

Policy/site ref Settlements - Grantown on Spey ED2
Objector Ref Name Speyburn Homes Ltd
485

Agent Name Mark Myles

Company

Response to 1st modification objections

The area as shown on the attached plan includes West Station House ie residential use. The site forms a pinch point between the business uses to the north and south. The site is segregated from adjacent business land and has direct road frontage/access opportunities along Woodlands Terrace. The site offers the opportunity to provide residential use complimentary to West Station House without detriment to adjacent land uses or occupiers.

Proposed amendment - Removal of the site from GS/ED2 designation on the proposals map. The site should be retained as white area on plan so that the general residential use infill policy criteria would be applicable. Alternatively the site could be specifically identified as site GS/H3 in the proposals section for Grantown on Spey as a specific housing opportunity site.

CNPA analysis of objections to 1st modifications

The proposed amendment to the map, to return the land identified to 'white' is considered an appropriate change as a further modification. A second modification in line with the objection is therefore proposed.

Proposed 2nd modifications

Objection maintained

Policy/site ref Settlements - Grantown on Spey ED2
Objector Ref Name Strathspey Railway Co Ltd
449b Aviemore Station
Dalfaber Road

Agent Name Mr J Partridge
Elsfleth
Kincraig
PH21 1QA

Aviemore
PH22 1PY

Company Strathspey Railway Co Ltd

Proposed 1st Modification

Inclusion of Employment land at Grantown on Spey

Response to 1st modification objections

The revision introduces a statement about economic growth. This is clearly right, but it does not (and should not) recognise the fact that this company is buying a very high proportion of the allocated area for development as its new terminus, as part of the Grantown extension. This extension, which already has planning permission, is supported by CNPA among many other bodies. It seems to us that this proposal should be recognised in the Plan by being mentioned in the written statement.

Thus:

Add a statement of support for the extension in the written statement.

CNPA analysis of objections to 1st modifications

Making reference to the future terminus was discussed by the Board at the time of drawing up the modifications. In light of this representation the text for ED2 will be amended and included as a second amendment to the plan.

Proposed 2nd modifications

Objection maintained

Policy/site ref Settlements - Grantown on Spey Env

Objector Ref **Name** Reidhaven Estate
456w 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

CNPA analysis of objection to Deposit Local Plan

Proposed 1st Modification

Response to 1st modification objections

We wish to object to the designation of sites as ENV outwith the settlement boundary for Grantown on Spey, in particular the sites to the north

east of the

settlement. These sites are open fields and have no particular designations (eg natural heritage or formal recreation) which would warrant their inclusion. There

appears to be no sound basis for their allocation. Other policies within the Plan exist to ensure that these are protected therefore this designation is not required.

CNPA analysis of objections to 1st modifications

The land was included to give some recognition to the role it plays in the setting of Grantown. However as fields this may indeed not be appropriate and the land will once again be removed as part of the second modifications to the plan.

Proposed 2nd modifications

Objection maintained

Policy/site ref Settlements - Grantown on Spey general

Objector Ref Name WKW Partnership Ltd

466a

Agent Name Leslie Hutt

3 View Place

Inverness

IV2 4SA

Company WKW Partnership Ltd

Summary of objection to Deposit Local Plan

Seeks changes within Grantown, making better use of opportunities for development within the existing town boundaries, before looking to extend the town

outwards, onto sites H1, H2 and OS1.

CNPA analysis of objection to Deposit Local Plan

The allocated sites within Grantown on Spey 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 other potential development sites within

the settlement boundary to ascertain their qualities in meeting the local housing need, and the impact it would have when assessed through the SEA. In addition it

should be noted that proposals for development within the settlement boundary will be considered on their merits, regardless of their status as

an allocated proposal

site, and the text within the policies applicable will be amended to clarify this position. Confirm position regarding infill development and conversions.

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 - Grantown on Spey general	Agent Name
Objector Ref 027	Name Sandra McKelvie & John Fleming Grantown on Spey Caravan Park Seafield Avenue Grantown on Spey PH26 3JQ	Company

Summary of objection to Deposit Local Plan

Amend the settlement boundary for Grantown on Spey to include the whole of the Caravan Park.

CNPA analysis of objection to Deposit Local Plan

The comment is noted, and a site visit will be undertaken to assess the extent of the Caravan Park, and amend the proposals map and the settlement boundary to

ensure that the appropriate boundary is included.

Proposed 1st Modification

Amend boundary in line with comment.

