests and the CNPA will work closely with all

involved to ensure this is done to an appropriate standard. Confirm existence of site within the current Highland Council Plan and so this plan has continued the allocation.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

The position regarding the allocation of land at An Camas Mor has not changed, and as such no modifications are proposed.

**Objection maintained**

**Policy/site ref** Settlements - An Camas Mor

**Agent Name**

**Objector Ref** Name Mrs Audrey MacKenzie

4160 Aviemore and vicinity Community Council  
Tamsduchus  
10 Dalfaber Road  
Aviemore, PH22 1PU

**Company** Aviemore and vicinity Community Council

**Summary of objection to Deposit Local Plan**  
**CNPA analysis of objection to Deposit Local Plan**  
**Proposed 1st Modification**

**Response to 1st modification objections**

An Camas Mor should be included in the Aviemore settlement - not shown as a separate settlement. We asked for the settlement to come down to the middle of the

River Spey.

The intervening strip of land on both sides of the River Spey should be a community park.

The footbridge should be a vehicular bridge to provide a better link to Aviemore.

**CNPA analysis of objections to 1st modifications**

An Camas Mor is a planned sustainable community in its own right and it would therefore be inappropriate to include it within an extended boundary of Aviemore.

The land between may be appropriate for recreation open space, but any such development would not fall within the life of this plan and is not considered

necessary. In the development of the scheme at An Camas Mor the links to Aviemore are considered very important. The nature of this link will be considered

through the Transport Impact Assessment. A motorised link is not considered appropriate at this stage. No modifications are therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - An Camas Mor

**Agent Name**

**Objector Ref** Name Sandra Hebenton

368c Network Rail

Buchanan House

8 Port Dundas Road

Glasgow, G4 0LQ

**Company** Network Rail

**Summary of objection to Deposit Local Plan**

Further information should be included on the impact the development will have on local infrastructure and the existing settlement. This should be included in the

Masterplan which should be open to consultation.

**CNPA analysis of objection to Deposit Local Plan**

The development of the site will require many detailed assessments including the preparation of a masterplan to establish the break down of various land uses within

the settlement, and a transport assessment to assess the impact on the surrounding area. The masterplan will be a public document open to public

scrutiny. The

wording of the settlement proposal will be amended to reflect this. Confirm consultation on masterplan will occur on submission.

**Proposed 1st Modification**

Add reference to impact on rail network in para 3 re masterplan.

**Response to 1st modification objections**

References to the production of a masterplan and need for a transport assessment are welcomed and we have no objection to this element of the Plan.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Aviemore C2  
**Objector Ref** Name WKW Partnership Ltd  
466c

**Agent Name** Leslie Hutt  
3 View Place  
Inverness  
IV2 4SA

**Company** WKW Partnership Ltd

**Summary of objection to Deposit Local Plan**

Questions the proposed public park within AHR, and the owner of the site perceives it as a "private resort".

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted, but CNPA are working closely with the landowner in question to provide, within the site, land which is accessible by the public and adds to

the overall variety of facilities within Aviemore. The ongoing work to revise the Aviemore Masterplan is also endeavouring to create greater links between the resort

site and the rest of the settlement. No modification is therefore considered necessary as a result of this representation.

**Proposed 1st Modification**

Include up to date position regarding extant permissions and submitted applications yet to be determined including affecting AHR. Reflect accurate boundaries of

development sites in proposals maps.

**Response to 1st modification objections**

No further comments raised regarding this issue.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Aviemore ED1

**Agent Name**

**Objector Ref** Name Dr A M Jones

400i(c) Badenoch and Strathspey Conservation Group  
Fiodhag  
Nethybridge  
PH25 3DJ

**Company** Badenoch and Strathspey Conservation Group

**Summary of objection to Deposit Local Plan**

This site contains a wide and excellent variety of habitats and species, and is also a high quality landscape and should not therefore be allocated for development. Its allocation would conflict with 3rd and 4th aims of the Park.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted and a site visit will be undertaken to assess the qualities of the site, and compare this with the contribution it could make to employment within the village. Alternative sites for such provision will also be considered. The potential development will also be considered against the aims of the Park.

.Confirm land would require appropriate natural heritage surveys if demand for the site came forward. Further work with Natural Heritage staff required to clarify the position.

**Proposed 1st Modification**

No modifications proposed.

**Response to 1st modification objections**

ED1 Object to the inclusion of the north area that is presently not part of the industrial estate. This allocation conflicts with all 4 aims of the Park.

This is an area of high quality environment. It is rich grassland (with some regenerating and established birch). It is immediately adjacent to further extremely high

quality examples of habitats associated with the burn and surrounding native woodland and woodland on the Ancient Woodland Inventory.

The site work in recent years has not permanently damaged the area. Two species of UK red listed vascular plants have been recorded on the site, one classed as

endangered the other as vulnerable, and a third may be present on the site (best confirmed in Spring). There would appear to be potential for both species to

flourish. There is a significant assemblage of waxcaps (Hygrocybe species) with > 6 species being recorded in one visit and including one PERL species. There are

foodplants for some SBL butterfly species and the site would appear to be rich in invertebrates including bumblebees. In addition to a high density of rabbits (prey for

EPS wildcat) there is evidence of use of the site by brown hare. The site provides foraging habitat for bats, and otter signs have been found near the site (associated with the burn).

The site is an important part of an area of very high quality landscape. At present it can be considered as a buffer between the existing industrial site and the superb

landscape and habitats the other side of the fence. Such buffers should be encouraged by the CNPA, not destroyed.

There are excellent views of the hills from the site.

Turning an outstanding piece of habitat for wildlife, landscape and recreation into an industrial site conflicts with all 4 aims of the Park.

Development would impact on the quality of experience for users of the adjacent Speyside Way and would degrade views for passengers on both railway lines.

#### **CNPA analysis of objections to 1st modifications**

The position regarding site allocations in Aviemore has not changed. Therefore no modification is proposed.

#### **Objection maintained**

**Policy/site ref** Settlements - Aviemore ED1

**Objector Ref** Name Reidhaven Estate  
456k Seafield Estate Office  
Cullen  
Buckie  
Banffshire

**Agent Name** Jill Paterson

Halliday Fraser Munro  
8 Victoria Street  
Aberdeen  
AB10 1XB

**Company** Reidhaven Estate

#### **Summary of objection to Deposit Local Plan**

Support this allocation.

#### **CNPA analysis of objection to Deposit Local Plan**

No modification considered necessary as a result of this representation.

#### **Proposed 1st Modification**

No further action required.

#### **Response to 1st modification objections**

Objection maintained.

#### **CNPA analysis of objections to 1st modifications**

The position regarding this site has not changed. The footpath links remain an important consideration for any new development. Also the whole of the site is

considered appropriate for development, both new and infill. No modifications are therefore proposed.

#### **Objection maintained**

**Policy/site ref** Settlements - Aviemore ED1

**Objector Ref** Name R B Tozer  
098a 7 Barclay Road  
Aviemore

**Agent Name**

**Company****Summary of objection to Deposit Local Plan**

ED1 should be retained as open space as it provides an important area of open space within this part of Aviemore and links to the Speyside way.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted and a site visit will be undertaken to assess the qualities of the site, and compare this with the contribution it could make to employment within the village. Alternative sites for such provision will also be considered. The potential development will also be considered against the aims of the Park. The development of any proposal on this site will have to comply with the relevant policies of the plan, which are intended to ensure appropriate development which respects its setting. Any public open space could be protected in the development of the site.

**Proposed 1st Modification**

No modifications proposed.

**Response to 1st modification objections**

In respect of AV/ED1 and my objection I wish to continue my objection because the modification does not fully address my concerns. I maintain that the northern boundary of the Industrial Estate is logical and conforms both with the land form and the current land use.

**CNPA analysis of objections to 1st modifications**

The CNPA position regarding this allocation has not changed. No additional modification or amendment is therefore proposed.

**Objection maintained****Policy/site ref Settlements - Aviemore ED2**

**Objector Ref Name** Dr A M Jones

400i(d) Badenoch and Strathspey Conservation Group

Fiodhag

Nethybridge

PH25 3DJ

**Agent Name**

**Company** Badenoch and Strathspey Conservation Group

**Summary of objection to Deposit Local Plan**

The site is an important semi natural habitat and demonstrates a degree of wildness important to the settlement and its residents. Also the cumulative impact of land

changes in Aviemore should be carefully considered in the Plan and this site in particular should be protected from development.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted and a site visit will be undertaken to assess the qualities of the site, and compare this with the contribution it could make to employment

within the village. Alternative sites for such provision will also be considered. The potential development will also be considered against the aims of the Park. The



allocation endeavours to provide for new development opportunities in support of the community, while preventing the further expansion of the village into the open countryside. The site, within the current built up area is therefore considered appropriate for the proposed use.

#### **Proposed 1st Modification**

No modifications proposed.

#### **Response to 1st modification objections**

This allocation conflicts with all 4 aims of the Park.

This is an important area of semi-natural habitat including grassland, heathland, birch, aspen, juniper and Scots pine. It is used by bats.

It is readily accessible to many people and provides a good area for informal recreation, including bikes and dog walking.

Its relatively quiet, secluded and natural character provides an area where people can experience a sense of 'getting away from it all' right in the heart of Aviemore.

Recent survey has highlighted the importance to people of wildness in the CNP. We consider that wild and natural qualities in the countryside are vital elements that

play a significant role in enjoyment of the countryside. In a 'Park for all' the CNPA should be prioritising the retention of such areas in the immediate environs of

communities, so that people can experience getting away from it all and quiet solitude close to their homes, without this only being an experience for people who

can go to the hills and the remoter parts of the NP.

These kinds of sites can be important for all ages and we note that ED2 is close to a proposed area for the new primary school. It would provide a highly valuable

outdoor educational area accessible on foot to the school. It is worth noting that the proximity of the present primary school to the high quality environment of

Milton Wood has facilitated delivering a high quality of environmental education.

The variety of habitats, their ecological high quality and relative naturalness and consequent richness for biodiversity, and for example the interesting features of

ecological succession at this site make it of outstanding value for environmental education. These features cannot be reproduced.

The cumulative impact of land use changes at Aviemore must be considered by the CNPA. In recent years the large area associated with the new golf course has

been substantially lost for walking, birch woodland on the AWI has been destroyed and the landscape has been significantly downgraded; the Achantoul burn area

has acquired a far more suburban character with the new housing development of Lochan Mor and the landscape quality and views have been degraded; the building

site at High Burnside has been lost for recreation and the highly attractive partially wooded landscape it supported has been destroyed; the very attractive upper

reach of the Milton Burn has also been lost for recreation due to this development.

These losses of areas of quality countryside have occurred at the same time as an increased population, meaning increased numbers of people are seeking access to a

diminished countryside.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Aviemore ED2  
**Objector Ref** **Name** Reidhaven Estate  
456l Seafield Estate Office  
Cullen  
Buckie  
Banffshire

**Agent Name** Jill Paterson  
Halliday Fraser Munro  
8 Victoria Street  
Aberdeen  
AB10 1XB  
**Company** Reidhaven Estate

**Summary of objection to Deposit Local Plan**

Support this allocation, but wording should be extended to cover the use of the site for housing in the event that there is low take up of land for business.

**CNPA analysis of objection to Deposit Local Plan**

The issue of possible mixed use on sites has been raised elsewhere in the Plan and the potential to consider this site for such development will be included in the review. However the plan does endeavour to include sufficient land for the provision of opportunities for employment and the identification of this site for housing development may result in this aim not being met. If there is no demand for business use the allocation can be reviewed in the next local plan (2011)

**Proposed 1st Modification**

Include para 7.4 in intro to cpt re mixed uses on site, and need to promote sustainable communities.

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

Para 7.2 clarifies the position regarding mixed uses on allocated sites. No further modification is therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - Aviemore ED2  
**Objector Ref** **Name** James Gibbs  
421c HIE Inverness and East Highland  
The Green House  
Beechwood Business Park North  
Inverness, IV2 3BL

**Agent Name**  
  
**Company** HIE Inverness and East Highland

**Summary of objection to Deposit Local Plan**

Additional provision should be made for business use with a suggested site at ED1. ED2 may be problematic for development.

### **CNPA analysis of objection to Deposit Local Plan**

The policies and proposals in the plan endeavour to provide a balanced approach to land allocation and services to support this, including creating the correct level

of opportunities for employment. As a result of this consultation process further work will be undertaken to link more closely the demand for housing to economic

prosperity and the need to work within the aims of the Park. This will be linked to the work ongoing relating to sustainability. In particular within Aviemore site visits

will allow a full assessment of the sites already included and consider alternatives which may be more effective.

### **Proposed 1st Modification**

Amend proposals to include existing business land as allocated for economic development.

### **Objection maintained**

#### **Policy/site ref Settlements - Aviemore ED3**

**Objector Ref Name** Angus Yarwood

393e Woodland Trust Scotland

St Stephen's Centre

St Stephen's Street

Edinburgh, EH3 5AB

#### **Agent Name**

**Company** Woodland Trust Scotland

### **Summary of objection to Deposit Local Plan**

The southern tip of this site has ancient and semi-native woodland on it and must be protected from development. Should development go ahead, there must be

detailed assessments of the impact to the environment as a whole. The plans must also seek to protect, restore and enhance the environmental quality of the sites.

### **CNPA analysis of objection to Deposit Local Plan**

The boundaries of this allocation will be reviewed to ensure that they do include the land referred to in the supporting text, and also do not include land which may

be particularly sensitive from a natural heritage point of view. The appropriate amendments will be made. Confirm position regarding ancient woodland inventory as

in policy 4

### **Proposed 1st Modification**

No modifications proposed.

### **Response to 1st modification objections**

In our earlier response we also said:

AV/ED3: Our interpretation of the Ancient Woodland Inventory tells us that the southern tip of this site, south of the open space, has ancient and semi-native

woodland on it and as such must be protected from development. We are concerned that development of this site will result in the further lose of this

habitat.

Should the developments still go ahead, there must be detailed assessments of the impact to the environment as a whole. The plans must also seek to protect, restore and enhance the environmental quality of the sites.

We do not see that our concern has been address and therefore our concerns remain.

#### **CNPA analysis of objections to 1st modifications**

The CNPA position regarding the economic development in Aviemore has not changed. The issue of ancient woodland affected by any form of development would be considered under policy 4. No further modifications are therefore proposed.

#### **Objection maintained**

**Policy/site ref** Settlements - Aviemore ED3  
**Objector Ref** Name Aviemore Highland Resort  
435a

**Agent Name** Paull and Williamson  
Investment House  
6 Union Row  
Aberdeen  
AB10 1DQ

**Company** Aviemore Highland Resort

#### **Summary of objection to Deposit Local Plan**

The objection is to the wording in ED3 . The public do not at present have any right of access over the site or around the resort and the text suggesting "closer"

links are to be established is proceeding on a misapprehension of current access rights. The closer links/access that the Plan looks for will only be provided in a way

which is compatible with the objectives of the Resort and the current lack of general access rights to the resort. The wording should be removed. The objector also

wishes to be fully involved in the development of a new masterplan, and this involvement should be made more explicit in the wording of the plan.

#### **CNPA analysis of objection to Deposit Local Plan**

The comments are noted but the wording was not intended to in any way mislead or imply that anything was required on the site outside the normal access rights

legislation. CNPA will continue to work closely with AHR to ensure an approach to development in Aviemore is adopted which meets the aspirations of the whole

community, both through close working relationships with AHR and through the ongoing work on the development of a new Aviemore Masterplan for the settlement

as a whole, and the ongoing extensive consultation with AHR in this regard will continue..

#### **Proposed 1st Modification**

Include up to date position regarding extant permissions and submitted applications yet to be determined. Reflect accurate boundaries of development sites in

proposals maps. Amend wording of ED3 to remove reference mentioned, and clarify the need for better links to the village centre.

**Objection maintained**

**Policy/site ref** Settlements - Aviemore ED3  
**Objector Ref** Name WKW Partnership Ltd  
466b

**Agent Name** Leslie Hutt  
3 View Place  
Inverness  
IV2 4SA

**Company** WKW Partnership Ltd

**Summary of objection to Deposit Local Plan**

AV/ED3 – the “proposal” is inconsistent with the current situation. The statement that “Aviemore Highland Resort will continue to develop and enhance its facilities” is an assumption on the part of the Cairngorms National Park Authority. It cannot therefore be a “proposal”. There have been a number of planning consents granted in relation to AHR which need to be consolidated in relation to current proposals and the revisions considered publicly. Clarification of the various conditions associated with the different applications and consents is required. A consolidated strategic approach by AHR is now required to give clarity of their intentions before any proposals are considered for Aviemore.

**CNPA analysis of objection to Deposit Local Plan**

The comments are noted, and the ongoing work on the wider Masterplan is trying to draw this work together. Additional information will be added to the supporting text to ensure that an appropriate level of information is provided, or guidance is included to point those interested to the relevant planning permissions. Confirm approach being taken through masterplan to consolidate the position for future development.

**Proposed 1st Modification**

Include up to date position regarding extant permissions and submitted applications yet to be determined including those relating to AHR. Reflect accurate boundaries of development sites in proposals maps.

**Response to 1st modification objections**

Thanks for your reminder. I have discussed your comments with our Client and confirm that the modifications on Grantown are acceptable. From discussion with Karen Major yesterday I understand that the various issues with respect to the Aviemore Centre are still under review and that we will be consulted again in due course.

**CNPA analysis of objections to 1st modifications**

No further action required.

## Objection withdrawn

**Policy/site ref** Settlements - Aviemore ED3  
**Objector Ref** Name Aviemore Highland Resort  
435b

**Agent Name** Paull and Williamson  
Investment House  
6 Union Row  
Aberdeen  
AB10 1DQ  
**Company** Aviemore Highland Resort

### Summary of objection to Deposit Local Plan

The objection relates to the identification of part of the core path shown across through the Resort and to the suggestion that these paths are rights of way. The paths should be removed from the proposals map and the wording of policy 34 should clarify that paths identified do not necessarily equate to established rights of way in terms of the Roads (Scotland) Act 1984. Access rights should not be created through the local plan process.

### CNPA analysis of objection to Deposit Local Plan

The identification of core paths on the proposals maps was included for information only. The adoption of the core paths plan continues as a separate piece of work and in on way tries to imply anything other than additional information. On final adoption of the core paths network, information may be included on local plan maps again for information purposes only. Confirm core paths marked on the proposals maps were for information only, and this issue is being pursued through access legislation. While the two plans will work closely together the approval and adoption of core paths is done through the core paths plan.

### Proposed 1st Modification

No modification proposed.

### Objection maintained

**Policy/site ref** Settlements - Aviemore ED3  
**Objector Ref** Name Anne MacNamara, Planning Directorate  
423e  
Scottish Government  
Victoria Quay  
Edinburgh  
EH6 6QQ

**Agent Name**

**Company** Scottish Government

### Summary of objection to Deposit Local Plan

The proposal should contain a reference to the presumption of no new trunk road access for this site. Instead access for this proposal should be taken from the

local road network.

**CNPA analysis of objection to Deposit Local Plan**

The comments regarding access are noted, and the supporting text will be amended to ensure compliance with the relevant national guidance.

**Proposed 1st Modification**

Reword ED3 to include clarification that there will be no link to the A9 trunk road. Access will be from local network.

**Response to 1st modification objections**

Transport Scotland acknowledges that the proposed modifications satisfy objection ref. TS/Obj/5 and confirms that objection ref. TS/Obj/5 is withdrawn.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Aviemore Env

**Objector Ref** Name WKW Partnership Ltd

466d

**Agent Name** Leslie Hutt

3 View Place

Inverness

IV2 4SA

**Company** WKW Partnership Ltd

**Summary of objection to Deposit Local Plan**

Questions why AV/OS1 and 2 is protected as open space. States that Aviemore is surrounded by natural beauty and that developing OS1 would not encroach on

**CNPA analysis of objection to Deposit Local Plan**

Land has been allocated within Aviemore as open space to protect the character of the settlement and ensure that the amenity enjoyed by residents is protected

from unacceptable levels of new development. The settlement is one characterised by its landscape setting and drawing areas of open space into the settlement helps

to enhance this. It would not therefore be appropriate to develop all the land allocated as open space for development. No modification is therefore considered

necessary as a result of this representation. Areas of open space are allocated to protect the amenity and setting of the village. Areas are not therefore always used

as public open space.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

No further comments raised regarding this issue.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Aviemore Env

**Agent Name**

**Objector Ref** Name Dr A M Jones

400i(f) Badenoch and Strathspey Conservation Group  
Fiodhag  
Nethybridge  
PH25 3DJ

**Company** Badenoch and Strathspey Conservation Group

**Summary of objection to Deposit Local Plan**

The burn side area between garden boundaries and settlement boundary in north east should be included as open space. Also the areas to the west and east of the sewage works should be included as Open Space.

**CNPA analysis of objection to Deposit Local Plan**

The comments are noted and a site visit will be undertaken to assess the role the land in question plays as open space. In the event that it is considered to add positively to the character of the area, and is an area of open space, the appropriate modifications will be made to the proposals map. In the event that the land does not constitute open space the contribution it makes to the settlement will be assessed, and an alternative allocation considered to protect it and the contribution the land makes to the character of the settlement. Confirm land to east is completely within 1:200 flood maps and would not therefore be appropriate

**Proposed 1st Modification**

Extend OS to west of sewage works.

**Response to 1st modification objections**

Areas classed as Environment should be protected from any built housing, industrial or employment development and this should be unequivocally stated in the mDLP. 'Adverse' alone is too open-ended. It should be clear to developers that Environment areas are not available for built development.

Further Objections  
Land adjacent to the north settlement boundary of Aviemore and east of the main road should be designated as Environment to make it clear that Aviemore will not spread further northwards across the Achantoul burn.

All the land within the settlement boundary surrounding the path between Milton Wood and the main road (part of the original orbital path) should be zoned as Environment to protect the environs of this important path.

These are both very important areas in terms of the setting of Aviemore and the quality of landscape, biodiversity and recreation. In view of how much quality countryside has already been lost in and around Aviemore during the CNPA's 5 years, it becomes all the more imperative that the CNPA secures



these remaining

areas for public use.

for development. A buffer zone of Environment land should be secured around the north boundary of Craigellachie NNR.

The Milton (or Aviemore) Burn is an important water course, supporting otter and lamprey and providing a wonderful place for the public to play and enjoy that

should receive specific protection in this Plan. During the CNPA's watch it has been badly impacted upon where it flows through the High Burnside development; it

is very vulnerable to further major negative impacts from two other recently consented developments beside it.

#### **CNPA analysis of objections to 1st modifications**

The Env allocation is explained in para 7.12 where the wording states 'they are protected from development.' No further modification is therefore proposed.

#### **Objection maintained**

**Policy/site ref** Settlements - Aviemore general

**Objector Ref** Name The Clouds Partnership

398e Kinakyle

Aviemore

**Agent Name** John Wirght

Strutt and Parker

28 Melville Street

Edinburgh

EH3 7HA

**Company**

#### **Summary of objection to Deposit Local Plan**

Object to the proposed alteration to the identified settlement boundary for Aviemore which moves the previously identified boundary northwards to the north of the

B970 and the Speyside Leisure Park. The southern boundary of Aviemore had previously been identified as lying on the southern extremity of the Speyside Leisure

Park and to the east of the B9152. The settlement boundary should be reinstated to that set out in the consultation version of the Cairngorm National Park Local

Plan.

In regard to the proposed housing allocations in Aviemore

- Site AB/H1 site lies within the SEPA Flood Risk Area, and although the site already has Outline Planning Consent for 120 dwellings this housing allocation should

not be considered wholly effective for the 5 year plan period.