Response to 1st modification objections

Many thanks for your letter dated 22 may 2008 regarding the modifications to the Cairngorms National Park Local Plan. We are delighted that the modifications are

being considered. Our business will no longer be dividied in two. We are in agreement with the modifications being suggested. Many thanks once again.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Grantown on Spey general

Agent Name

Objector Ref Name James Gibbs
421e 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

Additional capacity should be included for commercial and business use in Grantown on Spey, either beside Achnagonalin or other areas nearby.

CNPA analysis of objection to Deposit Local Plan

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

special qualities of the area as identified as a National Park. Further work will therefore be undertaken to ensure an appropriate level of guidance is included, and

where appropriate sites will be identified on the proposals maps to meet the growth aspirations of the community.

Proposed 1st Modification

Include additional land for economic growth in settlement.

Objection maintained

Policy/site ref Settlements - Grantown on Spey general

Agent Name

Objector Ref Name Roy Turnbull
390p Torniscar
Nethy Bridge
Inverness-shire
PH25 3ED

Company

Summary of objection to Deposit Local Plan

The housing proposals in Grantown on Spey are 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 application will now be determined under the Highland

Council Plan. Confirm in future developments will have to comply with the relevant policies of the plan and the aims of the Park to gain consent.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

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 Grantown on Spey has not changed. No modification is therefore proposed.

Objection maintained

Policy/site ref Settlements - Grantown on Spey general

Objector Ref Name Dr A M Jones

400i(j) 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 fields around Renoan should be included as open space.

CNPA analysis of objection to Deposit Local Plan

The comments regarding open space 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 allocation is to provide for local housing, and land is not open space.

Proposed 1st Modification

No modification proposed.

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 - Grantown on Spey general	Agent Name
Objector Ref	Name	
358a	BMS Dunlop Ben A'an Lynemacgregor Grantown-on-Spey PH26 3PR	Company

Summary of objection to Deposit Local Plan

The core path to the west of Grantown should be amended to accurately reflect the line of the path.

CNPA analysis of objection to Deposit Local Plan

Once adopted the core paths will be included within the Local Plan proposals maps for information. Confirm core paths were indicative only and the route of paths will be dealt with through the core path plan.

Proposed 1st Modification

No further action required.

Response to 1st modification objections

Regarding 1), you mention the core paths were indicative only, and their routes are being dealt with through consultation on the Core Paths Plan. However the map on page 67 of the Deposit Local Plan quite clearly showed the former railway as an existing path, not a potential new path under the core path consultation. This is wrong - it has never been a path, and as the reconstruction of the railway on the former trackbed already has planning consent, it is unlikely it ever will be. As such it should be removed both from the Local Plan and the Core Paths Plan or it will cause confusion and might jeopardise the restoration of the railway, which the CNPA supports. However I am pleased to note that the modified plan you enclosed, although it does not have a key, contains extra land zonation, and does not

show any existing or potential new core paths. In this respect my representation appears to have been upheld, though you do not acknowledge this.

Further to my Email of 27 May, I have spoken to Cllr Jaci Douglas regarding the continuing depiction of two areas at the Mossie as brown development land. These are:-

1) the shelterbelt alongside the lane on the Northeast side of the Seafield Court houses (planted as a planning condition to screen the houses), and the corner of the Birchwood

2) The small area against the woodland fence at the former shooting range on the North side.

I understand that Cllr Douglas spoke to you or Mary about this, and that it was considered that as these areas were part of the Muir application yet to go before the

planning committee, they should be left in the plan. I understand the reasoning behind this, however must point out that if for any reason the Muir application is

withdrawn, refused or amended, continued depiction in the Local Plan would give prospective developers some grounds for expecting approval if applying for permission to develop these sites. This is despite the view of some CNPA officers that these two sites should be protected.

CNPA analysis of objections to 1st modifications

The position regarding the allocation of land for housing in Grantown on Spey has not changed. The detail of landscaping and areas to be left free from

development is not included in the allocation map, and would be considered through the application stage where proposals are assessed against policies within the

Plan and additional Scottish Government guidance through documents such as 'Designing Places', PAN 44 and PAN 67. No further modifications are therefore

Objection maintained

Policy/site ref Settlements - Grantown on Spey general

Objector Ref	Name
456q	Reidhaven Estate Seafield Estate Office Cullen Buckie

Agent Name Jill Paterson

Halliday Fraser Munro
8 Victoria Street
Aberdeen
AB10 1XB

Banffshire

Company Reidhaven Estate

Summary of objection to Deposit Local Plan

The area to the west is currently used for forestry however is not protected and could be considered a suitable site for residential use. It offers scope in both the short and long term and should be allocated.