- Site AB/H2 lies partially within the identified SEPA Flood Risk Area. It has an identified Local Plan capacity for approximately 10 dwellings, and cannot be

considered wholly effective in the 5 year plan period.

- Site AV/H3 has an identified Local Plan capacity for approximately 70 dwellings. Part of the site lies within the SEPA Flood Risk Area, and therefore cannot be

considered wholly effective during the plan period.

The Plan has identified a five year target of 250 housing units and Table 4 has identified approximately 220 units with consent but not yet built in

Aviemore, and an

indicative capacity of 80 units on sites identified giving a total capacity of 300 units in Aviemore. However, as each of the sites with either consent or indicative

capacity is subject to Flood Risk Analysis, none of them can be considered wholly effective. As a result and to provide an effective 5 year supply the Plan should

identify further housing sites should be identified in, or adjacent, to the strategic settlement of Aviemore. The land at Kinakyle is available and effective with a 0 to 5

year plan period requirement, and thus the subject site at Kinakyle could and should be identified as an effective housing site in the Deposit Local Plan. Although

itself subject to the SEPA Indicative Flood Risk Area, there is approximately 20 hectares of flat accessible land available for residential and associated development.

Land at Kinakyle is capable of being an integral part of the town of Aviemore as opposed to a separate village and is less sensitive in terms of visual impact. It

immediately adjoins an existing built element of Aviemore town despite the proposed change to the settlement boundaries set out in the Deposit Local Plan and thus

is a logical extension to the existing built form of the town of Aviemore.

#### **CNPA analysis of objection to Deposit Local Plan**

CNPA will work closely with SEPA to establish the effectiveness of all sites within the Local Plan which are within the 1-200 year flood risk maps, and ensure that

following such discussions, appropriate levels of land are allocated and effective to comply with the relevant requirements of effective land supply. Confirm that the

boundary has been moved to reflect land referred to included only land to be protected as environmentally significant and no development was envisaged here. This

change clarifies the position. Include up to date position regarding extant permissions and submitted applications yet to be determined. Reflect accurate boundaries

of development sites in proposals maps. On going work with SEPA will ensure effectiveness of the land in question. Confirm that additional land is not considered

necessary as there is adequate land allocated to meet the need within the 5 year period of the plan.

#### **Proposed 1st Modification**

No modification proposed.

#### **Response to 1st modification objections**

Please find enclosed completed objection forms for the above consultation. From the enclosed you will see that we have maintained our objections to the following:

Policy 1 - development in the Cairngorms National Park

Table 4 - phased land supply

S7 Settlement proposals - Aviemore

S7 Settlement proposals - An Camas Mor

#### **CNPA analysis of objections to 1st modifications**

The position regarding the allocation of land in the settlement of Aviemore has not changed, and as such no modifications are proposed.

## Objection maintained

**Policy/site ref** Settlements - Aviemore general

**Objector Ref** Name Roy Turnbull

390n  
Torniscar  
Nethy Bridge  
Inverness-shire  
PH25 3ED

**Agent Name**

**Company**

### Summary of objection to Deposit Local Plan

The development proposals in Aviemore are contrary to the 1st aim of the Park. However, support the OS designations which should be extended to include burn downstream from Milton Wood.

### CNPA analysis of objection to Deposit Local Plan

The policy wording and its delivery aspirations will be cross checked against all the aims of the Park to ensure that no conflict or contradiction exists. Where there is

any such contradiction the appropriate changes will be made to the wording in the Local Plan. The allocations are in line with the need to provide housing land within the area, and the design of each site will need to comply with all relevant policies of the plan, and the 4 aims of the park to secure permission. The allocations are not therefore considered to conflict with the Park aims.

Confirm support for open space, and confirm OS1 is intended to protect land used as open space rather than the line of the burn, which is within the 1:200 SEPA flood maps.

### Proposed 1st Modification

No modification proposed.

### Response to 1st modification objections

Objection maintained.

### CNPA analysis of objections to 1st modifications

The CNPA position regarding the allocation of land for housing in Aviemore has not changed. No modification is therefore proposed.

## Objection maintained

**Policy/site ref** Settlements - Aviemore general

**Objector Ref** Name Reidhaven Estate

456m  
Seafield Estate Office  
Cullen

**Agent Name** Jill Paterson

Halliday Fraser Munro  
8 Victoria Street  
Aberdeen

Buckie  
Banffshire

AB10 1XB  
**Company** Reidhaven Estate

### **Summary of objection to Deposit Local Plan**

The plan should make reference to extant planning permissions and any conditions attached to them. The plan should also indicate the required emergency access

through H3 to the school.

AV/H2 – the capacity of this site should be amended to 20 units and expanded to the south as there are other opportunities for development within the clearings

without impacting on the integrity of the area.

AV/H3 – the capacity should be amended to 110 units to meet demand in the area. The site should also be extended further west (as per enclosed plan) as this is

an arbitrary boundary.

AV/OS1 – the allocation is too large. There is no basis for the designation as none of the site is designated for birch woodland interest. Any development for H2 will

need to work within the existing woodland clearings and by reducing the OS1 will provide greater opportunities to provide a development that integrates well with

its setting and ensures the long term management of the trees. The future maintenance of this site is not addressed in the plan.

### **CNPA analysis of objection to Deposit Local Plan**

The sites referred to have outline consent extant, and amendments to the Plan will take specific note of the current position regarding detailed planning applications

submitted and determined. Where applications are submitted prior to the determination of the CNPA local plan, and its role agreed as material in the consideration

of applications, applications will continue to be assessed under the terms of the Highland Council Plan. Where possible the local plan will be used to influence the

scale and design of future developments and ensure appropriate levels of affordable housing provision and open space are provided. In the case of sites within

Aviemore the ruling of the Reporter will influence the allocations on the sites referred to, and further advice will also be sought from the Natural Heritage Section to

ensure an appropriate level of development is secured. Confirm that additional land is not considered necessary as there is adequate land allocated to meet the need

within the 5 year period of the plan.

### **Proposed 1st Modification**

Include up to date position regarding extant permissions and submitted applications yet to be determined. Reflect accurate boundaries of development sites in

proposals maps.

### **Response to 1st modification objections**

Objection maintained. Amendments as per previous representation. Remove details and reference to current applications. Alter text for H2 and H3 to read

'Development of this site will need to work within ....'

AV/H2 and H3 - We support the inclusion of this paragraph to reflect the extant permission for both sites as a whole.

AV/H2 - We support the deletion of the reference to capacity for ten dwellings, given the existing permission. Whilst we support the recognition of the

current application for the sites we have some concern that reference to current applications would make the plan outdated very quickly and would therefore suggest this reference be removed and only existing permissions referred to. The modifications refer to 'The consideration of reserved matters on this site will ....' The current outline applications have already taken into account a number of these issues, including submission of a flood risk assessment. We would therefore suggest that this sentence be altered to the previous working which reads 'Development of this site will ....' AV/H3 - We support the deletion of the reference to capacity for 70 dwellings, given the existing permission. As outlined above we have some concern about the reference to current applications and wording. ENV - As referred to in our existing representation we have some concern regarding the extent of area covered by the ENV designation (previously OS) however consider that this zoning is more appropriate than the previous designation as Open Space, as the area is not formal open space.

**CNPA analysis of objections to 1st modifications**

The position regarding these sites has not changed. No further modifications are therefore proposed at this time.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Aviemore general</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Robert Maund	
434o	Scottish Council for National Parks The Barony 2 Glebe Road Kilbirnie, Ayrshire	<b>Company</b> Scottish Council for National Parks

**Summary of objection to Deposit Local Plan**

New development should be contained within the natural settlement boundaries created by the River Spey and the A9.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted. No further site allocations are proposed outwith the natural envelope of Aviemore settlement. No modification considered necessary as a result of this representation. Confirm that no new allocations fall outwith the areas described.

**Proposed 1st Modification**

No further action required.

**Response to 1st modification objections**

Objection maintained as in 434a.

**CNPA analysis of objections to 1st modifications**

No further development proposals are included beyond the Spey or A9. No further modifications are therefore proposed.

## Objection maintained

<b>Policy/site ref</b>	<b>Settlements - Aviemore general</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> DW and IM Duncan	
037n	Pineacre	
	West Terrace	
	Kingussie	
	PH21 1HA	<b>Company</b>

### Summary of objection to Deposit Local Plan

No further development should be permitted west of the A9 at Aviemore.

### CNPA analysis of objection to Deposit Local Plan

Land to the west of the A9 is not allocated within the Plan for additional development. No modification considered necessary as a result of this representation.

Confirm that no new allocations fall outwith the areas described.

### Proposed 1st Modification

No further action required.

### Response to 1st modification objections

Objection maintained.

### CNPA analysis of objections to 1st modifications

There are no such proposals. No modifications are therefore proposed.

## Objection maintained

<b>Policy/site ref</b>	<b>Settlements - Aviemore general</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Susan Davies	
465z-d	Scottish Natural Heritage	
	Great Glen House	
	Leachkin Road	
	Inverness	<b>Company</b> Scottish Natural Heritage

### Summary of objection to Deposit Local Plan

Seeks clarification of the role of the Aviemore Masterplan will be in relation to development planning and management.

### CNPA analysis of objection to Deposit Local Plan

The Aviemore Masterplan will ultimately be adopted as supplementary guidance and support the local plan in the decision making process. This will be clarified in

the wording within the settlement proposal.

### Proposed 1st Modification

Add para to confirm new masterplan and its status as material and adopted SPG

**Response to 1st modification objections**

No further representation received regarding this issue.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Aviemore general

**Agent Name**

**Objector Ref** Name Mrs Audrey MacKenzie

416n Aviemore and vicinity Community Council

Tamsduchus

10 Dalfaber Road

Aviemore,PH22 1PU

**Company** Aviemore and vicinity Community Council

**Summary of objection to Deposit Local Plan**

The housing allocations are in the flood risk area. More accurate information on the flood plain is needed to ensure appropriate allocations.

**CNPA analysis of objection to Deposit Local Plan**

The comments are noted and current applications for housing on these sites have attracted similar comment from SEPA. The developers will have to produce flood

risk assessments to ensure that developments do not affect the operation of the flood plain or create new developments within the flood plain area.

SEPA will also

assist in the development of the local plan policies to ensure that sites are appropriate, effective and achievable. Confirm ongoing working with SEPA on the use of

the 1:200 flood maps and the approach being taken to assess impact on effectiveness.

**Proposed 1st Modification**

Include up to date position regarding extant permissions and submitted applications yet to be determined. Reflect accurate boundaries of development sites in

proposals maps.

**Response to 1st modification objections**

Representation to modifications does not raise this as an outstanding issue. Assume issue has been resolved.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Aviemore general

**Agent Name**

**Objector Ref** 477m  
**Name** Dr Alister Scott  
University of Aberdeen  
Department of Geography and Environment  
Elphinstone Road  
Aberdeen

**Company**

**Summary of objection to Deposit Local Plan**

P62 Aviemore - It would be useful to explain more clearly what the role of the Aviemore Masterplan will be in relation to development planning and control.

**CNPA analysis of objection to Deposit Local Plan**

Clarify the role of the Masterplan as SPG in the decision making process.

**Proposed 1st Modification**

Add para to confirm new masterplan and its status as material and adopted SPG

**Response to 1st modification objections**

Hello and apologies for not replying sooner. I have resigned from my job in order to take up a new position in New Zealand and the issues with this have rather been at the forefront of my mind. My principal concerns lay with the landscape section of the plan and i am glad to see that the revisions strengthen this considerably. Specific reference could be made and indeed should be made to the European landscape Convention as justification.

I therefore have no outstanding objections. I do still have some comments and at this stage wonder if they have to be formed in the form of an objection. Perhaps a short written response would be OK

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Aviemore general  
**Objector Ref** 416e  
**Name** Mrs Audrey MacKenzie  
Aviemore and vicinity Community Council  
Tamsduchus  
10 Dalfaber Road  
Aviemore,PH22 1PU

**Agent Name**

**Company** Aviemore and vicinity Community Council

**Summary of objection to Deposit Local Plan**

Will the Plan be using the Aviemore Masterplan to guide development?

**CNPA analysis of objection to Deposit Local Plan**

The Aviemore Masterplan will ultimately be adopted as supplementary guidance to support the policies of the Local Plan. No modification considered necessary as a



result of this representation.

**Proposed 1st Modification**

Add para to confirm new masterplan and its status as material and adopted SPG

**Response to 1st modification objections**

We are disappointed to see that Kinakyle is still out of the Aviemore Boundary and appears to have been included with Kinraig and the Kinrara Caravan Park.

ED1 we note will encroach over the burn into the woodland onto the Speyside Way.

C2 we note that AHR have now put retail units and flats onto this area. Ninety per cent of this area will be built on - hardly a public park.

H2 and H3 reserved matters - we believe that consideration of reserved matters assumes that the outline planning application has been approved.

As the latest

outline planning applications have not been determined, consideration of reserved matters is not relevant. We need to clarify whether or not you are talking about

reserved matters in relation to the extra outstanding applications?

**CNPA analysis of objections to 1st modifications**

The settlement boundary of Aviemore has been drawn to reflect the main built up area and has not been extended beyond the roundabout to clarify that

development beyond that point would not be appropriate. The comments regarding ED1 and C2 are noted. Regarding H2 and H3 the consideration of applications

continues. The court of session ruling on these site is also relevant. The allocation therefore refers to land as established appropriate for development by virtue of

the Court of session ruling. No further modification is therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - Aviemore general

**Agent Name**

**Objector Ref** Name Kirsty Cameron, Archaeology

470h The Highland Council

**Company** The Highland Council

**Summary of objection to Deposit Local Plan**

Welcome the fact that with the exception of Aviemore (Proposals H2 & H3), the settlement proposals have managed to avoid any currently recorded sites of cultural

heritage. However, noted that most of the proposal areas have a moderate to high potential for the survival of buried features and as such it is likely that they will

require to be the subject of archaeological evaluation/appraisal as per Policy 9.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted, and through the implementation of policies in the plan regarding cultural heritage it is hoped that the appropriate level of protection and/or recording will be included within any permissions granted. No modification considered necessary as a result of this representation. Confirm such evaluations will be required in line with policy regarding archaeology.

**Proposed 1st Modification**

no modification proposed.

**Response to 1st modification objections**

No further representation made from THC.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

<b>Policy/site ref</b>	<b>Settlements - Aviemore general</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Planning, Environment and Development	
469i	The Highland Council	

**Company** The Highland Council

**Summary of objection to Deposit Local Plan**

In Aviemore (page 62), it is essential that the Plan incorporates reference to the 1993 Urban Design Strategy as a basis for continuing regeneration and design quality. Whilst the principle of a public park is an "absolute" as part of an updated masterplan for the Aviemore Highland Resort, the Park Authority should be satisfied that its identification on the Proposals Map (C2) is not prejudicial to an acceptable urban design outcome, and the need for flexibility and innovation in that

**CNPA analysis of objection to Deposit Local Plan**

The masterplan for Aviemore is currently being reviewed and once complete and agreed will form supplementary guidance to support the local plan policies. The proposals maps will be amended to reflect the finds of the current work, and progress within the AHR site on the development of its own masterplan for clarity.

**Proposed 1st Modification**

Add para to confirm new masterplan and its status as material and adopted SPG

**Response to 1st modification objections**

The Council welcomes the modifications made in response to the representation. If opportunity arises in later stages of the plan preparation process to further

update the Proposals Map to reflect another iteration of agreed masterplan for Aviemore then it would seem sensible to do so. The Council wishes CNPA to continue to engage it in preparation of the Aviemore Design Framework and will welcome future opportunities to input comment. It is noted that CNPA has not added reference in the Local Plan to the 1993 Urban Design Strategy as requested; the Council therefore now requests an assurance from CNPA that it remains a core reference and will be flagged as such until such time as it is regarded as having been overtaken or replaced by any other documents.

Subject to that assurance being forthcoming and on the basis of the Local Plan First Modifications the Council will be content and will not maintain its earlier representation.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

<b>Policy/site ref</b>	<b>Settlements - Aviemore general</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Dr A M Jones	
400i(b)	Badenoch and Strathspey Conservation Group Fiodhag Nethybridge PH25 3DJ	<b>Company</b> Badenoch and Strathspey Conservation Group

**Summary of objection to Deposit Local Plan**

Settlement boundary should be amended to account for SAC near sewage works.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted and a site visit will assess the boundary as drawn, and the contribution the land referred to makes to the settlement as a whole. Where appropriate amendments to the boundary will be made.

**Proposed 1st Modification**

Amend boundary to take account of SAC.

**Response to 1st modification objections**

No additional representation included regarding this issue.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Aviemore general  
**Objector Ref** Name Fred Mackintosh  
472f The Highland Council

**Agent Name**

**Company** The Highland Council

**Summary of objection to Deposit Local Plan**

Seeks the full implementation of the existing Highland Council Masterplan for Aviemore.

**CNPA analysis of objection to Deposit Local Plan**

The Aviemore Masterplan will ultimately be adopted as supplementary guidance and support the local plan in the decision making process. This will be clarified in the wording within the settlement proposal.

**Proposed 1st Modification**

Add para to confirm new masterplan and its status as material and adopted SPG

**Response to 1st modification objections**

No further representation made from THC.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Aviemore general  
**Objector Ref** Name Aviemore Highland Resort Ltd  
441 Aviemore  
PH22 1PN

**Agent Name** G H Johnston Building Consultants  
Willow House  
Stoneyfield Business Park  
Inverness  
IV2 7PA

**Company** Aviemore Highland Resort Ltd

**Summary of objection to Deposit Local Plan**

AHR are concerned over a number of allocations and development proposals within Aviemore and suggest a number of modifications to the wording:

- H1 – the boundary should be modified to reflect the current Tulloch Homes layout proposal;
- C2 – delete together with OS1 south west of the Four Seasons Hotel to allow AHR preferred development of mixed residential and business/office use, and relocation of the proposed park;
- OS1- AHR seeks to use this area for the provision of holiday lodges, with associated leisure facilities. The allocation as open space should be removed

- ED3 should be extended to incorporate C2 and OS1 plus land to the south, east and north of the Four Seasons Hotel (towards the Academy Hotel), the

supermarket site and land lying between the northern access road and the Aviemore Bum.

Suggested amended wording for ED3 –

‘Aviemore Highland Resort will continue to develop and enhance its facilities. Links/access with the general community area, the provision of a public park and

integration with existing woodland will be considered in the context of the Core Paths Plan and the revised Urban Design Strategy and Resort Master Plan. The

opportunity also exists to expand the village centre through the development of a new supermarket, specialist retailing, business/office space and higher density

housing in the north eastern area. Part of the land site lies within SEPA’s indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be

required to accompany any development proposals for this site.’

#### **CNPA analysis of objection to Deposit Local Plan**

The comments regarding land allocations within AHR ownership are noted. The wording and boundaries of these proposals will be reviewed in light of the ongoing

work on the Aviemore Masterplan and the outstanding planning applications for the site. Where permissions are granted prior to adoption this will be reflected in

the proposals maps. Where this is not the case the impact of the Masterplan for the village as a whole will be used to ensure that a co-ordinated approach is taken

to guide future development in the village. CNPA will continue to work closely with AHR to ensure an approach is taken which is acceptable to all parties.

#### **Proposed 1st Modification**

Include up to date position regarding extant permissions and submitted applications yet to be determined. Reflect accurate boundaries of development sites in

proposals maps.

#### **Response to 1st modification objections**

Objection maintained.

#### **Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Aviemore H2</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Mr Martin Reed(DAG)	
126a	Dalfaber Action Group	
	35 Callart Road	
	Aviemore	
	PH22 1SR	

#### **Agent Name**

**Company** Dalfaber Action Group

#### **Summary of objection to Deposit Local Plan**

Development of H2 would result in unacceptable loss of amenity and recreational land. The site is designated as elevated land the landscape

capacity for housing

study for the area considers development inappropriate in landscape terms. CNPA Visitor Services group state the development would inevitably change the nature

of the site and remove the important green barrier between existing housing and the new Golf Course. CNPA Natural Heritage Group raise concerns and suggest

that any development within the woodland area should be excluded.

Part of the site is within the SEPA 1 in 200 flood plain. Development should be prevented in areas of flood risk especially considering current climatic change.

The access route (Dalfaber Drive) and its associated level crossing is incapable of coping with any further increase in traffic.

Comments by CPNA planners that all land designated for development need not necessarily be developed is an attempt to artificially reduce the density of any

development by increasing the area of land designated for housing. Land that is not to be developed should be shown as such in the Local Plan.

Designation of this area for development is contrary to the Aims of the National Park. AV/H3 should therefore be designated as amenity woodland

#### **CNPA analysis of objection to Deposit Local Plan**

The modifications need to reflect the latest position regarding the extant permissions, and currently submitted but yet to be determined applications which will be

determined under the Highland Council local plan. The need to respect the role the site plays in creating a setting for Aviemore should be retained. The

importance in assessing the flood risk in the determination of any application on the site should also be retained.

#### **Proposed 1st Modification**

Modifications to include up to date position regarding extant permissions and submitted applications yet to be determined. Make reference to important issues

including flooding, landscaping and natural heritage.

#### **Response to 1st modification objections**

Thank you for your letter to Martin Reed regarding Dalfaber Action Group's objections to your proposals for H2 and H3, Dalfaber Aviemore.

Would you confirm, by return, that the Board will be considering the Modifications to the Deposit Local Plan in full knowledge of the extent of the objections to your

proposals.

We particularly concerned, as we have indicated in our communication of 28 Feb 2008, over the blanket approach given to zoning in H3. Your proposed

modification to H3 does not mention 'ensuring that any development will minimize the loss of trees and retain natural screening' it merely notes that a flood risk

assessment will be required.

The area to the immediate south of the present access track is currently zoned in the Local Plan as Amenity Woodland and should remain so in the CNPA Local

Plan.

The area between Heather Cottage and the access track has been identified by the CNPA Natural Heritage Group as an area to remain undeveloped.

We have further concerns regarding the exact boundary between H3 and OS1

We also maintain our objection to any development within H2

It would appear that the consultation process has failed in its statutory duty to take into consideration the feelings of the local community and appears to be unduly influenced by the aspirations of the landowner/developer.

#### **CNPA analysis of objections to 1st modifications**

The CNPA position regarding allocations at H2 in Aviemore Spey has not changed. It is therefore not proposed to add any second modification or amendment to these allocations.

#### **Objection maintained**

**Policy/site ref** Settlements - Aviemore H2

**Agent Name**

**Objector Ref** Name Angus Yarwood

393d  
Woodland Trust Scotland  
St Stephen's Centre  
St Stephen's Street  
Edinburgh, EH3 5AB

**Company** Woodland Trust Scotland

#### **Summary of objection to Deposit Local Plan**

This site has identified woodland on it but is still identified for development. The site provides a valuable habitat buffering the ancient and semi-natural woodland to the north. The site should be used as a woodland regeneration site rather than for housing.

#### **CNPA analysis of objection to Deposit Local Plan**

The modifications need to reflect the latest position regarding the extant permissions, and currently submitted but yet to be determined applications which will be determined under the Highland Council local plan. The need to respect the role the site plays in creating a setting for Aviemore should be retained. The importance in assessing the flood risk in the determination of any application on the site should also be retained.

#### **Proposed 1st Modification**

Modifications to include up to date position regarding extant permissions and submitted applications yet to be determined. Make reference to important issues including flooding, landscaping and natural heritage.

#### **Response to 1st modification objections**

In our earlier response we said:

AV/H2: We are concerned that this site is identified as having woodland on it and yet is still included as a development proposal. Although the area of ancient and semi-natural woodland to the north does not appear to extend into the site it is extremely important that this habitat is buffered and sensitively managed. This site should be used as a woodland regeneration site and not for housing development.

The principle of our objection remains the same. We would also urge caution on continuing to build on a flood plain. There are others more qualified to comment on this matter.

**CNPA analysis of objections to 1st modifications**

The CNPA position regarding the housing land allocation in Aviemore has not changed. No further modifications are therefore proposed.

**Objection maintained**

Policy/site ref	Settlements - Aviemore H2	Agent Name
<b>Objector Ref</b>	<b>Name</b>	
432b	Jim Cornfoot 63 Corrou Road Aviemore PH22 1SS	
		<b>Company</b>

**Summary of objection to Deposit Local Plan**

The land is on the floodplain, is used for recreation and forms an important habitat. More houses will jeopardize the tourism industry and H2 should therefore be protected as open space. Any more housing in Aviemore should be designated affordable for local people.

**CNPA analysis of objection to Deposit Local Plan**

The modifications need to reflect the latest position regarding the extant permissions, and currently submitted but yet to be determined applications which will be determined under the Highland Council local plan. The need to respect the role the site plays in creating a setting for Aviemore should be retained. The importance in assessing the flood risk in the determination of any application on the site should also be retained.

**Proposed 1st Modification**

Modifications to include up to date position regarding extant permissions and submitted applications yet to be determined. Make reference to important issues including flooding, landscaping and natural heritage.

**Objection maintained**

Policy/site ref	Settlements - Aviemore H2, H3	Agent Name
<b>Objector Ref</b>	<b>Name</b>	
400i(e)	Dr A M Jones Badenoch and Strathspey Conservation Group Fiodhag	



Nethybridge  
PH25 3DJ

**Company** Badenoch and Strathspey Conservation Group

**Summary of objection to Deposit Local Plan**

Development of these sites in Aviemore is contrary to the 1st, 3rd and 4th aims of the Park.

**CNPA analysis of objection to Deposit Local Plan**

The policy wording and its delivery aspirations will be cross checked against all the aims of the Park to ensure that no conflict or contradiction exists.

Where there is

any such contradiction the appropriate changes will be made to the wording in the Local Plan. The allocations are in line with the need to provide housing land

within the area, and the design of each site will need to comply with all relevant policies of the plan, and the 4 aims of the park to secure permission.

The allocations

are not therefore considered to conflict with the Park aims.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

Object. These allocations conflict with all 4 aims of the Park.

**CNPA analysis of objections to 1st modifications**

The position regarding site allocations in Aviemore has not changed. Therefore no modification is proposed.

**Objection maintained**

**Policy/site ref** Settlements - Aviemore H2, H3

**Agent Name**

**Objector Ref** Name R M Lambert

032 3 Corrou Road

Aviemore

PH22 1SS

**Company**

**Summary of objection to Deposit Local Plan**

Development of these sites would have an unacceptable impact on loss of amenity and recreational land in Aviemore. These sites provide a positive benefit to the

local community. Further loss of such land should therefore not be allowed.

**CNPA analysis of objection to Deposit Local Plan**

The modifications need to reflect the latest position regarding the extant permissions, and currently submitted but yet to be determined applications which will be

determined under the Highland Council local plan. The need to respect the role the site plays in creating a setting for Aviemore should be retained.

The

importance in assessing the flood risk in the determination of any application on the site should also be retained.

**Proposed 1st Modification**

Modifications to include up to date position regarding extant permissions and submitted applications yet to be determined. Make reference to important issues including flooding, landscaping and natural heritage.

### **Response to 1st modification objections**

Thank you for your recent letter enclosing a map and explanation of the amended proposals for Aviemore. It has occurred to me that there are 2 matters which you

may not be aware of:

1. the env area between AV/H2 and AV/H3 contains a badger set with at least 2 badgers in residence
2. there is at least one wildcat resident somewhere in the area.

I saw the wildcat about 2 weeks ago in good daylight. I was driving slowly (say 25mph) down Dalfaber Drive and as I was approaching the junction with Corrou

Road, the wildcat walked slowly across the road in front of my van. I coasted quietly to a halt and the wildcat also stopped on the grass beside the road on the

driver's side and looked at me. My door window was up and I left it that way. The wildcat was sideways on to my view, looking back over its shoulder at me, at a

distance of 3 metres or so. I had maybe 20 seconds to observe it closely. This is the first time I have ever seen a wildcat. It looked big and quite fierce compared

with a domestic cat. I did not feel inclined to get out of the van.

Subsequently I mentioned to my neighbour Chris at number 11 and was astonished to hear that he had also seen a wildcat. Furthermore he had reported his

sighting to the 'Scottish Wildcat Survey' at Dunkeld, of which I was unaware. I enclose a leaflet for your information. Two days ago, Adrian Davis came up to

Aviemore to quiz us on what we had seen and to educate us a little on the Scottish wildcat and its habitats. He emphasised the need not only to preserve its

'nestings' habitat but also its hunting habitat where it finds its prey (small mammals such as voles and rabbits). Without the hunting territory, the animal cannot

survive. He was also trying to decide if the wildcats we had seen were pure bred or not, but it is very hard to tell, even comparing the pelage characteristics.

The ideal hunting area for a wildcat is a lightly wooded area with long grass or other vegetation for cover so that it can approach its prey unseen (information from

Adrian and Bill Oddie's Springwatch from Rothiemurchus) In fact the areas AV/H2 and AV/H3 and the ENV between are near perfect.

Incidentally the wildcat I saw was exactly as portrayed on the Springwatch programme, and they seemed to think their's was the real thing. The wildcat sequences

are being televised from a site about 2km from here, on the other side of the River Spey. To quote from the leaflet 'Scottish wildcats are now one of Britain's rarest

mammals and may be in serious danger of extinction'. Would you kindly consider that statement during your deliberations.

### **CNPA analysis of objections to 1st modifications**

The CNPA position regarding H2 and H3 in Aviemore has not changed. It is therefore not proposed to add any second modification or amendment to these

allocations.

**Objection maintained**

**Policy/site ref** Settlements - Aviemore H2, H3  
**Objector Ref** Name Catharine Hilary Mordaunt  
063a 62 Corrou Road  
Aviemore  
PH22 1SS

**Agent Name**

**Company**

**Summary of objection to Deposit Local Plan**

H2 and H3 should not be used for development as it would increase traffic problems in the area, and there would be no natural break in housing development in the area. The site should be allocated as amenity space.

**CNPA analysis of objection to Deposit Local Plan**

The modifications need to reflect the latest position regarding the extant permissions, and currently submitted but yet to be determined applications which will be determined under the Highland Council local plan. The need to respect the role the site plays in creating a setting for Aviemore should be retained. The importance in assessing the flood risk in the determination of any application on the site should also be retained.

**Proposed 1st Modification**

Modifications to include up to date position regarding extant permissions and submitted applications yet to be determined. Make reference to important issues including flooding, landscaping and natural heritage.

**Response to 1st modification objections**

With regard to the representation I made, I do not find the modifications have addressed these satisfactorily as most of the land in question is still zoned for development.

**CNPA analysis of objections to 1st modifications**

The CNPA position regarding allocations in Aviemore has not changed. It is therefore not proposed to add any second modification or amendment to these allocations.

**Objection maintained**

**Policy/site ref** Settlements - Aviemore H2, H3

**Agent Name**

**Objector Ref** 063b  
**Name** Catharine Hilary Mordaunt  
62 Corrou Road  
Aviemore  
PH22 1SS

#### Company

#### Summary of objection to Deposit Local Plan

No further development should be carried out in Aviemore to provide housing for second homes.

#### CNPA analysis of objection to Deposit Local Plan

The modifications need to reflect the latest position regarding the extant permissions, and currently submitted but yet to be determined applications which will be determined under the Highland Council local plan. The need to respect the role the site plays in creating a setting for Aviemore should be retained. The importance in assessing the flood risk in the determination of any application on the site should also be retained.

#### Proposed 1st Modification

Modifications to include up to date position regarding extant permissions and submitted applications yet to be determined. Make reference to important issues including flooding, landscaping and natural heritage.

#### Response to 1st modification objections

With regard to the representation I made, I do not find the modifications have addressed these satisfactorily as most of the land in question is still zoned for development.

#### CNPA analysis of objections to 1st modifications

The CNPA position regarding allocations in Aviemore has not changed. It is therefore not proposed to add any second modification or amendment to these allocations.

#### Objection maintained

**Policy/site ref** Settlements - Aviemore H3  
**Objector Ref** 432a  
**Name** Jim Cornfoot  
63 Corrou Road  
Aviemore  
PH22 1SS

#### Agent Name

#### Company

#### Summary of objection to Deposit Local Plan

The land is on the floodplain, is used for recreation and forms an important habitat. More houses will jeopardize the tourism industry and H3 should therefore be protected as open space. Any more housing in Aviemore should be designated affordable for local people.

### **CNPA analysis of objection to Deposit Local Plan**

The modifications need to reflect the latest position regarding the extant permissions, and currently submitted but yet to be determined applications which will be determined under the Highland Council local plan. The need to respect the role the site plays in creating a setting for Aviemore should be retained. The importance in assessing the flood risk in the determination of any application on the site should also be retained.

### **Proposed 1st Modification**

Modifications to include up to date position regarding extant permissions and submitted applications yet to be determined. Make reference to important issues including flooding, landscaping and natural heritage.

### **Objection maintained**

#### **Policy/site ref Settlements - Aviemore H3**

**Objector Ref Name** Mr Martin Reed(DAG)  
126b Dalfaber Action Group  
35 Callart Road  
Aviemore  
PH22 1SR

#### **Agent Name**

**Company** Dalfaber Action Group

### **Summary of objection to Deposit Local Plan**

Development of H3 would result in unacceptable loss of amenity and recreational land. The landscape capacity for housing study for the area concludes that the site has no opportunity for development, that any development would have a significant impact on the National Scenic Area and as a result development would therefore be inappropriate in landscape terms. CNPA Natural Heritage Group state that the land between Heather cottage and the existing access track should not be developed. The area to the south of the access track should be retained as amenity woodland as it has been in the previous local plan. The land around Dalfaber farmhouse has been flooded within a 1 in 200 year timescale proving that the SEPA 1 in 200 year flood map is accurate. Development should be prevented in areas of flood risk especially considering current climatic change. The access route (Dalfaber Drive) and its associated level crossing is incapable of coping with any further increase in traffic. Comments by CPNA planners that all land designated for development need not necessarily be developed is an attempt to artificially reduce the density of any development by increasing the area of land designated for housing. Land that is not to be developed should be shown as such in the Local Plan. Designation of this area for development is contrary to the Aims of the National Park. AV/H3 should therefore be designated as amenity woodland

### **CNPA analysis of objection to Deposit Local Plan**

The modifications need to reflect the latest position regarding the extant permissions, and currently submitted but yet to be determined applications which will be

determined under the Highland Council local plan. The need to respect the role the site plays in creating a setting for Aviemore should be retained. The importance in assessing the flood risk in the determination of any application on the site should also be retained.

#### **Proposed 1st Modification**

Modifications to include up to date position regarding extant permissions and submitted applications yet to be determined. Make reference to important issues including flooding, landscaping and natural heritage.

#### **Response to 1st modification objections**

Thank you for your letter to Martin Reed regarding Dalfaber Action Group's objections to your proposals for H2 and H3, Dalfaber Aviemore. Would you confirm, by return, that the Board will be considering the Modifications to the Deposit Local Plan in full knowledge of the extent of the objections to your proposals.

We particularly concerned, as we have indicated in our communication of 28 Feb 2008, over the blanket approach given to zoning in H3. Your proposed modification to H3 does not mention 'ensuring that any development will minimize the loss of trees and retain natural screening' it merely notes that a flood risk assessment will be required.

The area to the immediate south of the present access track is currently zoned in the Local Plan as Amenity Woodland and should remain so in the CNPA Local Plan.

The area between Heather Cottage and the access track has been indentified by the CNPA Natural Heritage Group as an area to remain undeveloped.

We have further concerns regarding the exact boundary between H3 and OS1

We also maintain our objection to any development within H2

It would appear that the consultation process has failed in its statutory duty to take into consideration the feelings of the local community and appears to be unduly influenced by the aspirations of the landowner/developer.

#### **CNPA analysis of objections to 1st modifications**

The CNPA position regarding allocations at H3 in Aviemore Spey has not changed. It is therefore not proposed to add any second modification or amendment to these allocations.

#### **Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Ballater</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b>	
474b	Stuart Robertson Planning Gain Co-Ordinator Aberdeenshire Council	

The Square  
Banchory

**Company** Aberdeenshire Council

**Summary of objection to Deposit Local Plan**

Extend Ballater settlement boundary to include the Golf Course.

Extend H1 eastwards to include the full site as proposed by the Prince's Foundation.

Consider the following to allay flooding concerns:

-Engineering compensatory areas on the south east side of the River Dee

-Raise ground floor levels, either with use of more hardcore, or by designing in basements

-Applying a code of construction to all the site making it obligatory to construct all ground floor accommodation in all buildings with tiled solid concrete floors with

valve controlled floor drainage outlets to expel water when flood event recedes, solid construction to internal walls with tiles or similar waterproof finishes to dado

height. All electrical circuits above dado height, concrete staircases to first floor.

**CNPA analysis of objection to Deposit Local Plan**

The comments are noted and further work will be done on both the boundary of the settlement and the level of detail included within the proposal sites, to clarify

the development potential, and highlight constraints including flood risk. This will be done in conjunction with ongoing work with the Princes Foundation to prepare

a masterplan for the site, and a long term vision for the future growth of Ballater. Confirm ongoing work on flood risk assessment being undertaken by potential

developer of H1.

**Proposed 1st Modification**

Include golf course as open space. Include support for Princes Foundation mixed use approach in text and amend boundary of H1 accordingly.

**Response to 1st modification objections**

Objection withdrawn.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Ballater

**Objector Ref** Name Jane Angus

091m Ballater & Crathie Community Council

Darroch Den

Hawthorn Place, Ballater

AB35 5QH

**Agent Name**

**Company** Ballater & Crathie Community Council

**Summary of objection to Deposit Local Plan**

The proposal at H1 should include an appropriate allocation for parking for the Ballater Games. The density should be adjusted accordingly to

reflect the reduction

in the size of the site. Within Ballater there should also be provision made for recreational and social activities such as a sports centre, outdoor centre, cinema, etc.

The local plan should also make reference to ongoing community aspirations such as football pitches and a woodland project.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted, and amendments will be included to the proposals maps to highlight the needs of the community and the various uses to which the site is

put. The amendments will take into account the ongoing work of the Princes Foundation to prepare a masterplan and vision for the future growth of Ballater, and a

design guide for the development of the site. Confirm the housing requirement comes from various reports and studies and is based on a long term growth

projection. Confirm community needs assessments will address the need for facilities and develop appropriate plans for such developments which will be supported

by local plan policies.

**Proposed 1st Modification**

Amend supporting text to H1 to refer to ongoing work of princes foundation - and refer specifically to density of new development and the comparison to the

existing density of Ballater.

Amend proposals map to reflect need for parking.

**Response to 1st modification objections**

The Ballater and Crathie Community Council wish to continue our objections to the proposed Local Plan.

**CNPA analysis of objections to 1st modifications**

The allocation of land for housing has included space for the Games which are recognised as important to the community. The density reflects the on going work of

the Prince's Foundation, and within that work appropriate space will be made available for recreation and open space. The Policies of the plan are supportive of

recreation uses, and the approach taken allows flexibility in terms of location and size. No further modifications or amendments are therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - Ballater

**Objector Ref** Name David Thomas Lapsley

451 03 Ardlui 19 Braichlie Road

Ballater

AB35 5QR

**Agent Name**

**Company**

**Summary of objection to Deposit Local Plan**



Additional land should be allocated within Ballater for a new playing field and running track together with associated facilities.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted, and in the work ongoing with the Princes Foundation, it is hoped to include additional detail within the Proposals map to identify the need

for key services and recreational provisions. Work will also continue with the Local Authority to highlight issues such as this raised in the local plan process.

**Proposed 1st Modification**

Include reference to need for recreational land within masterplan for H1

**Objection maintained**

**Policy/site ref** Settlements - Ballater

**Agent Name**

**Objector Ref**

**Name**

Jane Angus

091g

Ballater & Crathie Community Council

Darroch Den

Hawthorn Place, Ballater

AB35 5QH

**Company** Ballater & Crathie Community Council

**Summary of objection to Deposit Local Plan**

The housing policies should reflect the important role retired people make to the economy, and the value added to houses which could be used to support

affordable houses.

**CNPA analysis of objection to Deposit Local Plan**

The approach to housing policy endeavours to recognise all sectors of the market, and provide a policy basis to meet the needs of all communities in their housing

need. The approach tries to redress the current imbalance between cost of housing and those in need of affordable housing. However this is in no way to underplay

the key role played by the open market sector including those who retire within or to the area. The wording of the supporting text will be amended to better reflect

the various sectors within the housing sector. Confirm that only a portion of the land allocated would be for affordable houses and the remainder will be for open

market housing which will support the economy and housing markets in the village.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

The Ballater and Crathie Community Council wish to continue our objections to the proposed Local Plan.

**CNPA analysis of objections to 1st modifications**

The housing allocations are a response to housing needs within the National Park for all sectors of the community. The wording does not therefore highlight

particular sectors or age ranges. The allocations do not in any way intend to stifle development or opportunities, rather the opposite is true, and the policies aim to ensure that a greater cross section of the population are able to get an appropriate house. No further amendment is therefore proposed.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Ballater</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Phillip John Swan	
462c	30 Monaltrie Avenue	
	Ballater	
	AB35 5RX	

**Company**

**Summary of objection to Deposit Local Plan**

The proposed land area allocated for housing is around 11 hectares, which is proposed for 250 houses. This would lead to a density of around 10 houses per acre.

States this implies a high percentage of modest 'affordable' homes, which would house people for whom there would be limited employment opportunities in Ballater, and hence could lead to unemployment and associated social problems.

Seek changes to reduce land allocated to only the field to the north east side of Monaltrie Park, or find other solutions such as infill and upgrading / conversion of existing properties.

**CNPA analysis of objection to Deposit Local Plan**

The scale of development is linked to work done on establishing the housing need within the area, and further work will be done to prepare information which fully

explains the thinking behind the approach taken. Additional work will also be undertaken to ensure that the scale of development is not out of character with the

densities currently built in Ballater. This will be done in conjunction with ongoing work with the Princes Foundation to prepare a masterplan for the site, and a long

term vision for the future growth of Ballater. Confirm the housing requirement comes from various reports and studies and is based on a long term growth projection.

**Proposed 1st Modification**

Amend supporting text to H1 to refer to ongoing work of princes foundation - and refer specifically to density of new development and the comparison to the existing density of Ballater.

**Response to 1st modification objections**

I wish to maintain my objections to the CNPA Deposit Plan.

### **CNPA analysis of objections to 1st modifications**

The position regarding the need for affordable housing remains a key issue with the CNPA Board and within all housing developments the aim remains to secure a

degree of affordable housing. Some economic land has also been included and reference to mixed use within the site will allow for some employment options

including working from home. No further amendments or modifications are therefore proposed.

### **Objection maintained**

**Policy/site ref** Settlements - Ballater

**Objector Ref** Name Phillip John Swan

462f 30 Monaltrie Avenue

Ballater

AB35 5RX

**Agent Name**

**Company**

### **Summary of objection to Deposit Local Plan**

Concerns expressed over housing development closing off access routes for wildlife, especially deer, between Craigendarroch Hill and the fields bordering the route

of the old railway line. Reduce the target of 250 houses with a more realistic number (max 50), and seek to satisfy this requirement by infill development and

upgrading / conversion of existing properties

### **CNPA analysis of objection to Deposit Local Plan**

The scale of development is linked to work done on establishing the housing need within the area, and further work will be done to prepare information which fully

explains the thinking behind the approach taken. Additional work will also be undertaken to ensure that the scale of development is not out of character with the

densities currently built in Ballater. This will be done in conjunction with ongoing work with the Princes Foundation to prepare a masterplan for the site, and a long

term vision for the future growth of Ballater. Confirm the allocation is for the long term needs of Ballater and within the 0-5 years the development indicates 90

dwelling. Confirm policies also support alternative forms of provision such as conversion.

### **Proposed 1st Modification**

No modification proposed.

### **Response to 1st modification objections**

I wish to maintain my objections to the CNPA Deposit Plan.

### **CNPA analysis of objections to 1st modifications**

The consideration of the impact of development on wildlife is considered under policies 5 and 6. No additional modifications are therefore

proposed.

**Objection maintained**

**Policy/site ref** Settlements - Ballater

**Agent Name**

**Objector Ref** Name

Jane Angus

0911

Ballater & Crathie Community Council

Darroch Den

Hawthorn Place, Ballater

AB35 5QH

**Company** Ballater & Crathie Community Council

**Summary of objection to Deposit Local Plan**

Land should be allocated within Ballater for the development of hotel and hostel accommodation.

**CNPA analysis of objection to Deposit Local Plan**

Modifications will endeavour to ensure a more appropriate balance is struck between development and tourism opportunities and the protection of the special

qualities of the area. Within Ballater, general policies have been included to do this, rather than identify a particular site which may be considered by some as

restrictive. However work will continue with the local chamber of commerce to ensure that the approach taken meets with the aspirations of the local community.

Confirm that policies ( esp 33 and para 6.3 and 6.4) aim to promote development such as tourism rather than shoe horn proposals into particular sites.

**Proposed 1st Modification**

Include para in intro to Cpt 7 7.4 to promote mixed development to promote sustainable communities.

**Response to 1st modification objections**

The Ballater and Crathie Community Council wish to continue our objections to the proposed Local Plan.

**CNPA analysis of objections to 1st modifications**

The local plan and park plan both recognise the vital role of tourism within the National Park. Rather than identify particular sites the policies have been worded in

such a way as to encourage new developments in appropriate locations. No further amendment is therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - Ballater ED3

**Agent Name** Lorraine Jones

**Objector Ref** Name

Cooperative Group

370c

Property Division

GL Hearn

241 St Vincent Street

Glasgow

G2 5QY

**Company** Cooperative Group

**Summary of objection to Deposit Local Plan**

As the site ED3 lies within the town centre, the uses which would be acceptable would be wider than 'business' use.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted, and the wording of the proposal will be reviewed to consider alternative uses which may be considered appropriate for this town centre location.

**Proposed 1st Modification**

ED3 add after use - or another use appropriate to this town centre

**Response to 1st modification objections**

No additional comments were received regarding this objection.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

<b>Policy/site ref</b>	<b>Settlements - Ballater H1</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> James and Evelyn Sunley	
056j	12 Lochnagar Way	
	Ballater	
	AB35 5PB	

**Company**

**Summary of objection to Deposit Local Plan**

The proposal for H1 should greater reflect the findings of the Prince's Foundation proposals for Ballater.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm CNPA are keen to work with Princes Foundation to ensure good development is realised.

**Proposed 1st Modification**

Include para in intro to Cpt 7 7.4 to promote mixed development to promote sustainable communities.

Amend H1 to reduce the allocated land making provision for parking.

Amend text to H1 to reflect Princes Foundation and need for sustainable communities.

Amend boundary on plan to account for Games Park and Princes Foundation proposals.

**Response to 1st modification objections**

The modified Park Plan does not address any of the objections that we made, we therefore continue our objections and ask you to think again.