CNPA analysis of objection to Deposit Local Plan

The allocated sites within Grantown on Spey 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

Confirm plan contains sufficient land for housing but alternatives will be consider in future review of this plan.

Response to 1st modification objections

Objection maintained.

CNPA analysis of objections to 1st modifications

The CNPA position regarding the amount of land included for housing development has not changed. No modifications or additions are therefore proposed.

Objection maintained

Policy/site ref Settlements - Grantown on Spey H1
Objector Ref **Name** Alistair McLeod
062 Strathkinness
Seafield Avenue
Grantown on Spey

Agent Name

Company

Summary of objection to Deposit Local Plan

The land for housing should be allocated as open space/amenity use to protect the natural break between the housing and caravan park.

The development of housing would create intolerable levels of traffic and would be dangerous.

CNPA analysis of objection to Deposit Local Plan

This site has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of Highland Council

Local Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the

future plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Response to 1st modification objections

I would like to maintain my objections to the Deposit Plan. Only if the field opposite Rhuarden in Seafield Avenue, Grantown was designated Open Area and not for

Housing would my wife and I be happy to withdraw our objection. You cannot seriously allow traffic from another 75 Houses to spill onto Seafield Avenue with the

existing traffic congestion that exists daily at the junction to High Street. You would also preserve the Caravan Parks future in a stroke.

CNPA analysis of objections to 1st modifications

The CNPA position regarding allocations in Grantown on 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 - Grantown on Spey H1

Objector Ref Name James Mitchell

051

18 Seafield Court

Grantown on Spey

PH26 3LE

Agent Name

Company

Summary of objection to Deposit Local Plan

The development of H1 would have a significant adverse impact on the economic prosperity of Grantown Campsite which in turns makes a significant contribution

to the economy of the town as a whole. Its development would be contrary to the aims of the National Park and as such any development on

the site should be

done in sympathy with the operations of the campsite. It should be single storey as in Seafield Court and low density. There should be a 'green' border between it and the camp site and the undulations of the field levelled to preserve views.

CNPA analysis of objection to Deposit Local Plan

This site has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of Highland Council

Local Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the

future plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Response to 1st modification objections

Further to our conversation last week and my earlier correspondence in relation to the above matter, I would like to add the following.

My objection to housing on the field between Grantown's Caravan Park and Seafield Court still stands. I am aware of the on-going planning application by Muir

Homes which includes this location. I understand that the Muir Homes application is being made with the 1997 Highland Council Local Plan in mind. Upon proper

research, it does appear that this plan is flawed, having failed to take account of a number of important matters, including the points below.

If, for any reason this application is unsuccessful, I suggest that a full appraisal be made of the area in question before any other development plans are considered,

taking into account-

- Grantown's economy and the impact development beside the Caravan Park would have.
- Potential flooding risk.
- The biodiversity of the field and surrounding water courses.

CNPA analysis of objections to 1st modifications

The CNPA position regarding allocations in Grantown on 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 - Grantown on Spey H1
Objector Ref Name Janet Eileen Jemmett

Agent Name

028

1 Rhuarden Court
Grantown on Spey
PH26 3DA

Company

Summary of objection to Deposit Local Plan

The proposed housing site at H1 would have an adverse impact on the economic viability of the Caravan Park. The open space associated with this development

should therefore be extended to border the caravan park and part of Seafield Avenue to protect the rural setting.

The density of the proposed housing site is out of character with this part of the town. The overall density should be reduced to bring it in line with that of

surrounding villages. This is particularly needed on the part of the site adjacent to Seafield Avenue.

The development if completed as proposed would have an adverse and dangerous impact on the traffic situation within Grantown. Several junctions are already

hazardous. Should any development go ahead, serious consideration is needed to how the affected roads and pavements can be improved.

CNPA analysis of objection to Deposit Local Plan

This site has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of Highland Council

Local Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the

future plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Response to 1st modification objections

All our objections are maintained. Thanks for sending copies of the letters we received but in view of the "falling between 2 stools" of the current Muir Homes

development proposal and the Park Local Plan, which is a confusing and frustrating situation, we must maintain our objections to the Local Plan.

In the letters there is a promise to keep us informed of the consultation process; this has not happened!!