**CNPA analysis of objections to 1st modifications**

The work of the Prince's Foundation has now been embedded within the site allocation. The allocations also reflect work undertaken to establish local need, and we continue to work closely with the local housing authorities to ensure the most up to date information. No further amendment is therefore proposed.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Ballater H1</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b>	
066a	Serena Humphrey	
	Rhu-na-Haven	
	Aboyne	
	AB34 5SD	

**Company**

**Summary of objection to Deposit Local Plan**

The allocation of H1 cannot be supported by adequate infrastructure and employment opportunities. The new developments will be bought by retiring people and be second homes and will end in destroying the character of the village.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site. Confirm the housing requirement comes from various reports and studies and is based on a long term growth projection. The design of new development will support Ballater and care will be taken to ensure the character of the planned settlement and the conservation will be protected

**Proposed 1st Modification**

Amend supporting text to H1 to refer to ongoing work of princes foundation - and refer specifically to density of new development and the comparison to the existing density of Ballater. Add employment opportunities in proposals maps.

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

The position regarding the allocation of land at Ballater has not changed, and as such no modifications are proposed.

**Objection maintained**

**Policy/site ref** Settlements - Ballater H1

**Agent Name**

**Objector Ref** Name Hank Dittmar  
476f The Prince's Foundation  
19-22 Charlotte Road  
London  
EC2A 3SG

**Company** The Prince's Foundation

**Summary of objection to Deposit Local Plan**

The Prince's Foundation is committed to working with all key players and agencies to ensure that environmental and flooding concerns are carefully considered and

that the aspirations of the Enquiry by Design workshop are rigorously followed with the aim of achieving exemplary standards of development.

The EbDesign proposal exceeds the time frame of the Local Plan, but in the allocation BL/H1 does not cover the entirety of the masterplan vision. To allow for the

possibility of completing the full plan in the future, the complete extent of the masterplan framework on site BL/H1 should be safeguarded in outline for future

development. Based on the existing layout and pattern of buildings in Ballater, the suggested capacity of 250 units (p.72) is approximately the number that would be

needed to establish development of a similar character. We would also seek clarification in the Plan that these numbers would include provision for business units,

shops and other uses.

In order to maximise wider community benefits, improvements to Monaltrie Park and ensure a quality public realm, sufficient critical mass will be needed in the initial,

and most costly, stages of development. 90 houses in the first 5 years may be too low (Table 4, page 44).

We object to the zoning of site BL/ED2 for economic development for reasons as stated above and would suggest that future uses of site BL/ED1 are not necessarily

restricted to business, particularly as these sites feature prominently on the riverside approach into Ballater and have the potential to make a more positive

contribution to the street.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm CNPA are keen to work with Princes Foundation to ensure good development is realised.

### **Proposed 1st Modification**

Amend boundary on plan to account for Games Park and Princes Foundation proposals.

### **Response to 1st modification objections**

Thank you for your letter of 18th September. We do not wish to maintain our specific objections.

Whilst the Prince's Foundation's earlier comments and recommendations still stand and although not all of these appear to have been fully reflected in the revised

deposit Local Plan, our specific objections, to mono-functional, land-use zoning have been mitigated by inclusion of the following important qualification under

Settlement Proposals (P61):

"Within these proposal types, mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the

most appropriate way to take forward development proposals".

As a matter of emphasis, we would suggest that in principle, mixed use is always the most appropriate way to take forward development, unless evidence suggests

otherwise. This is not, however sufficient cause to maintain our objections. Mixed uses places help generate vibrant public realm and reduce dependency on car

use.

The Prince's Foundation would still very much welcome the opportunity to contribute to the Park's Sustainable Design Guide, possibly providing suitable case

studies or from our experience of 'pattern books'.

Overall the revised Deposit Plan reads as a carefully balanced document and we look forward to working with the National Park Authority and other stakeholders

towards the achievement of its vision

### **CNPA analysis of objections to 1st modifications**

No further action required.

### **Objection withdrawn**

**Policy/site ref** Settlements - Ballater H1

**Agent Name**

**Objector Ref** Name Ian Francis

424r RSPB Scotland  
East Regional Office  
10 Albyn Terrace  
Aberdeen, AB10 1YP

**Company** RSPB Scotland

### **Summary of objection to Deposit Local Plan**

Any new development should seek to enhance the floodplain storage and associated biodiversity through active creation of natural flood areas that go beyond

compensation for flood plan loss as a result of the development.

### **CNPA analysis of objection to Deposit Local Plan**



The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm ongoing work regarding flood risk assessment and discussions with SEPA regarding this issue.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

No further comments added.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Ballater H1

**Objector Ref** Name Mr M Pietranek

405 Monaltrie House  
Ballater  
AB35 5NX

**Agent Name**

**Company**

**Summary of objection to Deposit Local Plan**

The housing allocation will adversely affect the setting of an important listed building and any allocation should be kept to the two lower fields, and include

appropriate landscaping to screen it from the listed building.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm policies in plan would protect the setting of any listed building.

**Proposed 1st Modification**

Amend H1 to refer to the listed building and its setting.

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

The CNPA position regarding the allocation of land in Ballater has not changed since the modifications. The boundary has been amended to take account of ongoing work from the Prince's Foundation although the total number of houses to be built has not changed. The boundary in no way indicates that the woodland area would be removed and through the careful design of new development, the approach to the settlement will be enhanced. No further modification or amendment is therefore proposed.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Ballater H1</b>	<b>Agent Name</b>
<b>Objector Ref</b> 356	<b>Name</b> Mrs Aileen M Barbour Doon Bye 38 Monaltrie Avenue Ballater AB35 5 RX	<b>Company</b>

**Summary of objection to Deposit Local Plan**

H1 should not include land to the west of the cinder path across the access to Monaltrie House. The access to the housing site should not be along Monaltrie Avenue as the road network is not adequate to accommodate the potential level of traffic.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site. Confirm need for traffic impact assessments and also that any proposal will have input from council roads engineers to ensure appropriate standards are met.

**Proposed 1st Modification**

Include reference to setting of Monaltrie House in text

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

The CNPA position regarding the housing land allocation in Ballater H1 has not changed. No further modification is therefore proposed.

## Objection maintained

<b>Policy/site ref</b>	<b>Settlements - Ballater H1</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Mr K and Mrs R B Salthouse	
367	8 Craigendarroch Walk	
	Ballater	
	Aberdeenshire	
	AB 35 5 ZB	<b>Company</b>

### Summary of objection to Deposit Local Plan

The proposals for H1 are too high in density for the character of Ballater, lies within the floodplain and would provide housing for second homes. There should be a greater proportion of affordable homes to meet local need and additional infrastructure to support the increased population.

### CNPA analysis of objection to Deposit Local Plan

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site. Confirm the housing requirement comes from various reports and studies and is based on a long term growth projection. Confirm ongoing work regarding flood risk assessment and discussions with SEPA regarding this issue. Confirm approach to developer contributions for new development to support services. Confirm the policy for affordable houses supported in the plan. Confirm that although holiday homes cannot be controlled, affordable homes can and this will form part of any development.

### Proposed 1st Modification

Amend supporting text to H1 to refer to ongoing work of princes foundation - and refer specifically to density of new development and the comparison to the existing density of Ballater. Refer to need for the design of new development to support Ballater and care will be taken to ensure the character of the planned settlement and the conservation will be protected

### Response to 1st modification objections

Objection withdrawn.

### CNPA analysis of objections to 1st modifications

No further action required.

## Objection withdrawn

**Policy/site ref** Settlements - Ballater H1

**Objector Ref** Name Dinnet and Kinord Estate  
438c Estate Office  
Dinnet  
Aboyne  
AB34 5LL

**Agent Name** Claire Smith

Ryden  
25 Albyn Place  
Aberdeen  
AB10 1YL  
**Company** Dinnet and Kinord Estate

### Summary of objection to Deposit Local Plan

Ballater H1 should be reduced with some reallocation of units to other settlements in the area, which will support the aspirations of business and tourism development in the village. The site in Ballater makes overprovision to the detriment of other settlements in the area. The scale of development is unsustainable and will not support smaller settlements in the area. Also much recent housing in Ballater has been bought as second homes, and the allocation is not matched by any employment provision. There is little to sustain any argument that development in Ballater is more sustainable than in Dinnet and development in the latter would be matched with economic investment, and would sustain existing facilities in the village. The concentration of development in Ballater will do little to revitalise smaller settlements and expand tourism and business developments in the area.

The plan should be amended to reallocate 60 of the units identified for Ballater to Dinnet.

### CNPA analysis of objection to Deposit Local Plan

The scale of development is linked to work done on establishing the housing need within the area, and further work will be done to prepare information which fully explains the thinking behind the approach taken. Additional work will also be undertaken to ensure that the scale of development is not out of character with the densities currently built in Ballater. This will be done in conjunction with ongoing work with the Princes Foundation to prepare a masterplan for the site, and a long term vision for the future growth of Ballater. The issue of spreading the allocation for the area across a number of sites will however be considered. Where there is a particular need identified for any given settlement, a full review of how this would impact on that settlement, and also on the ability of the area to provide sufficient houses to meet the need, will be undertaken. The issue may not therefore be an 'either or', situation but rather that the plan ensures that the appropriate level of development is directed to settlements and communities in particular need. Confirm the housing requirement comes from various reports and studies and is based on a long term growth projection. Confirm opportunities for development in other settlements outwith those with allocations, including inclusion of

Dinner in  
modifications.

#### **Proposed 1st Modification**

Amend supporting text to H1 to refer to ongoing work of Prince's Foundation - and refer specifically to density of new development and the comparison to the existing density of Ballater.

#### **Response to 1st modification objections**

Finally in terms of representation 438c it was considered that proposal site H1 in Ballater should be reduced to 190 units. The modifications indicate that 90

dwellings are envisaged during the life of the plan for this site, the total allocation remains at 250 units. Therefore we would also wish to maintain our objection in relation to this site.

#### **CNPA analysis of objections to 1st modifications**

The position regarding the allocation of land for housing remains and the need to change the allocation in Ballater is not therefore accepted. No modifications are therefore proposed.

#### **Objection maintained**

#### **Policy/site ref Settlements - Ballater H1**

**Objector Ref Name** Harry Wright

401 Ballaghdee

Pannanich Road

Ballater

AB35 5PA

#### **Agent Name**

#### **Company**

#### **Summary of objection to Deposit Local Plan**

The allocation of land at H1 will destroy the character of Ballater and is at a level unacceptable to the residents. Whilst recognising a need for some housing the

levels proposed are excessive, particularly since no additional employment opportunities are proposed. Such opportunities exist within the village to meet local

need and encourage opportunities within the village, particularly in regard to the Old School.

#### **CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm allocation is phased for the long term growth of the village. Confirm where the housing figures come

from, and the demand for affordable homes in Ballater.

**Proposed 1st Modification**

Amend boundary on plan to account for Games Park and Princes Foundation proposals. Include employment land within village boundary.

**Response to 1st modification objections**

The residents of Invercauld Park are still opposed to the Cairngorms National Park Deposit Local Plan

**CNPA analysis of objections to 1st modifications**

The CNPA position regarding the allocation of land in Ballater has not changed since the modifications. The boundary has been amended to take account of ongoing work from the Prince's Foundation although the total number of houses to be built has not changed. The boundary in no way indicates that the woodland area would be removed and through the careful design of new development, the approach to the settlement will be enhanced. No further modification or amendment is therefore proposed.

**Objection maintained**

Policy/site ref	Settlements - Ballater H1	Agent Name
Objector Ref 481	Name Mrs Carole Dickson 9 Ardlui Gardens Milngavie Glasgow G62 7RL	Company

**Summary of objection to Deposit Local Plan**

**CNPA analysis of objection to Deposit Local Plan**

**Proposed 1st Modification**

**Response to 1st modification objections**

I note from the Plan that 'site capacity for around 250 units, with 90 dwellings envisaged during the life of the Plan.'

Following a telephone enquiry to your office I now know that the issue of the main access roads serving the area is a matter for the Roads Authority.

I believe that there are several reasons why this matter requires to be given early consideration before the development of the site:

1. area H1 now consists of two parts: one (contained in a smaller form, in the original proposal) bounded by the Deeside way and Monaltrie Avenue and the other (an additional area) bounded by the Deeside way and the A93 Ballater-Aberdeen trunk road. It seems likely that the development of these two parts of area H1 will occur separately, unless permission is granted for an access road to breach the physical barrier of the Deeside way; an eventuality which should probably be regarded as unlikely.
2. if the above assumption regarding the Deeside way is correct, the additional area of H1 might be served by access roads linking with the A93 Ballater-Aberdeen

road, but this scenario would rule out access to the remaining (larger) area of H1 via an extension to Craigview Road, Lochnagar Way, Pannanich Road or the new access road built to serve the 'additional area'.

3. the town centre lies to the SW of area H1, but the park/playing fields lie between the two areas, and it seems unlikely that a new access road for H1, linking with

Provost Craig Road or Old Station Road would be allowed to be constructed through or around the park.

4. the only significant existing nearby access road to H1 is Monaltrie Avenue, which runs SW towards the Town Centre, but close to the Primary School. With

current trends towards improving traffic safety on roads close to schools, any proposal to use Monaltrie Avenue as an access road from the Town Centre for an area

containing a substantial number of new units seems likely to be regarded as a retrograde step.

5. while area H1 might have road access towards Aboyne and Aberdeen via Monaltrie Avenue and the B972 (Pass of Ballater) road, in view of the constraints which

exist, early consideration requires to be given to the question of connections between H1 and Ballater Town Centre. Requiring vehicular traffic to exit from H1 onto

the B972 and then return to the town centre along the A93 would create a feeling that the residents of H1 were in an area which is really not an integral part of the

town.

#### **CNPA analysis of objections to 1st modifications**

The approach to the allocation of land in Ballater has not changed. No modifications are therefore proposed.

#### **Objection maintained**

**Policy/site ref**    **Settlements - Ballater H1**

**Objector Ref**    **Name**    Ian G Hay

033                      Braemore

2 Morven Way

Ballater

AB35 5SF

**Agent Name**

**Company**

#### **Summary of objection to Deposit Local Plan**

The proposed density for housing on H1 is excessive when compared to the population, and the influx of such a large addition of residents would not be sustainable

for the village in terms of amenities, medical and educational resources. The density is not in keeping with the character of the village, and the entrance to the village

from Tullich will be destroyed. The number of houses built need not be so high. Many of the houses built will end up as holiday homes, if any affordable houses are

to be included there must be limitations on who can buy or rent them, and this should be linked to local family connection or local workers. Any new development

must be adequately screened, at least to the standard of the Invercauld Park development.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince’s Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm the housing requirement comes from various reports and studies and is based on a long term growth

projection. Confirm that although holiday homes cannot be controlled, affordable homes can and this will form part of any development.

**Proposed 1st Modification**

Amend supporting text to H1 to refer to ongoing work of princes foundation - and refer specifically to density of new development and the comparison to the

existing density of Ballater.

Include reference to ensure design of new development will support Ballater and care will be taken to ensure the character of the planned settlement and the

conservation will be protected

**Response to 1st modification objections**

Objection withdrawn.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Ballater H1

**Objector Ref** Name Dominic Fairlie

452b Scotia Homes Ltd

23 Bridge Street

Ellon

AB41 9AA

**Agent Name**

**Company** Scotia Homes Ltd

**Summary of objection to Deposit Local Plan**

The plan should reflect the work done by the Princes Foundation for Ballater. The wording for H1 should relate to development land rather than specifically

housing, thus enabling a mixed use development to taken place. The wording should be changed from ‘housing’ to ‘mixed use development’.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince’s Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from



development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm CNPA are keen to work with Princes Foundation to secure good quality development.

**Proposed 1st Modification**

Include para in intro to Cpt 7 t7.4 o promote mixed development to promote sustainable communities.

Amend H1 to reduce the allocated land making provision for parking.

Amend text to H1 to reflect Princes Foundation and need for sustainable communities.

**Response to 1st modification objections**

No additional comments relating to this objection in the response to modifications.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Ballater H1

**Agent Name**

**Objector Ref** Name Mr & Mrs Houston

096 28 Craigendorroch Walk  
Ballater  
AB35 5ZB

**Company**

**Summary of objection to Deposit Local Plan**

There is no statistical evidence to support the housing allocation for Ballater, and land should not be allocated by people who do not understand the local situation.

Also there is a lack of focus on providing supporting employment opportunities.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm in letter where the housing figures come from, and the demand for affordable homes in Ballater. Also

confirm allocation is to be phased for the long term growth of the village.

**Proposed 1st Modification**

No further action required. Confirm in letter where the housing figures come from, and the demand for affordable homes in Ballater. Also confirm allocation is to be

phased for the long term growth of the village.

### **Response to 1st modification objections**

Thank you for your letter of 13th June in relation to the above and our objections to the plan. Whilst I am in full agreement with the environmental, ecological and

community objectives of what the Board are trying to achieve, I am in complete disagreement as to the housing elements that are proposed in relation to Ballater.

Having chaired the Aberdeenshire Community Economic Development Federation and the local CED company for a number of years I can speak with some

knowledge of how communities think and work.

My main objection to what is being proposed is that you have had produced a theoretical model of housing need, which neatly fits your required strategy, without

any recognition of what is actually happening in Ballater. Despite elaborate and purely theoretical statistics that have been produced you still have not demonstrated

to me that there is actually the level of need that warrants the construction of the number of affordable housing you suggest.

Let us not even consider the purely private sector, because we all know what will happen there. Might I suggest a stroll down, for example, Victoria Road where 95%

of the private houses are holiday homes. Legislation to combat this will, in my opinion, have barriers to enactment because of the European Act on Human Rights.

However, returning to my objections, let us assume 250 houses are constructed in the area you are proposing. This means that 250 rents and/or mortgages have to

be paid, which means that the potential residents need to have employment locally. There are three main industrial sectors in the area - tourism, agriculture and

forestry. The first is, by nature transient and seasonal and usually employing base rate minimal wages, the second is largely mechanised industry with little

opportunities for the sort of expansion needed to provide many new jobs and the third is one where massive expansion in terms of new employment is hard to

envisage. So where is the new work for the people likely to occupy these new houses? Braemar, Aboyne, Banchory or

Aberdeen. I think not. A week's commuting to Aberdeen or even Banchory would have a severely dilatory effect on both health and pocket.

Perhaps you haven't

noticed the price of petrol and diesel. Apart from this is the current national economic situation which is hardly conducive to the grandiose expansion of housing in

Ballater. Having worked in the voluntary sector and closely with the public sector, I despair at the relentless pursuit of theoretical targets and the 'we know best

what is good for you' attitude that is prevalent in many parts of the public sector. I fear this housing plan is no different.

### **CNPA analysis of objections to 1st modifications**

The CNPA position regarding land allocation for housing in Ballater has not changed. The work to establish housing need has been placed on the CNPA web site

and indicates how the figures were reached. We continue also to work closely with the housing authority to ensure the most up to date figures for housing need

from local authority waiting lists. No additional modifications or amendments are therefore proposed.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Ballater H1</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Michael F Franklin	
078	40 Pannanich Road	
	Invercauld Park	
	Ballater	
	AB35 5PA	<b>Company</b>

**Summary of objection to Deposit Local Plan**

The density proposed for the site is out of keeping with similar sized sites elsewhere in the Park. The first priority should be to create the necessary recreational space and parking area and assign what is left. Although some low cost housing is needed in the area the allocation is excessive. The site also lies within the flood plain and any development should be subject to a detailed flood risk assessment carried out in a rigorous way.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site. Confirm the housing requirement comes from various reports and studies and is based on a long term growth projection. Confirm ongoing work regarding flood risk assessment and discussions with SEPA regarding this issue. Confirm approach to developer contributions for new development to support services. Confirm the policy for affordable houses supported in the plan. Confirm that although holiday homes cannot be controlled, affordable homes can and this will form part of any development.

**Proposed 1st Modification**

Amend proposals map to reflect need for parking.  
Amend supporting text to H1 to refer to ongoing work of princes foundation - and refer specifically to density of new development and the comparison to the existing density of Ballater.  
Include reference to ensure the design of new development will support Ballater and care will be taken to ensure the character of the planned settlement and the conservation will be protected

### Response to 1st modification objections

Objection maintained.

### CNPA analysis of objections to 1st modifications

The CNPA position regarding the allocation of land in Ballater has not changed since the modifications. The boundary has been amended to take account of

ongoing work from the Prince's Foundation although the total number of houses to be built has not changed. The boundary in no way indicates that the woodland

area would be removed and through the careful design of new development, the approach to the settlement will be enhanced. No further modification or

amendment is therefore proposed.

**Objection maintained**

**Policy/site ref**    **Settlements - Ballater H1**  
**Objector Ref**    **Name** Ballater (RD) Ltd  
076                      7 Bridge Street  
                              Ballater  
                              AB35 5QP

**Agent Name** Bryan Wright  
Pronybeg  
Ballater  
AB35 5XB

**Company** Ballater (RD) Ltd

### Summary of objection to Deposit Local Plan

There is no evidence to support the requirement for such a large development within Ballater. The site as allocated covers the car parking used for the Ballater

Games. This should not occur. The density proposed is not in keeping with a rural settlement and the development of this site would have an adverse impact on the

character of the village. The site is also within the flood plain and development would not only impact on the site itself but have knock on effects elsewhere. The

site should not be designated unless the risk of flooding is at an acceptable level. The site should instead be used to provide environmental and recreational assets

needed to serve the growth in the village seen during the past 7 years.

### CNPA analysis of objection to Deposit Local Plan

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm the housing requirement comes from various reports and studies and is based on a long term growth

projection. Confirm ongoing work regarding flood risk assessment and discussions with SEPA regarding this issue. Confirm approach to developer

contributions for

new development to support services. Confirm the policy for affordable houses supported in the plan. Confirm that although holiday homes cannot be controlled, affordable homes can and this will form part of any development.

#### **Proposed 1st Modification**

Amend supporting text to H1 to refer to ongoing work of princes foundation - and refer specifically to density of new development and the comparison to the existing density of Ballater.

Amend proposals map to reflect need for parking.

Include reference to ensure design of new development will support Ballater and care will be taken to ensure the character of the planned settlement and the conservation will be protected

#### **Response to 1st modification objections**

Thank you for your letter of 13 June 2008. I write to confirm that Ballater (RD) Ltd wishes to maintain their original objections to the Local Plan.

We also object to the proposed modification involving the inclusion of additional land in H1. The existing community woodland was created as a planning gain item

to form the north-east boundary to the settlement and to provide screening. Any housing development beyond this boundary would have a detrimental effect on the environment and on the appeal to tourists approaching from the east.

#### **CNPA analysis of objections to 1st modifications**

The CNPA position regarding the allocation of land in Ballater has not changed since the modifications. The boundary has been amended to take account of

ongoing work from the Prince's Foundation although the total number of houses to be built has not changed. The boundary in no way indicates that the woodland

area would be removed and through the careful design of new development, the approach to the settlement will be enhanced. No further modification or amendment is therefore proposed.

#### **Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Ballater H1</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b>	
080	Lord Hogg of Cumbernauld 26 Pannanich Road Ballater AB35 5PA	

**Company**

#### **Summary of objection to Deposit Local Plan**

Support for the comments made by James Sunley.

**CNPA analysis of objection to Deposit Local Plan**

No modification considered necessary as a result of this representation.

**Proposed 1st Modification**

No further action required.

**Response to 1st modification objections**

Objection withdrawn.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

<b>Policy/site ref</b>	<b>Settlements - Ballater H1</b>	
<b>Objector Ref</b>	<b>Name</b> Mr George Inglis	<b>Agent Name</b>
053	25 Monaltrie Avenue	
	Ballater	
	AB35 5RX	

**Company**

**Summary of objection to Deposit Local Plan**

Any development on this site should not be accessed through Monaltrie Avenue, and the site should be reduced in size to remove the area to the west of the Cinder

Path and the access path to Monaltrie House.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince’s Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm need for traffic impact assessments and also that any proposal will have input from council roads

engineers to ensure appropriate standards are met.

**Proposed 1st Modification**

Include reference to setting of Monaltrie House in text

**Response to 1st modification objections**

Last week I spoke to Karen advising that the information on the web did not appear to address my specific objection. At her request she asked me to remind her of

it and on describing it to her she responded that, as it was specific to site access, the Plan does not advise on details such as access as the Park are awaiting the

responses/recommendations from The Prince's Foundation on a potential housing layout in the defined area.  
I therefore wish my objection to remain on record whilst awaiting further detailed information on the access road layouts

**CNPA analysis of objections to 1st modifications**

The CNPA position regarding the housing allocation in Ballater has not changed. No further modification is therefore proposed.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Ballater H1</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Simon Blackett	
442a	The Estate Office	
	4 The Keiloch	
	Braemar	
	A835 51W	<b>Company</b> Invercauld Estate

**Summary of objection to Deposit Local Plan**

Greater flexibility should be included within H1 to provide for future growth and incorporate the re-modelling of the Games Park and associated parking.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site.

**Proposed 1st Modification**

Include para in intro to Cpt 7 7.4 to promote mixed development to promote sustainable communities.

Amend H1 to reduce the allocated land making provision for parking.

Amend text to H1 to reflect Princes Foundation and need for sustainable communities.

**Response to 1st modification objections**

OK I agree to withdraw any objections

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

<b>Policy/site ref</b>	<b>Settlements - Ballater H1</b>	<b>Agent Name</b>
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**Objector Ref** 085  
**Name** Gordon M Cowie  
Garden House  
Morven Way  
Ballater  
AB35 5SF

**Company**

**Summary of objection to Deposit Local Plan**

The land allocated has to accommodate parking for the Games and landscaping to the west, and the density of 250 is therefore unreasonable. Land should also be

protected to the west of Monaltrie House to protect the setting of this listed building. However the space remaining would in fact be more appropriate in scale to

Ballaters needs, and the proposal should therefore be reduced in area, reduced in number of houses proposed, include parking for the games and landscaping, and

any development should protect the setting of Monaltrie House and the views from the top of the hill on A93 east of the Pass of Ballater.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm allocation is phased for the long term growth of the village. Also confirm detail such as landscaping

would be considered only after the concept of development on the site is established through the Plan.

**Proposed 1st Modification**

Amend boundary on plan to account for Games Park and Princes Foundation proposals.

**Response to 1st modification objections**

Thank you. My understanding from earlier correspondence from CNP was that unless I responded, the original objection would stand. The modifications proposed

clearly address the issue of the car park for the games but the extension eastwards to compensate for this heightens my objection - clearly in the view of CNP there

is no natural eastwards boundary for housing and eventually the whole area to the junction of the A93 and the pass of Ballater road is eventually going to be

approved for housing. My comments re a woodland screen have not been taken on board not the impact on the iconic view of Ballater and Lochnagar from the brow

of the A93 just before the Pass road.

**CNPA analysis of objections to 1st modifications**

The CNPA position regarding the allocation of land in Ballater has not changed since the modifications. The boundary has been amended to take account of

ongoing work from the Prince's Foundation although the total number of houses to be built has not changed. The boundary in no way indicates that the woodland



area would be removed and through the careful design of new development, the approach to the settlement will be enhanced. Also there is no implication that the whole of the area between the A93 and Pass of Ballater will be developed in the future. No further modification or amendment is therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - Ballater H1

**Agent Name**

**Objector Ref** Name Gordon Findlay  
077 24 Pannanich Road  
Ballater  
AB35 5PA

**Company**

**Summary of objection to Deposit Local Plan**

There is no need for such a large scale development in Ballater. Also why do we need low cost housing as there is no great number of people on the waiting list.

There is no employment within the area and poor public transport links. Any jobs in tourism are poorly paid. Also the allocation marked on the plan is vague and

should indicate accesses and design, since the density would suggest a large housing scheme out of character with Ballater.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm the housing requirement comes from various reports and studies and is based on a long term growth

projection. Confirm access issues etc will be addressed once more developed proposals are being considered - this stage is to establish the use of the land and also

the scale of development.

**Proposed 1st Modification**

Amend supporting text to H1 to refer to ongoing work of princes foundation - and refer specifically to density of new development and the comparison to the existing density of Ballater.

Include reference to ensure the design of new development will support Ballater and care will be taken to ensure the character of the planned settlement and the

conservation will be protected

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

The position regarding the allocation of land at Ballater has not changed. Additional information has been included in the supporting text to ensure that the design

of any new development respects the character of Ballater. Additional land has also been identified for employment uses, and the employment policies redrafted to

support appropriate development to support local communities. As such no modifications are proposed.

**Objection maintained**

**Policy/site ref** Settlements - Ballater H1

**Agent Name**

**Objector Ref**

**Name**

Jane Angus

091n

Ballater & Crathie Community Council

Darroch Den

Hawthorn Place, Ballater

AB35 5QH

**Company** Ballater & Crathie Community Council

**Summary of objection to Deposit Local Plan**

The proposed density of the site H1 would not be in character with Ballater and the proposal does not identify supporting facilities such as shops and land for

amenity use. The site is not in line with the site identified in the Aberdeenshire Plan. The proposal should better reflect the findings of the Prince's Foundation.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm allocation is phased for the long term growth of the village. Confirm where the housing figures come

from, and the demand for affordable homes in Ballater and the role of the this plan and the aberdeenshire plan.

**Proposed 1st Modification**

Amend boundary on plan to account for Games Park and Princes Foundation proposals. Include employment land within village boundary.

**Response to 1st modification objections**

The Ballater and Crathie Community Council wish to continue our objections to the proposed Local Plan.

**CNPA analysis of objections to 1st modifications**

The density of development reflects the ongoing work of the Prince's Foundation who have studied existing densities within Ballater and reflected this

in initial design

concepts. The Foundation are also keen to include necessary community facilities such as shops and the allocation allows for this form of mixed use. The CNPA

continue to work with the Princes Foundation to bring forward the development of the site and the plan has been modified to reflect this. No further modifications

or amendments are therefore proposed.

**Objection maintained**

Policy/site ref	Settlements - Ballater H1	Agent Name
Objector Ref	Name	
404	Scott Fraser	
	Ardmeanach	
	Birkhall	
	Ballater	
	AB35 5ST	Company

**Summary of objection to Deposit Local Plan**

Any allocation on this site must retain sufficient space for parking for the games and other social activities.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site.

**Proposed 1st Modification**

Amend H1 to better reflect the needs of the games parking area.

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

The position regarding the allocation of housing land at Ballater has not changed, and the supporting text has been clarified to ensure that any development protects

land to ensure the future of the Highland Games and other social events which occur in the area at present. As such no modifications are proposed.

**Objection maintained**

Policy/site ref	Settlements - Ballater H1	Agent Name
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**Objector Ref** 050  
**Name** Colin Robertson  
Priormuir, 11 Monaltrie Avenue  
Ballater  
AB35 5RX

### Company

#### **Summary of objection to Deposit Local Plan**

The development of H1 should be done in a way which does not require access through Monaltrie Avenue. Access should be provided through Craigendarroch

Walk directly to Craigview Road.

#### **CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm need for traffic impact assessments and also that any proposal will have input from council roads

engineers to ensure appropriate standards are met.

#### **Proposed 1st Modification**

No modification proposed.

#### **Response to 1st modification objections**

Please note that my objection still stands and in the avoidance of doubt the nature of my objection is as follows:

It is my understanding that a separate consultation has been carried out by The Princes Trust. There was a meeting in Ballater Village Hall at which 3 residents

turned up:

This consultation was therefore completely ineffective and left the vast majority of Ballater residents completely unaware of the Trust's proposals and the

consequential effects on the village.

I attended a public meeting on Thu 25 Sep 2008 and was given sight of a plan (for the first time) that was produced by The Princes Trust the indicated a Housing and

Roads Design for a 250 housing development that proposed to route vehicle and pedestrian traffic through the following areas:

Craigendarroch Walk

Monaltrie Avenue

Monaltrie Crescent

Craigview Road

Pannanich Road

It is important to note that all of the above locations are at present that are effectively classified as cul-de-sacs and as such enjoy a high degree of privacy with no

through traffic other than the residents who live there. The consequential effect of this proposal would be catastrophic and will generate massive

public reaction.

I was extremely disappointed to discover that the Ballater, Community Council have in fact agreed to back The Princes Trust proposal. In view of the overwhelming

**CNPA analysis of objections to 1st modifications**

The CNPA position regarding the housing allocation in Ballater has not changed. No further modification is therefore proposed.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Ballater H1</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> James and Evelyn Sunley	
056u	12 Lochnagar Way	
	Ballater	
	AB35 5PB	

**Company**

**Summary of objection to Deposit Local Plan**

The density of H1 is out of keeping with surrounding developments in Ballater. The proposal should reflect the findings of the Prince's Foundation study of Ballater

and the Aberdeenshire allocation previously agreed.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. The design of new development will support Ballater and care will be taken to ensure the character of the

planned settlement and the conservation will be protected

**Proposed 1st Modification**

Amend supporting text to H1 to refer to ongoing work of princes foundation - and refer specifically to density of new development and the comparison to the existing density of Ballater.

**Response to 1st modification objections**

The modified Park Plan does not address any of the objections that we made, we therefore continue our objections and ask you to think again.

**CNPA analysis of objections to 1st modifications**

The work of the Princes Foundation has been included within the modifications, and this makes specific reference to density in keeping with other areas of Ballater.

No further amendment is therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - Ballater H1

**Agent Name**

**Objector Ref**

**Name** Jane Angus

091h

Ballater & Crathie Community Council

Darroch Den

Hawthorn Place, Ballater

AB35 5QH

**Company** Ballater & Crathie Community Council

**Summary of objection to Deposit Local Plan**

The work of the Prince's Foundation should be better reflected in the housing proposals for Ballater.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site.

**Proposed 1st Modification**

Include para in intro to Cpt 7 7.4 to promote mixed development to promote sustainable communities.

Amend H1 to reduce the allocated land making provision for parking.

Amend text to H1 to reflect Princes Foundation and need for sustainable communities.

**Response to 1st modification objections**

The Ballater and Crathie Community Council wish to continue our objections to the proposed Local Plan.

**CNPA analysis of objections to 1st modifications**

The work of the Prince's Foundation has now been embedded within the site allocation. The allocations also reflect work undertaken to establish local need, and we

continue to work closely with the local housing authorities to ensure the most up to date information. No further amendment is therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - Ballater H1  
**Objector Ref** Name Mr J A Lovie  
488 26 Monaltrie Avenue  
Ballater  
AB35 5RX

**Agent Name**

**Company**

**Summary of objection to Deposit Local Plan**

The area has a number of constraints and should not be developed for housing -

- in the flood plain
- there are brownfield sites that should be used
- there are too many holiday homes
- the development would spoil the character of Ballater
- there is little community space already
- there is inadequate infrastructure
- Ballater is too remote for large scale development.

**Response to 1st modification objections**

The response and objection is maintained.

**CNPA analysis of objections to 1st modifications**

The CNPA position regarding the housing allocation in Ballater has not changed. No further modification is therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - Ballater H1  
**Objector Ref** Name James and Evelyn Sunley  
0561 12 Lochnagar Way  
Ballater  
AB35 5PB

**Agent Name**

**Company**

**Summary of objection to Deposit Local Plan**

The housing requirements in NEST which identify 150 homes for the Mar area more reflecting the needs of the area. The proposed 250 houses is extreme and unacceptable.

**CNPA analysis of objection to Deposit Local Plan**

The scale of development is linked to work done on establishing the housing need within the area, and further work will be done to prepare information which fully

explains the thinking behind the approach taken. Additional work will also be undertaken to ensure that the scale of development is not out of character with the

densities currently built in Ballater. This will be done in conjunction with ongoing work with the Princes Foundation to prepare a masterplan for the site,

and a long

term vision for the future growth of Ballater. Confirm the housing requirement comes from various reports and studies and is based on a long term growth projection.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

The modified Park Plan does not address any of the objections that we made, we therefore continue our objections and ask you to think again.

**CNPA analysis of objections to 1st modifications**

The allocations also reflect work undertaken to establish local need, and we continue to work closely with the local housing authorities to ensure the most up to date information. No further amendment is therefore proposed.

**Objection maintained**

Policy/site ref	Settlements - Ballater H1	Agent Name
Objector Ref	Name	
037q	DW and IM Duncan Pineacre West Terrace Kingussie PH21 1HA	Company

**Summary of objection to Deposit Local Plan**

The level of proposed new development would adversely alter the character of Ballater.

**CNPA analysis of objection to Deposit Local Plan**

The scale of development is linked to work done on establishing the housing need within the area, and further work will be done to prepare information which fully explains the thinking behind the approach taken. Additional work will also be undertaken to ensure that the scale of development is not out of character with the densities currently built in Ballater. This will be done in conjunction with ongoing work with the Princes Foundation to prepare a masterplan for the site, and a long term vision for the future growth of Ballater. Confirm the housing requirement comes from various reports and studies and is based on a long term growth projection. The design of new development will support Ballater and care will be taken to ensure the character of the planned settlement and the conservation will be protected

**Proposed 1st Modification**

Amend supporting text to ensure design respects character of Ballater.

**Response to 1st modification objections**



Objection maintained.

**CNPA analysis of objections to 1st modifications**

The position regarding the allocation of land in Ballater has not changed. The importance of design to respect the existing settlement has been added to the text of

para H1 iii. As such no modifications are proposed.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Ballater H1</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Stuart Wright	
030	2 Craigview Place	
	Ballater	
	AB35 5PJ	

**Company**

**Summary of objection to Deposit Local Plan**

Development on this site, at this density would destroy the character of Ballater. It would also destroy a valuable piece of good quality agricultural land and

therefore erode the economic viability of agriculture in the area. The area already has enough new houses, and too many holiday and second homes. There should

therefore be no more large scale housing development and no more houses sold as second homes.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm the housing requirement comes from various reports and studies and is based on a long term growth

projection. Confirm that although holiday homes cannot be controlled, affordable homes can and this will form part of any development.

**Proposed 1st Modification**

Amend supporting text to H1 to refer to ongoing work of princes foundation - and refer specifically to density of new development and the comparison to the

existing density of Ballater.

Include reference to ensure design of new development will support Ballater and care will be taken to ensure the character of the planned settlement and the

conservation will be protected

**Response to 1st modification objections**

Objection maintained

**CNPA analysis of objections to 1st modifications**

The approach to the allocation of land in Ballater has not changed. No modifications are therefore proposed.

**Objection maintained**

Policy/site ref	Settlements - Ballater H1	Agent Name
Objector Ref 029	Name Mr Derek N North 6 Monaltrie Way Ballater Aberdeenshire AB35 5PS	Company

**Summary of objection to Deposit Local Plan**

H1 in Ballater is within the floodplain, the density is out of keeping with the rest of Ballater, the development would adversely impact on the Games field and its use

for the local games, and the parking required would use up 2/3 of the site.

If development was to proceed, it should not be in the floodplain, the density should be reduced and more green spaces to absorb any potential flood water, and an

appropriate site should be retained for parking for the Games.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm ongoing work regarding flood risk assessment and discussions with SEPA regarding this issue.

**Proposed 1st Modification**

Amend H1 to reduce the allocated land making provision for parking.

Include reference to confirm density will be in line with that found in Ballater

**Response to 1st modification objections**

Thank you for correspondence concerning the CNPA local plan and I do not wish to continue with any objections or further observations.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Ballater H1  
**Objector Ref** Name Alexander Copland  
086 Roslin Lodge  
School Lane  
Ballater

**Agent Name**

**Company**

**Summary of objection to Deposit Local Plan**

Adequate space should be identified within the map to ensure parking is protected for the Ballater Games.

**CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site.

**Proposed 1st Modification**

Amend H1 to reduce the allocated land making provision for parking.

Amend text to H1 to reflect Princes Foundation and need for sustainable communities.

**Response to 1st modification objections**

Objection withdrawn.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Ballater H1  
**Objector Ref** Name Phillip John Swan  
462d 30 Monaltrie Avenue  
Ballater  
AB35 5RX

**Agent Name**

**Company**

**Summary of objection to Deposit Local Plan**

The new housing proposals are contrary to the aims of the National Parks, as the visual impact of the proposed houses would damage the value of tourism to Ballater.

Reduce the target of 250 houses with a more realistic number (max 50), and seek to satisfy this requirement by infill development and upgrading / conversion of

#### **CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added

to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site. Confirm allocation is phased for the long term growth of the village. Confirm where the housing figures come

from, and the demand for affordable homes in Ballater

#### **Proposed 1st Modification**

Amend boundary on plan to account for Games Park and Princes Foundation proposals.

#### **Response to 1st modification objections**

I wish to maintain my objections to the CNPA Deposit Plan.

#### **CNPA analysis of objections to 1st modifications**

The allocation will come to fruition through the application of a carefully considered design guide to ensure that the new development creates an attractive and

appropriate approach to this important settlement within the National Park. No additional modifications are therefore proposed.

#### **Objection maintained**

#### **Policy/site ref Settlements - Ballater other land uses**

**Objector Ref** Name Jane Angus  
091b Ballater & Crathie Community Council  
Darroch Den  
Hawthorn Place, Ballater  
AB35 5QH

#### **Agent Name**

**Company** Ballater & Crathie Community Council

#### **Summary of objection to Deposit Local Plan**

The settlement boundary of Ballater should include the Craigendarroch complex and the wooded area around the school. There are also omissions including the

battlefield site and souterrain. Crathie should be included as a settlement.

#### **CNPA analysis of objection to Deposit Local Plan**

The boundary of Ballater has been drawn to include the main settlement and housing areas which form the village. This is in on way to imply that certain other

developments do not play a key role in supporting the village, particularly economically. In regard to Crathie, the approach to the identification of settlements

outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed rationale behind the approach taken will be drawn

up. Where it is considered that additional detail including land allocations would assist in the level of detail provided for smaller communities and help attain their

aspirations, the specific identification of those settlements will be considered as appropriate through modification both Section 7 of the Plan, the policies regarding

housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may also impact on the SEA. confirm that settlement boundary has

been drawn to exclude the SSSI. Also confirm that Crathie as a dispersed settlement would be better served within a settlement boundary, as it allows a much

greater degree of flexibility for incremental growth which supports the settlement - policy 25 and 26.

#### **Proposed 1st Modification**

Redraw settlement boundary to include woodland around school

#### **Response to 1st modification objections**

The Ballater and Crathie Community Council wish to continue our objections to the proposed Local Plan.

#### **CNPA analysis of objections to 1st modifications**

Dinnet has been recognised as a rural settlement. Crathie however remains as in the deposit local plan, to allow a degree of flexibility for small appropriate scale

development to meet the local community needs. The approach taken to ensure that there is not a mentality of locating development purely on a boundary basis is

intended to provide flexibility and opportunity. No further amendment is therefore proposed.

#### **Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Ballater other land uses</b>	<b>Agent Name</b>
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<b>Objector Ref</b>	<b>Name</b>	
056q	James and Evelyn Sunley 12 Lochnagar Way Ballater AB35 5PB	

#### **Company**

#### **Summary of objection to Deposit Local Plan**

Land should be identified for the development of hotel and hostel accommodation within Ballater.

#### **CNPA analysis of objection to Deposit Local Plan**

Modifications will endeavour to ensure a more appropriate balance is struck between development and tourism opportunities and the protection of the special

qualities of the area. Within Ballater, general policies have been included to do this, rather than identify a particular site which may be considered by some as

restrictive. However work will continue with the local chamber of commerce to ensure that the approach taken meets with the aspirations of the

local community.

Confirm that policies ( esp 33 and para 6.3 and 6.4) aim to promote development such as tourism rather than shoe horn proposals into particular sites.

**Proposed 1st Modification**

Include para in intro to Cpt 7 7.4 to promote mixed development to promote sustainable communities.

**Response to 1st modification objections**

The modified Park Plan does not address any of the objections that we made, we therefore continue our objections and ask you to think again.

**CNPA analysis of objections to 1st modifications**

The local plan and park plan both recognise the vital role of tourism within the National Park. Rather than identify particular sites the policies have been worded in

such a way as to encourage new developments in appropriate locations. No further amendment is therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - Ballater other land uses

**Agent Name**

**Objector Ref** Name James and Evelyn Sunley

056s 12 Lochnagar Way

Ballater

AB35 5PB

**Company**

**Summary of objection to Deposit Local Plan**

The local plan should identify sites to meet local aspirations for recreational development including an outdoor activity centre, indoor sports centre, theatre, cinema etc.

**CNPA analysis of objection to Deposit Local Plan**

Modifications will endeavour to ensure a more appropriate balance is struck between development and tourism opportunities and the protection of the special

qualities of the area. Within Ballater, general policies have been included to do this, rather than identify a particular site which may be considered by some as

restrictive. However work will continue with the local chamber of commerce to ensure that the approach taken meets with the aspirations of the local community.

Confirm that policies (esp 34 and 35) aim to promote development such as recreational developments rather than direct them particular sites.

**Proposed 1st Modification**

Include para in intro to Cpt 7 7.4 to promote mixed development to promote sustainable communities.

**Response to 1st modification objections**

The modified Park Plan does not address any of the objections that we made, we therefore continue our objections and ask you to think again.

**CNPA analysis of objections to 1st modifications**

The modifications have included land as ENV which includes open space and other important land creating the setting of settlements. The wording of the plan also recognises the important role of established businesses such as cinemas, and presumes against their change of use. Policies are also worded to support new recreation development where appropriate. No further amendment is therefore proposed.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Ballater other land uses</b>	<b>Agent Name</b>
<b>Objector Ref</b> 056t	<b>Name</b> James and Evelyn Sunley 12 Lochnagar Way Ballater AB35 5PB	

**Company**

#### **Summary of objection to Deposit Local Plan**

Provision should be made within the Local Plan for football pitches and other outdoor projects including supporting the Ballater Games.

#### **CNPA analysis of objection to Deposit Local Plan**

The allocated site at Ballater H1 will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be

added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further

consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on

the SEA and the Flood Risk Assessment for the site.

#### **Proposed 1st Modification**

Amend H1 to reduce the allocated land making provision for parking.

Include reference to need for recreational land within masterplan.

#### **Response to 1st modification objections**

The modified Park Plan does not address any of the objections that we made, we therefore continue our objections and ask you to think again.

#### **CNPA analysis of objections to 1st modifications**

The boundary of the site H1 has been amended and reference to the importance of the Games included within the text. No comment is made in the representation

of this change. No further amendment is therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - Ballater other land uses

**Agent Name**

**Objector Ref** Name James and Evelyn Sunley  
056d 12 Lochnagar Way  
Ballater  
AB35 5PB

**Company**

**Summary of objection to Deposit Local Plan**

The local plan approach of having policies which apply equally across the Park is not realistic, and there should be area based policies to account for the different requirements of the various communities within the Park. The allocation of land for development must also be over a greater period of time and must include the provision of services and amenities so that new development can adequately be incorporated within the existing settlements.

**CNPA analysis of objection to Deposit Local Plan**

The approach taken attempts to create a clear planning framework for the Park area as a whole. The wording of individual policies should provide sufficient flexibility to account for the needs of individual communities, but further clarity will be included as a proposed modification within the Introduction Section to further explain how to use the Plan and its policies and proposals. Further consideration will also be given to the long term future planning for the Park to ensure that land allocations are appropriate to take the Park and its various communities into a success long term future.

**Proposed 1st Modification**

Amend 1.5 purpose of Plan to explain the role of the Plan across the Park.  
Include in table 4 clear timescales for short, medim and long term provision.

**Response to 1st modification objections**

The modified Park Plan does not address any of the objections that we made, we therefore continue our objections and ask you to think again.