CNPA analysis of objections to 1st modifications

The CNPA position regarding the housing allocation in Grantown on Spey has not changed. No modification is therefore proposed.

Objection maintained

Policy/site ref Settlements - Grantown on Spey H1
Objector Ref **Name** David Scobbie
038a Muir Homes, Muir House
Belleknowes Industrial estate
Inverkeithing, Fife
KY11 1HY

Agent Name Malcolm Smith
TMS Planning and Development Services
Balclune, 32 Clune Road
Gowkhall, Fife
KY12 9NZ
Company Muir Homes

Summary of objection to Deposit Local Plan

H1 does not include all the land which could be developed for housing without adversely impacting on the fens and mires contained within OS1. The addition of

extra land currently within OS1 would allow a more cohesive development while still protecting the wetland. The OS site should then be reduced but could be

expanded to the west to incorporate land adjacent to the caravan park to safeguard the open space provision.

CNPA analysis of objection to Deposit Local Plan

This site has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of Highland Council

Local Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the

future plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Response to 1st modification objections

See objection 038n.

CNPA analysis of objections to 1st modifications

No further action required. This issue is considered under 038n.

Objection withdrawn

Policy/site ref Settlements - Grantown on Spey H1
Objector Ref **Name** Reidhaven Estate
456o Seafield Estate Office
Cullen
Buckie

Agent Name Jill Paterson
Halliday Fraser Munro
8 Victoria Street
Aberdeen
AB10 1XB

Banffshire

Company Reidhaven Estate

Summary of objection to Deposit Local Plan

H1 should be extended to include part of the area designated as open space. This area could be developed without impacting upon the existing fens and mires and protect the wetland area. OS1 should be reduced accordingly. OS1 should also be extended to the west to provide a suitable boundary between the residential development and caravan park.

CNPA analysis of objection to Deposit Local Plan

This site has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of Highland Council

Local Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the future plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Response to 1st modification objections

Objection maintained. We note that the proposed representation alters the zoning from OS to ENV. As per our initial representation we object to the extent of area covered by this designation.

Amendments - amend proposals map accordingly.

CNPA analysis of objections to 1st modifications

The CNPA position regarding this allocation has not changed. No further modification is therefore proposed.

Objection maintained

Policy/site ref Settlements - Grantown on Spey H1
Objector Ref **Name** Miss Margaret Ann Campbell
101 3f High Street
Grantown on Spey
PH26 3HB

Agent Name

Company

Summary of objection to Deposit Local Plan

The proposed housing development at H1 will adversely impact on the character of Grantown on Spey. The development should not be in the

style of other urban

centres and as such the area between the caravan park and Seafield court should be left as open space.

CNPA analysis of objection to Deposit Local Plan

This site has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of Highland Council

Local Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the

future plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Response to 1st modification objections

Objection maintained.

CNPA analysis of objections to 1st modifications

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

Objection maintained

Policy/site ref Settlements - Grantown on Spey H1

Objector Ref Name Reidhaven Estate

456p 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 extent of H2 should be extended to the north and the capacity increased accordingly. Within this extended site the aspen trees could be protected from

development. Whilst reference is made in the proposal to the use of the area by wading birds, the SEA considered that existing disturbance from surroundings

properties and predation means the loss of the area would be of minor significance.

CNPA analysis of objection to Deposit Local Plan

The allocated site H2 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 site 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 the site, a review will be undertaken of the additional land suggested to ascertain its

qualities in meeting the local housing need, and the impact it would have when assessed through the SEA. Confirm sufficient land has been allocated for housing, but

alternatives will be considered in future reviews of the Plan.

Proposed 1st Modification

No modification proposed.

Response to 1st modification objections

Objection maintained. It is important to ensure that suitable access is maintained to this site and this should be outlined in the settlement statement.

Amendment to settlement statement to make reference to ensure that there is provision for access from Seafield Avenue.

CNPA analysis of objections to 1st modifications

The CNPA position regarding this allocation has not changed. No further modification is therefore proposed.

Objection maintained

Policy/site ref Settlements - Grantown on Spey H1

Objector Ref **Name** Mrs Beryl MacRae

402

Craig Revack

Woodside Avenue

Grantown on Spey

PH26 3JR

Agent Name

Company

Summary of objection to Deposit Local Plan

Is there a need for such a large housing allocation within Grantown-on-Spey which is of a scale to destroy the character of this settlement?

Such housing will not be

for local people. The style of any development will be in contrast to the existing bungalow styles, and will add more housing to be sold as second homes (table 2).