**CNPA analysis of objections to 1st modifications**

The National Park is required to produce a local plan for the whole of the National Park. In particular regard to Ballater it has identified the central shopping area, additional employment land, and open space which contributes to the settlement. No further amendment is therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - Ballater other land uses

**Agent Name**

**Objector Ref** Name Jane Angus  
091a Ballater & Crathie Community Council  
Darroch Den  
Hawthorn Place, Ballater  
AB35 5QH

**Company** Ballater & Crathie Community Council



### **Summary of objection to Deposit Local Plan**

The plan focuses too heavily to housing provision and not enough on employment opportunities and incentives. Also there is little focus on the need to provide adequate infrastructure to support new housing development. All these should be intrinsically linked.

### **CNPA analysis of objection to Deposit Local Plan**

The plan must ensure adequate housing provision. However additional focus will be placed on employment provision. The CNPA continue to work closely with infrastructure providers to build into their investment programmes sufficient capacity to meet the needs of the local plan.

### **Proposed 1st Modification**

Include employment land in proposals maps.

### **Response to 1st modification objections**

The Ballater and Crathie Community Council wish to continue our objections to the proposed Local Plan.

### **CNPA analysis of objections to 1st modifications**

Additional land has been included for employment and tourism uses, and the text amended to reflect the importance of securing employment uses within the National Park. No amendment is therefore proposed.

### **Objection maintained**

**Policy/site ref** Settlements - Ballater/Braemar

**Objector Ref** Name Rona Main  
425u Scottish Enterprise Grampian  
27 Albyn Place  
Aberdeen  
AB10 1DB

**Agent Name** Steve Crawford

Halliday Fraser Munro  
8 Victoria Street  
Aberdeen  
AB10 1XB

**Company** Scottish Enterprise Grampian

### **Summary of objection to Deposit Local Plan**

Within the hierarchy of settlements, only 1 strategic and 2 intermediate settlements are in the east of the Park. Braemar should be considered a strategic settlement

as it is at the 'heart' of the Park. Also the development proposals for both Ballater and Braemar are very limited and do not represent an effective forward

development strategy. The whole approach represents a housing and economic development strategy falling out of the settlement allocations but with no strategic discussion on which to comment.

### **CNPA analysis of objection to Deposit Local Plan**

The approach to settlement identification will be revised in light of the representations received, and the proposals maps will also be amended to provide an

appropriate level of detail to guide developers and clarify to local communities the future growth potential of settlements. A more strategic view will also be included,

within the context and introduction of the plan, to set the settlement strategy in context and clarify the approach in line with the overall vision for the local plan.

Confirm the allocations reflect the nature of the geography of the Park.

**Proposed 1st Modification**

Include other rural settlements in modifications to indicate where other development opportunities exist across the Park.

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

A number of other settlements have been identified in Aberdeenshire. The approach taken reflects the geography of the Park and the settlement pattern found there.

No further modifications are therefore proposed.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Bellabeg</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b>	
073b	Donside Community Council	
	c/o Mrs M Henderson	
	3 Kingsford Road	
	Alford	

**Company** Donside Community Council

**Summary of objection to Deposit Local Plan**

Strathdon should be identified as a settlement.

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed

rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail

provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through

modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may

also impact on the SEA.

**Proposed 1st Modification**

Identify Bellabeg within settlement proposals.

**Response to 1st modification objections**

Objection withdrawn.

**CNPA analysis of objections to 1st modifications**

No further action required.

## Objection withdrawn

Policy/site ref	Settlements - Bellabeg	Agent Name
Objector Ref	Name	
011i	Colonel F.M.K. Tuck Allargue Corgarff, Strathdon Aberdeenshire AB36 8YP	
		Company

### Summary of objection to Deposit Local Plan

Strathdon should be identified as a settlement.

### CNPA analysis of objection to Deposit Local Plan

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may also impact on the SEA.

### Proposed 1st Modification

Identify Bellabeg within settlement proposals.

### Response to 1st modification objections

I refer to your letter obj 011 of 22 May on Modifications to Deposit Local Plan.

First may I say how very pleased and honoured I am to receive a personal and comprehensive reply to my comment on the plan. I can not remember ever having

had one before, and it is gratifying to feel that one is being listened to !

Second I confirm that I am in agreement with the modifications suggested and do not wish to object further. On the whole I consider that you have dealt with my

comments and that the amended plan is satisfactory.

Having said that , may I make one or two further comments ? !

a. On p 42 Table 14 it is strange that Aberdeenshire would not have at least a target figure for Donside as well as Ballater and Braemar.

b. Although much improved I still find Policy 23 and 24 overly and unnecessarily restrictive. I can see places in Corgarff ( which badly needs regeneration ) where

two or three new build houses could be built without in any way conflicting with the other aims of the Park. So to restrict to one new house where there are three

would prevent this. Similarly I can envisage other worthy candidates for a new house under Policy 24 eg a retired gamekeeper on my estate when

his tied dwelling is

required, or for a family member with dependent needs to live on the estate. A wording could be inserted in the new subpara b " or similar worthy persons ".

c. Some of my problems have been resolved in Policies 25 - 29. It would be helpful to refer to these at the end of new para 5.70

d. Finally you have not taken on board my comment on other unsightly communication developments besides Telecoms in Policy 31. There are some awful

electrical, road, and water constructions including the 32000 volt power lines alongside the Lecht road which have not been used for 7 years.

I hope the Board will approve the Plan on 30 May and I wish you well with it.

#### **CNPA analysis of objections to 1st modifications**

No further action required.

#### **Objection withdrawn**

**Policy/site ref** Settlements - Boat of Garten

**Agent Name**

**Objector Ref** Name Susan Davies

465z-g Scottish Natural Heritage

Great Glen House

Leachkin Road

Inverness

**Company** Scottish Natural Heritage

#### **Summary of objection to Deposit Local Plan**

Welcome the removal of earlier proposals for housing to the north of the village. There is likelihood of significant negative effect on Natura interests, arising from

allocation H1. We therefore note that development will only be permitted if it will not adversely affect the integrity of these interests.

#### **CNPA analysis of objection to Deposit Local Plan**

The comments are noted, and the site will be assessed in terms of the impact any development would have on the Natura interests in line with the relevant

legislation. This assessment will be done prior to future modifications and the appropriate changes made at that stage.

#### **Proposed 1st Modification**

Include reference to mitigation required by SNH as result of appropriate assessment of H1.

#### **Response to 1st modification objections**

No further representation received regarding this issue.

#### **CNPA analysis of objections to 1st modifications**

No further action required.

#### **Objection withdrawn**

**Policy/site ref** Settlements - Boat of Garten  
**Objector Ref** **Name** Seafield Estate  
455a Seafield Estate Office  
Cullen  
Buckie  
Banffshire

**Agent Name** Jill Paterson  
Halliday Fraser Munro  
8 Victoria Street  
Aberdeen  
AB10 1XB  
**Company** Seafield Estate

**Summary of objection to Deposit Local Plan**

Land south of Deishar Road should be allocated for 15-20 housing units, to provide a logical extension to the settlement. The land was previously included as an allocation.

**CNPA analysis of objection to Deposit Local Plan**

The allocated sites within Boat of Garten will be analysed in light of the comments received. This analysis will be linked to the need for housing land within the area, and the effectiveness of the sites included in the deposit plan. The sites will also be judged against the SEA findings, the physical constraints of these sites and the requirements for effectiveness as set out in national guidance. Having assessed these sites, a review will be undertaken of the alternative land suggested to ascertain its qualities in meeting the local housing need, and the impact it would have when assessed through the SEA. Confirm that sufficient land is allocated in the plan for housing and any alternative suggestions will be considered in a review of this plan.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

Maintain objection.

**CNPA analysis of objections to 1st modifications**

The position regarding housing land allocations and supply remain the same. No additional land has therefore been included by way of a further modification.

**Objection maintained**

**Policy/site ref** Settlements - Boat of Garten  
**Objector Ref** **Name** Frank Bardgett  
092d Boat of Garten Community Council  
Tigh an Iasgair  
Boat of Garten

**Agent Name**

**Summary of objection to Deposit Local Plan**

The community wish to see greater emphasis within the proposals maps to secure the balance of activities and uses within the village. The general wording of

resisting change of use is not strong enough. The proposals maps and supporting text should therefore be amended as follows:

BG/OS1: Milton Loch and associated woodland and habitats are protected from development.

BG/OS2: The Playing field is protected as recreational/open space.

BG/OS3: The curling rink and adjoining woodland are protected as recreational / open space.

BG/OS4: The grounds of the Gold and Tennis club, including the Golf course, are protected as recreational / open space

BG/ED1: The Caravan and Camping site is retained for business/ tourism use.

BG/ED2: The building of the Boat of Garten Hotel is retained for business/tourism use.

BG/ED3: The Boat of Garten Station and the associated yards of the Strathspey steam railing are retained for business/ tourism use.

BG/ED4, ED5 and ED6: The premises in Deshar Road currently occupied by the Post Office, Anderson's restaurant and M&B Stores are retained for business/

tourism use.

BG/ED7: The sawmill is retained for commercial use.

**CNPA analysis of objection to Deposit Local Plan**

The level of detail on the proposals maps in support of the local plan will be reviewed in light of the representations received to allow for an appropriate level of

detail to guide developers and clarify future development opportunities to communities. As part of this review a survey of the proposed sites in this representation

will be undertaken to ascertain their qualities in meeting the development and other needs of the community and the impact it would have when assessed through

the SEA.

**Proposed 1st Modification**

Include area at station and camp site as Economic Development land.

Include playing fields as open space.

Add para 7.5 to confirm position outwith settlement boundary where other suggestions are not identified.

**Response to 1st modification objections**

Two objections to the mapping of Boat of Garten as an Intermediate Settlement were maintained. The map neither included the Milton Loch nor specified that it

should be protected as open space of importance to the environment of the village. Further, the Community Council continued its objection to the failure to map the

Boat of Garten Hotel as an important commercial and tourism asset to be protected within that category. As the only hotel in the village, the Boat of Garten Hotel is

of considerable commercial significance to the community. Its prominence at the corner of Deshar Road means that it also contributes significantly to the built

environment of the village. Finally, the Council noted that the Strathspey Railway Station and yards had been accorded mapping as important in the commerce/tourism category; the Hotel as the former Railway Hotel formed an integral part of that complex and hence should also be mapped.

These special

circumstances, taken together, ought to override any general presumption not to map hotels; they were of sufficient strength that the modified text

(Policy 33, page 56) was insufficient protection.

Further objections to the failure to map other small properties as commercial were withdrawn. The Community Council welcomed and supported the new mapping of the Caravan Site and the Strathspey Railway and yards as retained for business/tourism use, and of the Playing Field and Golf Course as recreational open space of importance to the environment of the village. The mapping and designation of area BG/H1 was again accepted, again with the hope expressed that a proper proportion of the sites would be 'affordable'. However it was noted that a planning application was expected imminently that would not fall to be considered under the new CNP Local Plan. Depending on sight of these plans and consideration of their implications, further comments on the Draft Plan might be required.

#### **CNPA analysis of objections to 1st modifications**

The proposals map for Boat of Garten has been amended to reflect some original objections. However it is not the approach taken to identify particular hotels within settlements. The text however supports the retention of important uses which support the community such as that referred to. The site referred to at Milton Loch is outwith the settlement but protected from development through para 7.5. It is not therefore considered necessary to add this area into the settlement boundary in an effort to protect it from development. No additional modification or amendments are therefore proposed.

#### **Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Boat of Garten</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b>	
390q	Roy Turnbull Torniscar Nethy Bridge Inverness-shire PH25 3ED	
		<b>Company</b>

#### **Summary of objection to Deposit Local Plan**

Proposal H1 in Boat of Garten is contrary to the 1st aim of the Park and EU Habitats Directive.

#### **CNPA analysis of objection to Deposit Local Plan**

The proposal will be reviewed in line with the aims of the Park and international and national natural heritage legislation. Any conflict will be reflected in an appropriate modification.

#### **Proposed 1st Modification**

Include reference to mitigation required by SNH as result of appropriate assessment of H1.

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

The CNPA position regarding the allocation of land for housing in Boat of Garten has not changed. No modification is therefore proposed.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Boat of Garten</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Dr A M Jones	
400i(m)	Badenoch and Strathspey Conservation Group	
	Fiodhag	
	Nethybridge	
	PH25 3DJ	<b>Company</b> Badenoch and Strathspey Conservation Group

**Summary of objection to Deposit Local Plan**

The proposal is excessive in scale and conflicts with the 1st and 3rd aims of the Park.

**CNPA analysis of objection to Deposit Local Plan**

The policy wording and its delivery aspirations will be cross checked against all the aims of the Park to ensure that no conflict or contradiction exists.

Where there is

any such contradiction the appropriate changes will be made to the wording in the Local Plan.

**Proposed 1st Modification**

Include reference to mitigation required by SNH as result of appropriate assessment of H1.

**Response to 1st modification objections**

Object to H1 on grounds of excessive scale and conflicts with all 4 aims of the Park.

There is evidence from field research undertaken within the CNP that recreational disturbance impacts on capercaillie, who avoid using woodland by paths by up to a few hundred metres.

**CNPA analysis of objections to 1st modifications**

The position regarding site allocations in Boat of Garten has not changed. Therefore no modification is proposed.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Boat of Garten C1</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Frank Bardgett	
092c	Boat of Garten Community Council	
	Tigh an Iasgair	



Boat of Garten  
PH24 3BY

**Company** Boat of Garten Community Council

**Summary of objection to Deposit Local Plan**

The community wish to see included the development of a new primary school to support the sustainable growth of the community. C1 should therefore clarify that

development on this site could include a school if so desired by the community.

The wording should therefore read ' This site would be appropriate for a replacement for Deshar Primary School'.

**CNPA analysis of objection to Deposit Local Plan**

The proposed wording and in a review of this site, the wording will be considered. Work will continue with the Highland Council to ensure that the approach taken

and wording included is the most appropriate to meet the needs of all interested parties.

**Proposed 1st Modification**

Include reference to possible use of land as school site.

**Response to 1st modification objections**

The objection to the designation on the map for Boat of Garten of area BG/C1, in that no reference was made to the suitability of this site for a school, had been resolved. The text now allowed for this possibility.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Boat of Garten C1

**Objector Ref** Name Adam Gordon

097 Miltonburn

Pityoulish, by Aviemore

Inverness-shire

**Agent Name**

**Company**

**Summary of objection to Deposit Local Plan**

The site should not be retained for use by the community, and this site should be restored to that of the draft plan. The area does not have land zoned for business

use, and the site does have potential to provide business units in part and the rest for community use leaving plenty of room for the development of a school if required.

**CNPA analysis of objection to Deposit Local Plan**

The comments are noted, and the site will be reviewed to consider the options for future development in addition to that allocated in the deposit plan. Further work

is also needed to ensure that there is an appropriate level of land allocated to meet the development aspirations of the community in terms of

economic growth, and

to ensure that these are directed to the most appropriate sites. Work will continue with the Chamber of Commerce and business interests in the community to

ensure that future modifications provide for this.

**Proposed 1st Modification**

Include reference to support for mixed uses on site to support sustainable communities.

**Response to 1st modification objections**

Objection withdrawn

**CNPA analysis of objections to 1st modifications**

No further action necessary.

**Objection withdrawn**

**Policy/site ref** Settlements - Boat of Garten H1

**Agent Name**

**Objector Ref** Name G Simpson

381 8 Birch Grove

Boat of Garten

PH24 3BA

**Company**

**Summary of objection to Deposit Local Plan**

The housing proposal at Boat of Garten is in contrast to the other smaller sites and numbers of houses discussed at community meetings. The proposal is too large

and dense and would create a suburban style development. There should also be restrictions placed on new houses becoming holiday homes. The proposal should

be reduced to provide 20-30 affordable houses in the village in small developments which compliment the setting of Boat.

**CNPA analysis of objection to Deposit Local Plan**

The allocation of land in the village is based on work done to assess local need, particularly for affordable housing, and also to take account of growth aspirations in

the area in general. Further information will be produced to explain in detail the housing land and supply requirements and the needs for affordable housing. A

review of the site will however be undertaken to ensure that the proposal is at the appropriate level, and takes proper account of the constraints on the site from all

perspectives. Confirm where the housing figures come from, and the demand for affordable homes in Boat. Also confirm allocation is to be phased for the future

growth of the village.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

The position regarding the allocation of housing land at Boat of Garten has not changed, and as such no modifications are proposed.

**Objection maintained**

**Policy/site ref** Settlements - Boat of Garten H1  
**Objector Ref** **Name** Davall Developments Ltd  
008 Myrtlefield House  
Grampian Road  
Aviemore  
PH22 1RH

**Agent Name** Brian W Muir  
Muir Smith Evans Ltd  
203 Bath Street  
Glasgow  
G2 4HZ  
**Company** Muir Smith Evans

**Summary of objection to Deposit Local Plan**

Support the allocation of H1 in Boat of Garten for housing development.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted. Update wording once appropriate assessment from SNH has been completed.

**Proposed 1st Modification**

Include reference to mitigation required by SNH as result of appropriate assessment of H1.

**Response to 1st modification objections**

You will recall that we act on behalf of Duvall Developments Ltd. We refer to your letters of 22nd may and 13th june regarding the CNPA proposed modifications

to the finalised (deposit) plan in relation to site BG/H1 in Boat of Garten. I can now confirm that our client is willing to withdraw the objection subject

ot one condition: that should any other party object to the proposed modificalton our client reserves the right to re-engage with the process, and to support the proposed

modification in any future inquiry or hearing.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Boat of Garten H1  
**Objector Ref** **Name** Ian Francis  
424s RSPB Scotland  
East Regional Office

**Agent Name**

10 Albyn Terrace  
Aberdeen, AB10 1YP

**Company** RSPB Scotland

**Summary of objection to Deposit Local Plan**

The site holds a small number of capercaillie and forms an important link between the larger populations in Kinveachy and Abernethy SPAs. The development

would increase human disturbance and thus have an adverse impact on the birds. The Appropriate assessment should consider the potential effects on these SPAs.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted. Appropriate Assessment will be undertaken to inform the development of proposals for this site in line with the corresponding legislation and

before any modifications are finalised and published for consultation. This will be done in collaboration with the CNP partners, and in particular SNH and Natural Heritage Section.

**Proposed 1st Modification**

Include reference to mitigation required by SNH as result of appropriate assessment of H1.

**Response to 1st modification objections**

Previously RSPB Scotland had objected to this proposal given the presence of capercaillie in the Boat of Garten woods and the potential for additional damaging

disturbance that may arise from this development. However, we now believe that the new wording stating that 'any development must be accompanied by sufficient

mitigation and visitor management to ensure that this interest is maintained', gives us enough comfort to remove our objections. RSPB Scotland has considerable

experience in managing positively for Capercaillie and we would wish to be involved in any appropriate discussions at Boat of Garten.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Boat of Garten H1

**Objector Ref** Name Ogilvie-Grant Estate  
454 Seafield Estate Office  
Cullen  
Buckie  
Banffshire

**Agent Name** Jill Paterson

Halliday Fraser Munro  
8 Victoria Street  
Aberdeen  
AB10 1XB

**Company** Seafield Estate

**Summary of objection to Deposit Local Plan**

Support the allocation but the capacity should be increased to 80 units.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted. An appropriate assessment will be undertaken for this site in line with the relevant legislation in regard to the natural heritage

interests on

the site. Any amendment to the capacity will be made after this assessment is carried out, and informs the modification process. Confirm where the housing figures come from, and the demand for affordable homes in Boat. Also confirm allocation is to be phased for the future growth of the village.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

Maintain objection

**CNPA analysis of objections to 1st modifications**

The support for the allocation is noted. No further modification proposed.

**Objection withdrawn**

**Policy/site ref** Settlements - Boat of Garten H1, C1

**Objector Ref** Name Reidhaven Estate  
456n Seafield Estate Office  
Cullen  
Buckie  
Banffshire

**Agent Name** Jill Paterson

Halliday Fraser Munro  
8 Victoria Street  
Aberdeen  
AB10 1XB

**Company** Reidhaven Estate

**Summary of objection to Deposit Local Plan**

The front section of C1 should be considered for business use to meet a currently unmet demand for such use within the village. The remainder of the site should be retained for community use.

**CNPA analysis of objection to Deposit Local Plan**

The comments are noted, and the site will be reviewed to consider the options for future development in addition to that allocated in the deposit plan. Further work

is also needed to ensure that there is an appropriate level of land allocated to meet the development aspirations of the community in terms of economic growth, and

to ensure that these are directed to the most appropriate sites. Work will continue with the Chamber of Commerce and business interests in the community to

ensure that future modifications provide for this.

**Proposed 1st Modification**

Include reference in para 7.4 to support for mixed uses on site to support sustainable communities.

Include land at station for economic development.

**Response to 1st modification objections**

Objection maintained. Our initial representation sought the re-zoning of the northern part of Site C1 for business. Whilst this remains our preference we welcome

the amendment to the settlement text for the C1 allocation to 'other uses which support development of the settlement and its sustainable

community'.

Amendments - as per initial representation - amend proposals map to zone part of site C1 for business use.

**CNPA analysis of objections to 1st modifications**

The amendment has included reference to 'other uses' and no further modification is proposed.

**Objection maintained**

**Policy/site ref** Settlements - Braemar

**Objector Ref** Name Simon Blackett

442b The Estate Office

4 The Keiloch

Braemar

A835 51W

**Agent Name**

**Company** Invercauld Estate

**Summary of objection to Deposit Local Plan**

In Braemar consideration should be given to allocating the former ambulance station site for industrial units. A small area of housing or industrial units could also be

developed west of Balnellan Place. Also land north east of Invercauld Hotel could be used for housing.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted, and the plan aims to provide adequate development land to meet the economic aspirations of the community. In line with this the proposed

site will be assessed and a review made to the proposals map in accordance with the findings of this work. Confirm consider that appropriate amount of land allocated for housing.

**Proposed 1st Modification**

Include additional land for economic growth.

**Response to 1st modification objections**

OK I agree to withdraw any objections

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Braemar

**Objector Ref** Name The Proprietors of Mar Centre

394a

**Agent Name** Steve Crawford

Halliday Fraser Munro

8 Victoria Street

Aberdeen

**Summary of objection to Deposit Local Plan**

The Estate has considered the scope for both short term and medium to long term development and would welcome the opportunity to discuss in particular the scope for a 20-30 house development on land which currently lies outwith the village envelope but within the Conservation Area, to provide housing for local families largely at affordable costs, together with recreational facilities. The local plan should be amended accordingly to allow further development outwith the village envelope which would enhance Braemar. The village envelope boundary should therefore remain flexible.

Further development opportunities exist at Corriemulzie at the site of the old sawmill/estate workshop. There would be merit in relocating the estate workshop/sawmill buildings to Inverey allowing for the redevelopment of Corriemulzie. We believe that there would be merit in providing for some development in Inverey which is much favoured by visitors to Upper Deeside. Carefully planned small scale development could be carried out without detriment to the existing 'village'.

**CNPA analysis of objection to Deposit Local Plan**

The comments are noted, and the allocated sites within Braemar will be analysed in light of the comments received. This analysis will be linked to the need for housing land within the area, and the effectiveness of the sites included in the deposit plan. The sites will also be judged against the SEA findings, the physical constraints of these sites and the requirements for effectiveness as set out in national guidance. Having assessed these sites, a review will be undertaken of the alternative land suggested to ascertain its qualities in meeting the local housing need, and the impact it would have when assessed through the SEA. Confirm that sufficient land is allocated within the plan, but also approach to affordable houses and other opportunities outwith settlement boundaries.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

Braemar (ref: 394a)- that there is scope and the need for further housing development in and around the settlement of Braemar and that the village should maintain

a flexible village envelope to help accommodate this. We have some concern regarding the response from the CNPA [Local Plan – First Modifications (June 2008)

Summary of Comments & Modifications]. It states that:

“The allocated sites within Braemar will be analysed in light of the comments received. This analysis will be linked to the need for housing land within the area, and

the effectiveness of the sites included in the deposit plan. The sites will also be judged against the SEA findings, the physical constraints of these sites and the

requirements for effectiveness as set out in national guidance. Having assessed these sites, a review will be undertaken of the alternative land

suggested to ascertain its qualities in meeting the local housing need, and the impact it would have when assessed through the SEA". This statement is somewhat confusing. It suggests that none of the allocated sites have been assessed in relation to the above issues. This should be a key part of the local plan process and without this assessment there is no sound basis for the allocation of sites. It is therefore not clear whether the sites allocated are in fact deliverable or that there are more suitable sites, in land use planning terms, in the shape of alternatives put forward by objectors.