The allocation targets also preclude development by local builders, as they would not be able to deliver the volume of houses within the time scales stated. The

references on page 66 and table 4 are contradictory. Consistency is surely important in a local plan.

CNPA analysis of objection to Deposit Local Plan

This site has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of

Highland Council

Local Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the

future plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Response to 1st modification objections

I am still maintaining objection to the piece of ground between Grant House and Ian Charles Hospital should be for expansion.

CNPA analysis of objections to 1st modifications

The position regarding housing allocations in Grantown on Spey has not changed. No modifications are therefore proposed.

Objection maintained

Policy/site ref Settlements - Grantown on Spey H1

Agent Name

Objector Ref Name Robert Maund

434q 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

H1 will result in a loss of informal amenity land and will have a negative affect on breeding waders nearby, and may cause further disturbance to Anagach

Community Woodland by displaced dog walkers.

CNPA analysis of objection to Deposit Local Plan

This site has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of Highland Council

Local Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the

future plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Response to 1st modification objections

Objection maintained as in 434a.

CNPA analysis of objections to 1st modifications

The position regarding housing allocations in Grantown on Spey has not changed, and no further modifications are therefore proposed.

Objection maintained

Policy/site ref Settlements - Grantown on Spey H1

Agent Name

Objector Ref Name Dr A M Jones

400i(h) Badenoch and Strathspey Conservation Group

Fiodhag

Nethybridge

PH25 3DJ

Company Badenoch and Strathspey Conservation Group

Summary of objection to Deposit Local Plan

This site has a varied and excellent range of species and contributes positively to the landscape setting of Grantown and to public amenity.

Development of this site

would be contrary to the 1st and 3rd aims of the Park, and arguably with all 4 aims.

CNPA analysis of objection to Deposit Local Plan

This site has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of Highland Council

Local Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the

future plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Response to 1st modification objections

This proposal conflicts with all 4 aims of the NP.

The site is an important feeding and breeding area for waders (including snipe, oystercatcher, lapwing, redshank and curlew). Strathspey is recognised as of particular

importance for waders, of which this site is a component part.

The site supports a rich assemblage of plants. This includes at least 2 red listed vascular plants, Field Gentian (*Gentianella campestris*) and Heath Dog Violet (*Viola*

canina). It supports an exceptionally large and therefore important population of Field gentian. This is the largest population of this highly attractive flower, that has

declined dramatically in the UK in recent years, that we have recorded in the strath.
The site supports an important assemblage of waxcap (Hygrocybe) fungi and supports other fungi of interest.

The site contributes extremely positively to the landscape setting of Grantown.
It provides an important public amenity. It provides exceptionally attractive and varied walking and other access opportunities and links in well to other walks promoted in the town.

The scale of this proposal is excessive.
Research has demonstrated the health benefits of the sights and sounds of the countryside on patients. This is a significant aspect of the benefit of the location of the hospital. To urbanise the surroundings of the hospital is to reduce the quality of life for patients.

The site is very unusual within the CNP and the wider area in general, owing to the influence of base-rich rock coupled with the local topography. There are several UK priority species of invertebrates and other rare invertebrates recently recorded using the site.

CNPA analysis of objections to 1st modifications

The position regarding site allocations in Grantown on Spey has not changed. Therefore no modification is proposed.

Objection maintained

Policy/site ref Settlements - Grantown on Spey H1
Objector Ref Name Goldcrest (Highland) Ltd
445c

Agent Name Claire Smith
Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL
Company Goldcrest (Highland) Ltd

Summary of objection to Deposit Local Plan

If the plan does not accept that there is a need for additional land to be identified, the objector is of the view that there is an over allocation made within the Plan within Grantown on Spey The scale of development will do nothing to sustain other smaller settlements in the area. The site H1 should be reduced and additional

land identified in Nethy Bridge to help sustain this settlement where there is currently no additional land allocated.

CNPA analysis of objection to Deposit Local Plan

This site has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of Highland Council

Local Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the

future plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised. Confirm that land is allocated across the Park to

meet demand and provide choice. It must also meet facilities and ensure sustainable growth.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

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 agreed by

the Park board.

In total three representations were previously made on behalf of my client, Goldcrest (Highland) Ltd. These were referenced as 445a in relation to housing land

requirement and supply; 445b in relation to Nethy Bridge; and, 445c in relation to Granttown on Spey.