The response suggests that alternative sites will only be considered in a future review of the plan. We contend that the assessment of allocated sites and alternatives put forward should be undertaken now to ensure that the most appropriate sites, in planning terms, are allocated and can be delivered within the period of the plan.

Clarification is required on the site selection process to date, the basis for the inclusion of allocated sites and the future timescale for the assessment of allocated and alternative proposed sites. The CNPA should evaluate all proposed sites now and not in the next local plan review. This objection is maintained.

Corriemulzie (ref: 394a)– that development opportunities exist here. This issue was considered jointly with those objections relating to Braemar. We believe that this is a different, but related, issue and the response provided by the CNPA did not consider it fully. This objection is therefore maintained.

Inverey (ref: 394a) – that the settlement could accommodate carefully planned small-scale development. This issue was considered jointly with those objections relating to Braemar. We believe that this is a different, but related, issue and the response provided by the CNPA did not consider it fully. This objection is therefore maintained.

#### **CNPA analysis of objections to 1st modifications**

The issue of the original allocations was not raised at the deposit stage. However the situation regarding the allocated sites remains the same. Applications have been received on some of these already. Additional opportunity for small scale development may exist outside the settlement boundary through policy 23. No modifications are therefore proposed in regard to this objection.

#### **Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Braemar</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> John Macpherson	
428a	Braemar Community Council	
	7 Broombank Terrace	
	Braemar	
	AB35 5YX	<b>Company</b> Braemar Community Council



**Summary of objection to Deposit Local Plan**

The proposals for Braemar should include land for commercial units. Land suggested is at the Snow Plough Shed/Ambulance station or land to south of Balnellan houses.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted, and the plan aims to provide adequate development land to meet the economic aspirations of the community. In line with this the proposed site will be assessed and a review made to the proposals map in accordance with the findings of this work.

**Proposed 1st Modification**

Include additional land for economic growth.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Braemar</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Stuart Robertson	
474c	Planning Gain Co-Ordinator Aberdeenshire Council The Square Banchory	<b>Company</b> Aberdeenshire Council

**Summary of objection to Deposit Local Plan**

H2 - Flooding issues could be dealt with the same as H1 in Ballater. CNPA could consider the field opposite the caravan park on A93, and the fields to the north of the Invercauld Arms as alternatives or in addition to H1 as they are outwith the main flood risk areas. The field south of the settlement on the West side of Gold

Course road could also be developed without the same inherent flood risks as H2. However, in order to achieve levels of planning gain required to provide

infrastructure / affordable housing provision, a larger number of housing units is required in Braemar.

These proposals should help retain a mix demographic in the settlement, and hence assist in sustaining the established business in the settlement throughout the year.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted, and the current planning application for the site will be carefully monitored to ensure that the proposal map accurately reflects the position

in the event the permission is granted. Due to the timescales the current application it will be determined in line with the policies in the Aberdeenshire Council Plan.

In the event that the detailed application is refused, the situation will be revised. Confirm position of infill sites such as those mentioned but that sufficient land has been included.

**Proposed 1st Modification**

Include up to date info on outstanding applications and extant permissions.

**Response to 1st modification objections**

Objection withdrawn.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref Settlements - Braemar**

**Objector Ref Name** John Macpherson  
428b Braemar Community Council  
7 Broombank Terrace  
Braemar  
AB35 5YX

**Agent Name**

**Company** Braemar Community Council

**Summary of objection to Deposit Local Plan**

No further housing should be allocated at H3 as it forms an important amenity area.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted. Further consultation will be held specifically with the objector to ensure that the community views are properly reflected in the plan.

**Proposed 1st Modification**

Remove H3.

**Objection maintained**

**Policy/site ref Settlements - Braemar**

**Objector Ref Name** The Proprietors of Mar Centre  
394b

**Agent Name** Steve Crawford

Halliday Fraser Munro  
8 Victoria Street  
Aberdeen  
AB10 1XB

**Company** The Proprietors of Mar Centre

**Summary of objection to Deposit Local Plan**

The amount of holiday accommodation should be reduced within the village, and to meet the continued demand there is opportunity to build holiday houses/chalets

outwith the village on a site linked to the core path and the local plan should make provision for such development.

**CNPA analysis of objection to Deposit Local Plan**

The comments regarding holiday homes is noted. The allocations for housing have been calculated to take into account the fact that the purchase

of open market

houses as second or holiday homes cannot be controlled by the planning authority. The aim of the policies is therefore to focus development on those aspects

which can be controlled and make an appropriate allowance for open market houses. Within the village any housing development will have to comply with the

earlier policies in the plan regarding affordable housing provision. The wording in the plan, particularly in the housing section will be amended to reflect this.

Confirm policies which support development of tourism accommodation.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

Tourism/Holiday Accommodation (ref: 394b)– that holiday accommodation should be reduced in Braemar. It should instead be located in purpose-built holiday

houses or chalets outside of the village. Such a site has been identified by The Mar Estate located close to Braemar. We do not agree that the allowance for open

market housing is appropriate for Braemar but support the requirement for affordable housing to meet local need. Accordingly this objection is maintained.

**CNPA analysis of objections to 1st modifications**

Holiday accommodation proposals would be considered under policy 33. The reduction of holiday accommodation in the settlement would be contrary to this

policy and would be contrary to the views of the Board to promote tourism within the National Park. No modifications are therefore proposed in regard to this

**Objection maintained**

**Policy/site ref** Settlements - Braemar

**Objector Ref** Name The Proprietors of Mar Centre  
394o

**Agent Name** Steve Crawford

Halliday Fraser Munro  
8 Victoria Street  
Aberdeen  
AB10 1XB

**Company** The Proprietors of Mar Centre

**Summary of objection to Deposit Local Plan**

**CNPA analysis of objection to Deposit Local Plan**

**Proposed 1st Modification**

**Response to 1st modification objections**

Settlement Proposals - Braemar Representations – First Modifications

The settlement boundary should be altered to take into account the sites shown on the annotated plan in Appendix 3. Settlement boundary should be considered

flexible. ED1 is limited in scope and does not facilitate the future economic development of Braemar; ED2 and 3 are existing developments – a more forward-looking

strategy is needed that identifies new business land for the settlement.

Changes Required to Resolve the Objection

Alter settlement boundary as suggested and introduce more business land.

**CNPA analysis of objections to 1st modifications**

No additional land was requested at the deposit stage. No further modifications are therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - Braemar

**Agent Name**

**Objector Ref** Name Susan Davies

465z-k Scottish Natural Heritage

Great Glen House

Leachkin Road

Inverness

**Company** Scottish Natural Heritage

**Summary of objection to Deposit Local Plan**

Seeking identification of sites for managed campsites at Braemar and in the Angus Glens, in line with the Cairngorms Outdoor Access Strategy.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted, and the plan aims to provide adequate development land to meet the economic and tourism aspirations of the community. In line with this

an assessment will be undertaken to identify a site within the village.

**Proposed 1st Modification**

Identify camp site as having potential to support economic growth.

**Response to 1st modification objections**

No further representation received regarding this issue.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Braemar H1

**Agent Name**

**Objector Ref** Name John Macpherson

428c Braemar Community Council

7 Broombank Terrace

Braemar

AB35 5YX

**Company** Braemar Community Council

**Summary of objection to Deposit Local Plan**

The land owned by Invercauld Farm which has planning permission should be shown on the proposals maps.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted and the proposals maps will be amended to ensure a consistent approach it taken throughout.

**Proposed 1st Modification**

Refer to permission at Invercauld farm in supporting text for clarity.

**Objection maintained**

**Policy/site ref** Settlements - Carr-bridge

**Agent Name**

**Objector Ref** Name Roy Turnbull

390r Torniscar

Nethy Bridge

Inverness-shire

PH25 3ED

**Company**

**Summary of objection to Deposit Local Plan**

This proposal is contrary to the 1st aim of the Park.

**CNPA analysis of objection to Deposit Local Plan**

The policy wording and its delivery aspirations will be cross checked against all the aims of the Park to ensure that no conflict or contradiction exists.

Where there is

any such contradiction the appropriate changes will be made to the wording in the Local Plan.

**Proposed 1st Modification**

Include up to date info on extant permissions and outstanding applications.

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

The CNPA position regarding the allocation of land for housing in Carr-bridge has not changed. No modification is therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - Carr-bridge

**Agent Name**

**Objector Ref** Name James Gibbs

421g HIE Inverness and East Highland

The Green House

Beechwood Business Park North

Inverness, IV2 3BL

**Company** HIE Inverness and East Highland

**Summary of objection to Deposit Local Plan**

Some additional land should be included for business uses within the village.

**CNPA analysis of objection to Deposit Local Plan**

The comment is noted. Modifications will endeavour to ensure a more appropriate balance is struck between development opportunities, allocation of land for

services to support this including creating the appropriate level of opportunities for employment growth, and the protection of the special qualities of the area as

identified as a National Park. The wording used within policies throughout will be clarified to ensure the appropriate level of guidance is available for developers,

and the Plan is easy to understand and use. As a result of this consultation process further work will be undertaken to link more closely the demand for housing to

economic prosperity and the need to work within the aims of the Park. This will be linked to the work ongoing relating to sustainability.

**Proposed 1st Modification**

Identify additional land for economic development in settlement.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Carr-bridge</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> DW and IM Duncan	
037r	Pineacre	
	West Terrace	
	Kingussie	
	PH21 1HA	<b>Company</b>

**Summary of objection to Deposit Local Plan**

The site for 117 houses in Carrbridge should not be included.

**CNPA analysis of objection to Deposit Local Plan**

The site has outline permission granted and a detailed application has now been submitted which is being dealt with by CNPA. Due to the timescales the current

application will be carefully monitored to ensure that the appropriate proposal or detailed information is included within the future plans for the Local Plan.

However, as the application is currently registered, it will be determined in line with the policies in Highland Council Plan. In the event that the detailed application

is refused, the situation will be revised. .

**Proposed 1st Modification**

Include up to date info on extant permissions and outstanding applications.

**Response to 1st modification objections**

Objection maintained.

### CNPA analysis of objections to 1st modifications

The position regarding the allocation of land at Carr-bridge has not changed, and as such no modifications are proposed.

### Objection maintained

**Policy/site ref** Settlements - Carr-bridge

**Agent Name**

**Objector Ref** Name Susan Davies

465z-h  
Scottish Natural Heritage  
Great Glen House  
Leachkin Road  
Inverness

**Company** Scottish Natural Heritage

### Summary of objection to Deposit Local Plan

Support the proposal for OS1, which may have positive effects on the River Spey SAC.

### CNPA analysis of objection to Deposit Local Plan

No modification considered necessary as a result of this representation. Confirm support for allocations and update if any future amendments to it are proposed in mods

### Proposed 1st Modification

No further action.

### Response to 1st modification objections

No further representation received regarding this issue.

### CNPA analysis of objections to 1st modifications

No further action required.

### Objection withdrawn

**Policy/site ref** Settlements - Carr-bridge

**Agent Name**

**Objector Ref** Name Dr A M Jones

400i(n)  
Badenoch and Strathspey Conservation Group  
Fiodhag  
Nethybridge  
PH25 3DJ

**Company** Badenoch and Strathspey Conservation Group

### Summary of objection to Deposit Local Plan

Object to this proposal

### CNPA analysis of objection to Deposit Local Plan

The policy wording and its delivery aspirations will be cross checked against all the aims of the Park to ensure that no conflict or contradiction exists.

Where there is

any such contradiction the appropriate changes will be made to the wording in the Local Plan.

**Proposed 1st Modification**

Include up to date info on extant permissions and outstanding applications.

**Response to 1st modification objections**

Object to H1 as it conflicts with all 4 aims of the Park

All woodland surrounding H1 should be Environment to make it clear that Carrbridge will not expand further into this woodland.

All the woodland around Landmark and south of Station Road should be Environment.

**CNPA analysis of objections to 1st modifications**

The position regarding site allocations in Carr Bridge has not changed. Therefore no modification is proposed.

**Objection maintained**

**Policy/site ref** Settlements - Carr-bridge

**Agent Name**

**Objector Ref** Name Danny Fullerton

479 Landmark Forest Adventrue Park

Carrbridge

Inverness-shire

PH23 3AJ

**Company** Landmark Forest Adventure Park

**Summary of objection to Deposit Local Plan**

**CNPA analysis of objection to Deposit Local Plan**

**Proposed 1st Modification**

**Response to 1st modification objections**

Small point but none the less important - please use the current name for Landmark to its full trading name of Landmark Forest Adventure Park. The term 'visitor

centre' is outmoded and inappropriate.

**CNPA analysis of objections to 1st modifications**

This is a minor point and the wording can therefore be amended in line with the representation without the need for formal modification.

**Proposed 2nd modifications**

**Objection maintained**

**Policy/site ref** Settlements - Carr-bridge

**Agent Name**

**Objector Ref** Name Lindsay Vallance

478 Fairwinds

Carrbridge



Inverness-shire  
PH23 3AA

**Company**

**Summary of objection to Deposit Local Plan**  
**CNPA analysis of objection to Deposit Local Plan**  
**Proposed 1st Modification**

**Response to 1st modification objections**

Further to a telephone conversation with Ron Laing, Builder, I have attached a copy of the Carrbridge Map. Fairwinds owns the ground in the shaded area.

Currently you have the boundary running through an open field area we have planning permission to build a house on. Your boundary line cut through the plot. I

would appreciate your urgent attention to this matter.

**CNPA analysis of objections to 1st modifications**

The proposed amendment to the map, to include the whole of the land included in the representation is an appropriate change as a further modification. A second

modification in line with the objection is therefore proposed.

**Objection maintained**

**Policy/site ref** **Settlements - Carr-bridge**

**Objector Ref** **Name** Angus Yarwood

393f  
Woodland Trust Scotland  
St Stephen's Centre  
St Stephen's Street  
Edinburgh, EH3 5AB

**Agent Name**

**Company** Woodland Trust Scotland

**Summary of objection to Deposit Local Plan**

C/H1- the southern section appears to directly border ancient semi-natural woodland and would be sandwiched between this and the C/OS2 area of bog woodland

to the north. This is the kind of site that should be given over to buffering these two important habitats on either side of it and not be part of any development site.

WTS are also concerned as to the effects on the hydrology of the bog woodland should the housing development go ahead. OS2 will effectively be surrounded by

development on all sides which could result in the loss of what is important about this site. In line with 'Outcomes for 2012' (page 10 of the Local Plan) 'v' and 'vi',

the site must be assessed in terms of these aims. CNPA should actively be discouraging fragmentation of these habitats.

**CNPA analysis of objection to Deposit Local Plan**

The site has outline permission granted and a detailed application has now been submitted which is being dealt with by CNPA. Due to the timescales the current

application will be carefully monitored to ensure that the appropriate proposal or detailed information is included within the future plans for the Local

Plan.

However, as the application is currently registered, it will be determined in line with the policies in Highland Council Plan. In the event that the detailed application is refused, the situation will be revised. .

**Proposed 1st Modification**

Include up to date info on extant permissions and outstanding applications.

**Response to 1st modification objections**

We uphold our objections to this development. We do not think our concerns have been addressed. Our objections were:

C/H1 and C/OS2: We strongly appose the development of the site at C/H1. Our interpretation of the Ancient Woodland Inventory tells us that the southern section of this development appears to directly border ancient semi-natural woodland and would be sandwiched between this and the C/OS2 area of bog woodland to the north. This is the kind of site that should be given over to buffering these two important habitats on either side of it, not be part of a 117 house building project.

We also have concerns as to the effects on the hydrology of the bog woodland should the housing development go ahead. The C/OS2 site will effectively be surrounded by development on all sides and we question whether the important features of the site will not be lost. We would urge the CNP to refer to its stated 'Outcomes for 2012' on page 10 of the DLP, bullet points 'v' and 'vi', and to assess if these aims will be achieved in this case. The Park should actively be discouraging fragmentation of these habitats.

**CNPA analysis of objections to 1st modifications**

The CNPA position regarding the housing land allocation in Carr-Bridge has not changed. No further modifications are therefore proposed.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Cromdale</b>
<b>Objector Ref</b>	<b>Name</b>
048a	W Cassells Balnafettach Cromdale PH26 3LW

<b>Agent Name</b>	MA Munro
	Munro chartered quantity surveyors Ardconnel Woodlands Terrace, Grantown on Spey PH 26 3JN

**Company**

**Summary of objection to Deposit Local Plan**

An additional area to the north of H1 forms part of the same field and will become redundant if H1 is developed and should therefore be included within the allocation. The topography of the site is sloping in places and would not require extensive re-structuring. It has natural defendable boundaries and

there is also the

opportunity to create landscaping zones within the site. Development of the site would be adjacent to existing housing stock and any extension of this is in

accordance with the Scottish Government wish to have new development abut onto the existing development. The proposed modification is supported by national

planning policies – outwith the settlement limits as defined by town and village boundaries. Further, where brownfield and infill sites cannot fulfil the housing

requirement it is necessary to release greenfield land next to built up areas. The local plan identifies the need for an additional 800 houses and this site could in part

be used for affordable housing. The site is deliverable in the short term.

#### **CNPA analysis of objection to Deposit Local Plan**

The allocated sites within Cromdale will be analysed in light of the comments received. This analysis will be linked to the need for housing land within the area, and

the effectiveness of the sites included in the deposit plan. The sites will also be judged against the SEA findings, the physical constraints of these sites and the

requirements for effectiveness as set out in national guidance. Having assessed these sites, a review will be undertaken of the alternative land suggested to ascertain its

qualities in meeting the local housing need, and the impact it would have when assessed through the SEA.

#### **Proposed 1st Modification**

H1 add remaining field area within proposed site.

#### **Response to 1st modification objections**

As you have included my client's land as requested for residential use I can confirm that you have addressed my objection. I also enclose the form duly signed as

withdrawing my objection.

#### **CNPA analysis of objections to 1st modifications**

No further action required.

#### **Objection withdrawn**

**Policy/site ref** Settlements - Cromdale

**Objector Ref** Name Ken McDonald

484 Mains of Cromdale  
Kirk Road  
Cromdale, Grantown on Spey  
PH26 3LQ

**Agent Name**

**Company**

**Summary of objection to Deposit Local Plan**

**CNPA analysis of objection to Deposit Local Plan**

**Proposed 1st Modification**

### Response to 1st modification objections

The amount of housing zoned in Cromdale seems excessive and contrary to stated aims. With 50 houses H1, 30 H2 plus an additional 14 for which outline planning

has already been given in a plot adjoining H2 not shown in the plan plus the empty housing plots at Auchroisk. If there really is a need for all this additional housing

then there will presumably also be need for a school, doctors surgery, etc. It seems that CNPA are happy to have houses built but are giving no consideration to the

infrastructure required to support the additional people.

How to resolve this objection - Would suggest that NO additional Zones are added in Cromdale until such time as Auchroisk is completed and the additional 14

house plot has been developed

### CNPA analysis of objections to 1st modifications

This is a new issue. The housing figures for Cromdale were not raised at the Deposit Plan stage, and despite a change to the boundary of one site, the total

allocation is unaffected. No amendment is therefore proposed.

### Objection maintained

#### Policy/site ref Settlements - Cromdale

**Objector Ref Name** Anne MacNamara, Planning Directorate

423j Scottish Government

Victoria Quay

Edinburgh

EH6 6QQ

#### Agent Name

**Company** Scottish Government

### Summary of objection to Deposit Local Plan

The proposal should make reference to the presumption of no new trunk road access for this development. The following wording should be added:

"A new access

to the A95 would not be permitted for this development. Instead access for this development should be taken from the local road network."

### CNPA analysis of objection to Deposit Local Plan

The comment is noted, and the wording will be amended to ensure that the correct references are included to comply with the requirements of SPP17.

### Proposed 1st Modification

H1 add text to clarify position regarding access. Confirm in supporting text that a new access would be required as there is no local network.

### Response to 1st modification objections

Objection ref. TS/Obj/8 is retained. Reference should be made, in connection with this development site, to the presumption against new trunk road junctions

referred to in SPP 17 using the recommended modifications as set down above for objection ref. TS/Obj/1.

### CNPA analysis of objections to 1st modifications

The final sentence will be reworded 'Access to the site should utilise the existing local road network and should not have an adverse impact on the trunk road'.

**Proposed 2nd modifications**

**Objection maintained**

**Policy/site ref** Settlements - Cromdale

**Agent Name**

**Objector Ref** Name Dr A M Jones

400i(o) Badenoch and Strathspey Conservation Group  
Fiodhag  
Nethybridge  
PH25 3DJ

**Company** Badenoch and Strathspey Conservation Group

**Summary of objection to Deposit Local Plan**

The proposal is excessive and conflicts with the 1st and 3rd aims of the Park.

**CNPA analysis of objection to Deposit Local Plan**

The policy wording and its delivery aspirations will be cross checked against all the aims of the Park to ensure that no conflict or contradiction exists.

Where there is

any such contradiction the appropriate changes will be made to the wording in the Local Plan. Confirm that housing allocations are based on work of consultants,

waiting lists, etc and that all developments are judged against the aims of the park, and all relevant policies in the local plan to ensure appropriate design, landscape

impact etc.

**Proposed 1st Modification**

No modifications

**Response to 1st modification objections**

Object to H1 and H2 on grounds of excessive scale and conflicts with all 4 aims of the Park.

**CNPA analysis of objections to 1st modifications**

The position regarding site allocations in Cromdale has not changed. Therefore no modification is proposed.

**Objection maintained**

**Policy/site ref** Settlements - Cromdale

**Agent Name**

**Objector Ref** Name Susan Davies

465z-i Scottish Natural Heritage  
Great Glen House  
Leachkin Road

Inverness

**Company** Scottish Natural Heritage

**Summary of objection to Deposit Local Plan**

Support the proposal for OS1, which may have positive effects on the River Spey SAC.

**CNPA analysis of objection to Deposit Local Plan**

No modification considered necessary as a result of this representation.

**Proposed 1st Modification**

No further action required.

**Response to 1st modification objections**

No further representation received regarding this issue.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Cromdale

**Objector Ref** Name Glenmore Properties Ltd

453q Viewfield Farm

Craigellachie

Aberlour

AB38 9QT

**Agent Name** Steve Crawford

Halliday Fraser Munro

8 Victoria Street

Aberdeen

AB10 1XB

**Company** Glenmore Properties Ltd

**Summary of objection to Deposit Local Plan**

To reflect current planning consents, the land to the east of H2 should be included within its boundary (permission for 14 houses). The wording should reflect the

larger consolidated site and allocate additional housing numbers. The wording throughout should make clear that site capacities are indicative and will only be

determined at the time of any planning application.

**CNPA analysis of objection to Deposit Local Plan**

The proposals maps will be reviewed in light of the comments received to provide the most accurate level of detail and guidance, including reference to extant

planning permissions. The wording in support of such proposal sites will be amended to reflect more accurately the position. The comments regarding capacity are

also noted, and further clarity will be included to explain this position.

**Proposed 1st Modification**

Include sites with extant permissions will be included in settlement boundaries and supporting text amended accordingly.

Amend table 4 to confirm that site numbers are indicative

**Response to 1st modification objections**

Our clients' previously objected to the absence of the area immediately south east of the allocated H2 site, extending to the A95. We wish to sustain this objection,

as the allocation boundary has not been altered. Glenmore Properties are interested in the Cromdale Settlement. We support the allocation of site H2 for new housing. The plan, however, does not fully reflect the position within the town. The area to the east of H2 already has outline consent for residential development (subject to the completion of a Section 75 agreement) and should form part of the overall H2 site with an increased allocation of housing to reflect the larger consolidated site. The site allocations for such sites within settlements should be considered indicative and actual development capacities should be determined at the time of any planning application. The Plan should make this clear.

#### **CNPA analysis of objections to 1st modifications**

Site allocations are identified as indicative in table 4. Where permissions have been granted the proposals maps have not included these as they are no longer 'proposals'. No further modifications are therefore proposed.

#### **Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Cromdale</b>
<b>Objector Ref</b>	<b>Name</b>
048b	W Cassells Balnafettach Cromdale PH26 3LW

<b>Agent Name</b>	MA Munro Munro chartered quantity surveyors Ardconnel Woodlands Terrace, Grantown on Spey PH 26 3JN
<b>Company</b>	

#### **Summary of objection to Deposit Local Plan**

An additional site should be included as a housing allocation within the settlement. The current boundary stops at an illogical point 40yds short of a heavily wooded area, and this site would take the boundary to this natural edge. The site is therefore considered an infill site to create two house plots in an area in need of additional housing land. The site topography is gently sloping in places and will not require extensive re-structuring. It has natural defendable boundaries and there is also the opportunity to create landscaping zones behind the site as my client owns the land. It is immediately adjacent to the existing housing stock, so that any extension of this is in accordance with the Scottish Government wish to have new development abut onto the existing development. The modification is supported by national planning policies – outwith the settlement limits as defined by town and village boundaries. Further, where brownfield and infill sites cannot fulfil the housing requirement it is necessary to release greenfield land next to built up areas. The local plan states the need for an additional 800 houses. This site could be used to make a contribution to the affordable housing fund.

### **CNPA analysis of objection to Deposit Local Plan**

The allocated sites within Cromdale will be analysed in light of the comments received. This analysis will be linked to the need for housing land within the area, and

the effectiveness of the sites included in the deposit plan. The sites will also be judged against the SEA findings, the physical constraints of these sites and the

requirements for effectiveness as set out in national guidance. Having assessed these sites, a review will be undertaken of the alternative land suggested to ascertain its

qualities in meeting the local housing need, and the impact it would have when assessed through the SEA.

### **Proposed 1st Modification**

Amend settlement boundary to include the land.

### **Response to 1st modification objections**

As you have included my client's land as requested for residential use I can confirm that you have addressed my objection. I also enclose the form duly signed as

withdrawing my objection.

### **CNPA analysis of objections to 1st modifications**

No further action required.

### **Objection withdrawn**

**Policy/site ref** Settlements - Dalwhinnie

**Objector Ref** Name Mr Bill Carr

052a Glenisla  
Dalwhinnie  
Inverness-shire  
PH19 1AB

**Agent Name**

**Company** Dalwhinnie Community Council

### **Summary of objection to Deposit Local Plan**

The housing sites proposed would all fall below the limit for a mandatory proportion to be affordable housing but which taken together would substantially increase

housing stock within the village.

This approach is contrary to the CNPA's stated philosophy of encouraging sustainable communities through the provision of affordable local housing.

### **CNPA analysis of objection to Deposit Local Plan**

The policies regarding affordable housing apply to all developments, regardless of size. The wording however seems to be unclear and will be amended to give

greater guidance on the position. Confirm all developments will have to provide a contribution to affordable houses. The sites go towards the housing targets for the

area and will therefore contribute to both sustainable communities and affordable provision.

### **Proposed 1st Modification**

No modification proposed.



### Response to 1st modification objections

The modifications proposed significantly address the community's previous concerns.

### CNPA analysis of objections to 1st modifications

No further action required.

### Objection withdrawn

Policy/site ref	Settlements - Dalwhinnie Env	Agent Name
Objector Ref	Name	
052g	Mr Bill Carr	
	Glenisla	
	Dalwhinnie	
	Inverness-shire	
	PH19 1AB	Company

### Summary of objection to Deposit Local Plan

The entire area and not just the section allocated at OS1 should be protected from development.

### CNPA analysis of objection to Deposit Local Plan

In light of the comments received, the sites in Dalwhinnie will be reviewed to ensure that they are in line with the requirements of the community, and provide an

appropriate level of guidance to comply with the requirements of SPP1. Amendments will then be made to reflect any additional information received from the community and the landowner.

### Proposed 1st Modification

Amend wording of OS1 to reflect that woodland scheme may not go ahead. Amend boundary to include the whole field.

### Response to 1st modification objections

The area zoned as protected open space previously designated OS1 and now designated ENV on the Plan has been extended to include the area to the east of the

field bordering on the A889 (General Wade's Military Road). The community would ask that this protection be extended to also include the remainder of the open

space to the west and south of the designated area within the boundary of the Dalwhinnie settlement, but excluding those areas already occupied by housing or already designated accordingly (i.e. H4).

### CNPA analysis of objections to 1st modifications

The issue was raised at the Deposit stage, but not addressed as a result of confusion in regard to the area being referred to. The intent was always to include the

desired area, and a second modification in line with the objection is therefore proposed.

### Proposed 2nd modifications

### Objection maintained

**Policy/site ref** Settlements - Dalwhinnie H1

**Agent Name**

**Objector Ref** Name Mr Bill Carr

052c  
Glenisla  
Dalwhinnie  
Inverness-shire  
PH19 1AB

**Company**

**Summary of objection to Deposit Local Plan**

Within H1 why has a density of only 6 houses been identified, which would therefore not require an 'affordable housing' component?

**CNPA analysis of objection to Deposit Local Plan**

The policies regarding affordable housing apply to all developments, regardless of size. The wording however seems to be unclear and will be amended to give

greater guidance on the position. Confirm all developments will have to provide a contribution to affordable houses.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

The modifications proposed significantly address the community's previous concerns.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Dalwhinnie H2

**Agent Name**

**Objector Ref** Name Mr Bill Carr

052d  
Glenisla  
Dalwhinnie  
Inverness-shire  
PH19 1AB

**Company**

**Summary of objection to Deposit Local Plan**

Why has this site been allocated?

**CNPA analysis of objection to Deposit Local Plan**

The site has been included to provide a level of choice, and was considered to be a gap site where new development could compliment the character of the

settlement. The allocation could be removed however, and any new development considered on its merits since the site is a small site within the settlement

boundary. The sites in Dalwhinnie will therefore be reviewed to ensure that they are in line with the requirements of the community, and provide an

appropriate

level of guidance to comply with the requirements of SPP1. Confirm the small site was included as an infill site in the draft plan and has been carried forward from then.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

The modifications proposed significantly address the community's previous concerns.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

<b>Policy/site ref</b>	<b>Settlements - Dalwhinnie H3</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Mr Bill Carr	
052e	Glenisla	
	Dalwhinnie	
	Inverness-shire	
	PH19 1AB	<b>Company</b>

**Summary of objection to Deposit Local Plan**

How many houses will be developed on this site and how many will be affordable?

**CNPA analysis of objection to Deposit Local Plan**

The policies regarding affordable housing apply to all developments, regardless of size. The wording however seems to be unclear and will be amended to give

greater guidance on the position. The capacity of the site will also be reviewed in light of the comments and an indicative figure included to give greater clarity.

Confirm the position regarding affordable houses in terms of sites with outline permission.

**Proposed 1st Modification**

Clarify what extant permission is for.

**Response to 1st modification objections**

The modifications proposed significantly address the community's previous concerns.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Dalwhinnie H4

**Agent Name**

**Objector Ref** Name Mr Bill Carr

052f Glenisla  
Dalwhinnie  
Inverness-shire  
PH19 1AB

**Company**

**Summary of objection to Deposit Local Plan**

Why on a site of this size has a density of only 6 houses been proposed, which would therefore not require an 'affordable housing' component

**CNPA analysis of objection to Deposit Local Plan**

The policies regarding affordable housing apply to all developments, regardless of size. The wording however seems to be unclear and will be amended to give

greater guidance on the position. Confirm all developments will have to provide a contribution to affordable houses.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

The area zoned for housing and designated H4 on the Plan contains a small number of mature trees. The community supports the zoning of this area for housing,

but would ask that these trees be appropriately and formally protected.

**CNPA analysis of objections to 1st modifications**

The issue is acknowledged and reference will be made to the mature trees in the text. A second modification in line with the objection is therefore proposed.

**Proposed 2nd modifications**

**Objection maintained**

**Policy/site ref** Settlements - Dinnet

**Agent Name**

**Objector Ref** Name George Ewen

336 Greenhaugh  
Ordie  
Dinnet

**Company**

**Summary of objection to Deposit Local Plan**

Include Dinnet as a settlement and allocate land for housing, employment uses and community improvements and facilities.

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed

rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail

provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through

modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may

also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Response to 1st modification objections**

Objection withdrawn.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

Policy/site ref	Settlements - Dinnet	Agent Name
<b>Objector Ref</b>	<b>Name</b> Elizabeth C Gillanders	
343	Tigh-na-Aitinn	
	Peathillock	
	Dinnet	

**Company**

**Summary of objection to Deposit Local Plan**

Include Dinnet as a settlement and allocate land for housing, employment, shops and community facilities.

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed

rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail

provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through

modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may

also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

Dinnet has been included as a settlement. No further modification is therefore proposed.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Dinnet</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Pamela Thain and Scott Michie	
360	3 Mulloch View	
	Dinnet	
	Aboyne	
	AB34 5GG	<b>Company</b>

**Summary of objection to Deposit Local Plan**

Dinnet should be included as a settlement and allocations included for housing, shopping and community uses.

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Objection maintained**

<b>Policy/site ref</b>	<b>Settlements - Dinnet</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Mrs Jean Greenlaw	
364	6 Mulloch View	
	Dinnet	
	Aberdeenshire	
	AB34 5GG	<b>Company</b>

**Summary of objection to Deposit Local Plan**

Dinnet should be included as settlement and allocations included for housing

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of

SPP1 a detailed

rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail

provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through

modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may

also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

Dinnet has been included as a rural settlement in line with the objection. No further modification is therefore proposed.

**Objection maintained**

Policy/site ref	Settlements - Dinnet	Agent Name
Objector Ref	Name	
365	Mr Robert Greenlaw	
	6 Mulloch View	
	Dinnet	
	Aberdeenshire	
	AB34 5GG	Company

**Summary of objection to Deposit Local Plan**

Dinnet should be included as a settlement.

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed

rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail

provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through

modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may

also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

Dinnet has been included as a rural settlement in line with the objection. No further modification is therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - Dinnet

**Agent Name**

**Objector Ref** Name Mrs Isobel Crichton

362 Floradale

Dinnet

**Company**

**Summary of objection to Deposit Local Plan**

Dinnet should be included as a settlement.

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed

rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail

provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through

modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may

also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Response to 1st modification objections**

We wish to maintain our objections

**CNPA analysis of objections to 1st modifications**

Dinnet has been included as a rural settlement in line with the objection. No further modification is therefore proposed.

**Objection maintained**

**Policy/site ref** Settlements - Dinnet

**Agent Name**

**Objector Ref** Name James Crichton

363 Floradale



Dinnet

### Company

#### Summary of objection to Deposit Local Plan

Dinnet should be included as a settlement.

#### CNPA analysis of objection to Deposit Local Plan

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed

rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail

provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through

modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may

also impact on the SEA.

#### Proposed 1st Modification

Identify Dinnet within settlement proposals.

#### Response to 1st modification objections

We wish to maintain our objections

#### CNPA analysis of objections to 1st modifications

Dinnet has been included as a rural settlement in line with the objection. No further modification is therefore proposed.

#### Objection maintained

**Policy/site ref** Settlements - Dinnet

**Objector Ref** Name J M McCulloch

383 Alexandra Cottage

Dinnet

AB34 5JY

**Agent Name**

### Company

#### Summary of objection to Deposit Local Plan

Include Dinnet as a settlement and allocate land for housing, local economic and employment opportunities

#### CNPA analysis of objection to Deposit Local Plan

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed

rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail

provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate

through

modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Response to 1st modification objections**

I have no further objections to the CNPA Local Plan

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

<b>Policy/site ref</b>	<b>Settlements - Dinnet</b>	<b>Agent Name</b>	Claire Smith
<b>Objector Ref</b>	<b>Name</b>	Ryden	
438a	Dinnet and Kinord Estate	25 Albyn Place	
	Estate Office	Aberdeen	
	Dinnet	AB10 1YL	
	Aboyne	<b>Company</b>	Dinnet and Kinord Estate
	AB34 5LL		

**Summary of objection to Deposit Local Plan**

The plan should allocate Dinnet as a settlement and make provision for new housing and related development as previously in the draft plan. Dinnet stands at a key crossroads at the entrance to the Park and contains a number of businesses, the scale of which mean it should be considered as a settlement in the Plan. The estate plan to work with the community to develop the opportunities of the village to provide affordable and open market housing and employment opportunities, the package of proposals being closely interlinked. Details of the development package are included in detail.

The proposal is in accordance with the objectives of the CNPA and SPP1, SPP15, SPP17 and SPP3. The estate will work closely with CNPA to ensure that the proposal fits with the siting and design objectives of the Plan and will include aspects of sustainability and energy conservation. The settlement identified in the draft plan should therefore be reinstated and land allocated to provide for the growth of Dinnet in line with the aspirations of the estate and the community, including land allocated for 60 houses.

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed

rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail

provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through

modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may

also impact on the SEA.

#### **Proposed 1st Modification**

Identify Dinnet within settlement proposals.

#### **Response to 1st modification objections**

I refer to your letter dated 13 June 2008 advising of the publication of the further modifications to the Cairngorms National Park Local Plan which were recently

agreed by the Park Board.

In total three representations were made on behalf of my client, Dinnet and Kinord Estate. These were referenced 438a in relation to Dinnet, 438b in relation to

housing land requirement and supply, and 438c in relation to the settlement of Ballater.

With regard to representation 438a it is welcomed that Dinnet has now been reinstated as a settlement. Nevertheless, although reference is made in the supporting

text to the provision of housing to secure a sustainable community, objection remains to the failure to identify specific land for housing. Therefore we would

maintain that part of our objection that provision should be made for housing in Dinnet and that the proposals for the settlement in the Consultative Draft Local

Plan should be reinstated. This would dictate the provision of a settlement boundary allowing for infill development of the village to the south east with scope for the

phased expansion of the village over a 20 year period, comprising a mix of mainstream and affordable housing, with plans to be brought forward in due course.

#### **CNPA analysis of objections to 1st modifications**

The CNPA position regarding the need for additional land for housing remains the same and no modifications are therefore proposed.

#### **Objection maintained**

**Policy/site ref**    **Settlements - Dinnet**

**Objector Ref**    **Name** Philippa Ansell

396                      Davan

Dinnet

Aboyne

AB34 5LU

**Agent Name**

**Company**

#### **Summary of objection to Deposit Local Plan**

Dinnet should be included as a settlement and should have allocations for housing and local enterprise

### **CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may also impact on the SEA.

### **Proposed 1st Modification**

Identify Dinnet within settlement proposals.

### **Response to 1st modification objections**

I am satisfied with the outcome and withdraw my objection sorry for the late response.

### **CNPA analysis of objections to 1st modifications**

No further action required.

### **Objection withdrawn**

<b>Policy/site ref</b>	<b>Settlements - Dinnet</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b>	
065	Robin J L Melville	
	Land Management (Scotland) Ltd	
	64a High Street	
	Laurencekirk	
	AB30 1BJ	<b>Company</b>

### **Summary of objection to Deposit Local Plan**

Dinnet should be identified as a settlement and land allocated for 60 dwellings to support local proposals for economic development.

### **CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may also impact on the SEA.

### **Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Response to 1st modification objections**

I am in receipt of your letter dated 31/07/08. I confirm that the proposed modification to reinstate Dinnet as a "settlement" is acceptable to me and can therefore

withdraw my objection

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Dinnet

**Objector Ref** Name Mrs N Jepson

337 40 Hesley Grove

Chapelton

Nr Sheffield

**Agent Name** Mrs C Ross

Kumasi

Dinnet

Aboyne

**Company**

**Summary of objection to Deposit Local Plan**

Include Dinnet as a settlement and allocate land for houses and community facilities.

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed

rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail

provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through

modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may

also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Response to 1st modification objections**

We confirm our agreement regarding Dinnet as a settlement with your intention to recommend to your Board in May.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Dinnet  
**Objector Ref** Name Mr T Ross  
375 63 Bellwood Drive  
Aboyne  
Aberdeenshire

**Agent Name**

**Company**

**Summary of objection to Deposit Local Plan**

Dinnet should be included as a settlement and should have land allocated for housing and local facilities.

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed rationale behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Objection maintained**

**Policy/site ref** Settlements - Dinnet  
**Objector Ref** Name Serena Humphrey  
066b Rhu-na-Haven  
Aboyne  
AB34 5SD

**Agent Name**

**Company**

**Summary of objection to Deposit Local Plan**

Dinnet should be identified as a settlement and land should be identified for housing development to invigorate the area and support local businesses.

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed rationale behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail

provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through

modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may

also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Response to 1st modification objections**

Objection maintained.

**CNPA analysis of objections to 1st modifications**

Dinnet has been included as a settlement. No further modifications are therefore proposed.

**Objection maintained**

**Policy/site ref Settlements - Dinnet**

**Objector Ref Name** Stuart Robertson

474d Planning Gain Co-Ordinator

Aberdeenshire Council

The Square

Banchory

**Agent Name**

**Company** Aberdeenshire Council

**Summary of objection to Deposit Local Plan**

Up to 30 additional houses should be provided for at Dinnet, in order to support potential future commercial activity, and to help restrict Dinnet from an aging

population. The eastern approach to the National Park would benefit from a more lively settlement with a variety of residential infrastructure, and commercial activity.

Dinnet settlement boundary should be extended to include the listed steading at Clarrack to the West and land to the south of the former Dinnet Station.

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed

rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail

provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through

modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may

also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Response to 1st modification objections**

Objection withdrawn.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

Policy/site ref	Settlements - Dinnet	Agent Name
Objector Ref	Name	
340	Mrs R Ewen Greenhaugh Ordie Dinnet	

**Company**

**Summary of objection to Deposit Local Plan**

Include Dinnet as a settlement and allocate land for housing, employment and community use.

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed

rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail

provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through

modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may

also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Response to 1st modification objections**

Objection withdrawn.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**



Policy/site ref Settlements - Dinnet  
Objector Ref Name Mrs E Ross  
339 Kumasi  
Dinnet  
Aboyne

Agent Name

Company

**Summary of objection to Deposit Local Plan**

Include Dinnet as a settlement and include land for housing, employment, community uses and shops

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Response to 1st modification objections**

We confirm our agreement regarding Dinnet as a settlement with your intention to recommend to your Board in May.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

Policy/site ref Settlements - Dinnet  
Objector Ref Name Mr R Taylor  
382 Rajabarra  
Dinnet  
Aboyne

Agent Name

Company

**Summary of objection to Deposit Local Plan**

Include Dinnet as a settlement and allocate land for housing.

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Response to 1st modification objections**

Objection withdrawn.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

Policy/site ref	Settlements - Dinnet	Agent Name
<b>Objector Ref</b>	<b>Name</b> Miss D Hanley	
342	63 Bellwood Drive	
	Aboyne	
	AB34 5QS	
		<b>Company</b>

**Summary of objection to Deposit Local Plan**

Include Dinnet as a settlement and allocate land for houses, employment and shops.

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Response to 1st modification objections**

Unable to contact to confirm - not known at number given on objection form.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

<b>Policy/site ref</b>	<b>Settlements - Dinnet</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Mr W Ross	
338	Kumasi	
	Dinnet	
	Aboyne	
	AB34 5JY	<b>Company</b>

**Summary of objection to Deposit Local Plan**

Include Dinnet as a settlement and allocate land for housing and business uses and facilities to support the community.

**CNPA analysis of objection to Deposit Local Plan**

The approach to the identification of settlements outwith those identified in the deposit plan will be reviewed, and in line with the requirements of SPP1 a detailed rational behind the approach taken will be drawn up. Where it is considered that additional detail including land allocations would assist in the level of detail provided for smaller communities and help attain their aspirations, the specific identification of those settlements will be considered as appropriate through modification both Section 7 of the Plan, the policies regarding housing outwith strategic settlements, and the proposals maps. Any change to the approach taken may also impact on the SEA.

**Proposed 1st Modification**

Identify Dinnet within settlement proposals.

**Response to 1st modification objections**

We confirm our agreement regarding Dinnet as a settlement with your intention to recommend to your Board in May.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

<b>Policy/site ref</b>	<b>Settlements - Dulnain Bridge</b>	<b>Agent Name</b>
<b>Objector Ref</b>	<b>Name</b> Dr A M Jones	

400i(p)

Badenoch and Strathspey Conservation Group  
Fiodhag  
Nethybridge  
PH25 3DJ

**Company** Badenoch and Strathspey Conservation Group

**Summary of objection to Deposit Local Plan**

The boundary of H1 should exclude the south east of the site to retain a woodland corridor to connect woodland outwith the settlement boundary with the

woodland within H1, which is presently used by red squirrels.

Within H2 the area of alder and the wet marsh areas associated with the drain should be retained and properly safeguarded.

**CNPA analysis of objection to Deposit Local Plan**

In light of the comments received, a review of the boundary will be undertaken to assess the issue raised. Confirm issues of habitat networks etc are considered in

detail through the policies relating to natural heritage. The comments regarding H2 are noted. This site has an extant planning permission which will be reviewed to

consider the nature of the permission. Any influence that can be made on any future applications for the site will be included within the text for the site.

**Proposed 1st Modification**

H2 Include reference to marsh area to be protected in any development.

**Response to 1st modification objections**

No additional representation included regarding this issue.

**CNPA analysis of objections to 1st modifications**

No further action required.

**Objection withdrawn**

**Policy/site ref** Settlements - Dulnain Bridge

**Objector Ref** **Name** Seafield Estate  
455b Seafield Estate Office  
Cullen  
Buckie  
Banffshire

**Agent Name** Jill Paterson

Halliday Fraser Munro  
8 Victoria Street  
Aberdeen  
AB10 1XB  
**Company** Seafield Estate

**Summary of objection to Deposit Local Plan**

Land at Dulnain Bridge should be allocated for housing development as it forms a logical extension to the settlement and will help sustain existing rural services.

**CNPA analysis of objection to Deposit Local Plan**

The allocated sites within Dulnain Bridge will be analysed in light of the comments received. This analysis will be linked to the need for housing land within the area,

and the effectiveness of the sites included in the deposit plan. The sites will also be judged against the SEA findings, the physical constraints of these

sites and the

requirements for effectiveness as set out in national guidance. Having assessed these sites, a review will be undertaken of the alternative land suggested to ascertain its

qualities in meeting the local housing need, and the impact it would have when assessed through the SEA. Confirm plan contains sufficient land for housing but

alternatives will be consider in future review of this plan.

**Proposed 1st Modification**

No modification proposed.

**Response to 1st modification objections**

Maintain objection.

**CNPA analysis of objections to 1st modifications**

The position regarding housing land allocations and supply remain the same. No additional land has therefore been included by way of a further modification.

**Objection maintained**