As no modifications have been made in relation to these matters, I would be grateful if these representations were maintained. I trust this is acceptable; however,

should you have any queries, please do not hesitate to contact me.

CNPA analysis of objections to 1st modifications

The position regarding the housing land allocation at H1 has not changed. No modifications are therefore proposed.

Objection maintained

Policy/site ref Settlements - Granttown on Spey H1

Objector Ref Name Gregor MacKenzie

444

Owl Wood

Granttown-on-Spey

Morayshire

PH26 3HW

Agent Name

Company

Summary of objection to Deposit Local Plan

Is there a real need for the level of house building proposed for villages in the park and in particular for Grantown-on-Spey. Surely this level of development is contrary to the aims of the Park. The plan emphasises the importance of sustainable communities providing affordable housing for those who live and work in the Park. The allocations stated in tables 3 and 4 the level of development proposed over 15-20 years would be sustainable and could be provided by local building firms, however the proposal (page 66) for H1 and the current planning application for the site which suggests the total allocation to be provided in the next 5 years. This will be regardless of the need for new houses identified for the town, and the fact that there is insufficient infrastructure to support them.

Of further concern is the change in the allocation of a stretch of land previously allocated as open space but which is now included in the area for development (map included). This land is part of the wetland and would be inappropriate as building land. Any attempt to drain this land would affect the whole of the Moss and its special habitat. Finally the access to the site is inadequate, due to the narrowness of the land and Mossie Road.

CNPA analysis of objection to Deposit Local Plan

This site has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of Highland Council Local Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the future plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Response to 1st modification objections

I write to register my objection to the Modified Deposit Local Plan on the grounds that it is fatally flawed in two respects.

1: no account has been taken of the fact that SEPA had lodged an objection to residential building on the flood plain contained within the designated development site at Seafield Avenue/Castle Road East, Grantown on Spey, because it is in direct conflict with SPP7. Since the precise extent of the flood plain has not been established, this area should no longer be classified as suitable for development and in its present form it should be deleted from the Deposit Local Plan.

2: The modified plan fails to incorporate the essential protection for future expansion of the Ian Charles Hospital and Grant House, as specifically provided by Clause

3.3.9 of the Highland Council 1997 Badenoch and Strathspey Local Plan which is currently in force.

These issues may not have been raised during the consultation period, following the publication of the Deposit Local Plan, but the serious

nature of the omissions

and the significance of their effect on any proposed development, can only serve to emphasise the relevance of this objection.

CNPA analysis of objections to 1st modifications

The CNPA position regarding the housing allocation in Grantown on Spey has not changed. No modification is therefore proposed.

Objection maintained

Policy/site ref Settlements - Grantown on Spey H1

Agent Name

Objector Ref Name Sue Jardin

436

Company

Summary of objection to Deposit Local Plan

The figures for housing allocation in Grantown on Spey do not make sense. Table 4 states that development will be at a level of 75 houses in years 0-5, 90 houses in

years 5-10, and 85 thereafter. However H1 states that 200 houses will be developed in 5 years.

The settlement could not cope with this level of development in terms of infrastructure, or the impact on the character of Grantown. This level of development

could not be met by small local builders.

Access to H1 would be difficult as Mossie Road is too narrow and the burn at the SW of the site is not suitable for large machinery. The moss should be protected

as should its mossy character. The site should also be recognised as being used by wading birds.

CNPA analysis of objection to Deposit Local Plan

This site has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of Highland Council

Local Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the

future plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Response to 1st modification objections

void - not confirmed contact details

CNPA analysis of objections to 1st modifications

No further action needed.

Objection withdrawn

Policy/site ref Settlements - Grantown on Spey H1

Objector Ref Name Frank Jemmett

090 1 Rhuarden Court
Grantown on Spey
PH26 3DA

Agent Name

Company

Summary of objection to Deposit Local Plan

Development at H1 would exacerbate current traffic management problems within Grantown at the junction with High Street/The Square and also at Seafield Avenue. Any new development must therefore ensure adequate improvements to these junctions and other possible traffic management solutions.

CNPA analysis of objection to Deposit Local Plan

This site has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of Highland Council Local Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the future plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Response to 1st modification objections

All our objections are maintained. Thanks for sending copies of the letters we received but in view of the "falling between 2 stools" of the current Muir Homes development proposal and the Park Local Plan, which is a confusing and frustrating situation, we must maintain our objections to the Local Plan.

In the letters there is a promise to keep us informed of the consultation process; this has not happened!!

CNPA analysis of objections to 1st modifications

The CNPA position regarding the housing allocation in Grantown on Spey has not changed. No modification is therefore proposed. (File note include this objection with obj 028 as one address for contact etc)

Objection maintained

Policy/site ref Settlements - Grantown on Spey H1
Objector Ref Name Muir Homes Ltd
038n

Agent Name Malcolm Smith
TMS Planning and Development Services
Balclune, 32 Clune Road
Gowkhall, Fife
KY12 9NZ

Company

Summary of objection to Deposit Local Plan

CNPA analysis of objection to Deposit Local Plan

Proposed 1st Modification

Response to 1st modification objections

Proposal GS/H1 states that: "A detailed planning application is with the National Park Authority for the development of this 9.6ha site. The application will now be considered in line with the current adopted local plan (Badenoch and Strathspey Local Plan 1997), but will assist in providing housing for this local plan and its housing needs".

It is considered that this text should be expanded to state the following: -

While support remains for the development of this site as part of the required expansion to the strategic settlement of Grantown-on-Spey, as a result of extensive investigations now carried out by the applicant, it has been established that the approach to development outlined within the adopted local plan would not be the most appropriate for this site. As a result, the proposals map for Grantown-on-Spey now reflects a preferable environmental solution which is more sympathetic to the site and which protects environmentally sensitive areas from development. General compliance with the development area shown on the plan contained within this document will be seen as satisfying the underlying requirements of the adopted local plan. The requirement for a substantial part of the

larger site (now forming the planning application to CNPA) to be provided as public open space remains and is being incorporated within the current proposals. This related to proposal GS/Env within this plan.

While there is no requirement within the adopted local plan for affordable housing, the applicant has agreed, in conjunction with a local Housing Association, to provide 25% of the development for such use. This level of provision is considered appropriate in these circumstances.

CNPA analysis of objections to 1st modifications

The CNPA position regarding allocations in Grantown on 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 - Grantown on Spey H1

Objector Ref Name Bryan Grozier
046

Camerary
By Grantown on Spey
PH26 3PR

Agent Name

Company

Summary of objection to Deposit Local Plan

The allocation of land for housing in Grantown on Spey and Aviemore does not support the aims of the National Park, and the CNPA should not be pressured to allocate land by land owners.

CNPA analysis of objection to Deposit Local Plan

This site has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of Highland Council

Local Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the

future plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Objection maintained

Policy/site ref Settlements - Grantown on Spey H1

Agent Name

Objector Ref **Name** Mr & Mrs L Evans

014

Redmires
Mossie Road
Grantown on Spey
Moray, PH26 3HW

Company

Summary of objection to Deposit Local Plan

- Further to an original objection to development within Grantown on Spey, the original notice for the development of H1 detailed 228 plus 7 dwellings whereas the Deposit Local Plan shows a reduced site of 9.6ha for around 200 units, which must mean a greater density is being allowed. By what standard are such plans being accepted even allowing for the time cycle of 5 years?

- In GS/OS1 what does 'protected open space' mean. Is it protected for all time or for a 5 year period only? On what basis have the boundaries between the open space and development site been drawn up. Why is the open space not listed as a conservation area?

- the wedge of land to the rear of Mossie Road serves no purpose other than to isolate people from the Open Space.

- why is so much and such dense development required in Grantown on Spey or within the National Park. There is no economic need for such scale development.

- can the existing road widths cope with this scale of development.

- what is the ratio for affordable housing

- why is land to the north of Church Avenue not identified for development

- what measures are being taken to prevent flooding as a result of building over the Mossie

- who will guarantee that appropriate levels of civic amenities will be provided eg. Water, sewerage, schools, health care, care for the elderly, public transport, etc.

CNPA analysis of objection to Deposit Local Plan

This site has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of Highland Council Local Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the future plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Response to 1st modification objections

Objection maintained.

CNPA analysis of objections to 1st modifications

Also see previous representation made on the submitted planning application. The CNPA position regarding the housing allocation in Grantown on Spey has not changed. No modification is therefore proposed.

Objection maintained

Policy/site ref Settlements - Grantown on Spey H2

Agent Name

Objector Ref Name Dr A M Jones

400i(i) 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 contrary to 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 to gain permission developments will have to comply with all relevant policies of the plan, and the 4 aims of the Park.

Proposed 1st Modification

No modification proposed.

Response to 1st modification objections

Object on grounds of excessive scale, and that it conflicts with all 4 aims of the Park.

Object that the fields around Revoan are not allocated as Environment, as they were in the draft Local Plan.

CNPA analysis of objections to 1st modifications

The position regarding site allocations in Grantown on Spey has not changed. Therefore no modification is proposed.

Objection maintained

Policy/site ref Settlements - Inverdrue
Objector Ref Name Rothiemurchus Estate
446d Estate Office
Aviemore
Inverness-shire
PH22 IQH

Agent Name

Company Rothiemurchus Estate

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

Proposed 1st Modification

Response to 1st modification objections

I refer to the publication of the 1st modifications to the local plan and note that Inverdrue has been designated as a rural settlement. In the deposit Draft local plan

Inverdrue was not classified in this way and the Estate considers that it is helpful to identify the specific development opportunity that Inverdrue offers.

However the settlement boundary, which marks the extent of expansion for new development, infilling and use of derelict land, excludes the borrow pit area which

was previously identified for rehabilitation and development in para 6.7.1 of the Badenoch and Strathspey local plan.

There is no explanation given in the plan for this exclusion. The site would benefit from rehabilitation once workings are complete. A development can be

accommodated within the site which would not detract from the landscape setting of the area, would add to the facilities of Inverdrue and would help to deliver rehabilitation.

The Estate also believes that the community playing field, to the south of the B970 and previously donated by the estate should be safeguarded from development.

Therefore the Estate objects to the current boundary proposal and if there is not be a settlement boundary, that

1: it is adjusted to include the borrow pit, and

2: that the community playing field is safeguarded from development.

Otherwise the plan can be reinstated to accord with the deposit version with the settlement boundary removed.

CNPA analysis of objections to 1st modifications

The settlement was included to give some direction towards development opportunity. However objections seem to indicate that this additional level of detail is not

appropriate for this group and second modifications will therefore propose the removal of this site and its subsequent consideration under policy 23.

Proposed 2nd modifications

Objection maintained

Policy/site ref Settlements - Inverdrue
Objector Ref **Name** Susan Davies
465z-u Scottish Natural Heritage
Great Glen House
Leachkin Road
Inverness

Agent Name

Company Scottish Natural Heritage

Summary of objection to Deposit Local Plan

CNPA analysis of objection to Deposit Local Plan

Proposed 1st Modification

Response to 1st modification objections

Rural Settlements (Inverdrue)

We recommend the triangle of open ground by the main car park bounded by key roads be protected as ENV open space. We note that the settlement boundary includes two small areas within the River Spey SAC. We recommend you consider whether the boundary can be revised to exclude these areas (particularly the northern of the two areas), yet still remain a practical boundary on the ground.

CNPA analysis of objections to 1st modifications

The settlement was included to give some direction towards development opportunity. However objections seem to indicate that this additional level of detail is not appropriate for this group and second modifications will therefore propose the removal of this site and its subsequent consideration under policy 23.

Proposed 2nd modifications

Objection maintained

Policy/site ref Settlements - Inverdrue
Objector Ref **Name** Dr A M Jones
400o Badenoch and Strathspey Conservation Group

Agent Name

Fiodhag
Nethybridge
PH25 3DJ

Company

Summary of objection to Deposit Local Plan

CNPA analysis of objection to Deposit Local Plan

Proposed 1st Modification

Response to 1st modification objections

Object. The settlement boundary should be redrawn to exclude areas of the SAC and to provide a larger area of buffer beside the river Druie.

CNPA analysis of objections to 1st modifications

The settlement was included to give some direction towards development opportunity. However objections seem to indicate that this additional level of detail is not

appropriate for this group and second modifications will therefore propose the removal of this site and its subsequent consideration under policy 23.

Proposed 2nd modifications

Objection maintained

Policy/site ref Settlements - Kincaig

Objector Ref Name Roy Turnbull

390s

Torniscar

Nethy Bridge

Inverness-shire

PH25 3ED

Agent Name

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. Confirm that to gain permission developments will have to comply

with all relevant policies of the plan, and the 4 aims of the Park.

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 Kincaig has not changed. No modification is therefore proposed.

Objection maintained

Policy/site ref Settlements - Kincaig

Objector Ref Name Susan Davies
465z-j Scottish Natural Heritage
Great Glen House
Leachkin Road
Inverness

Agent Name

Company Scottish Natural Heritage

Summary of objection to Deposit Local Plan

welcome the removal of earlier proposals for housing west of the B9152.

CNPA analysis of objection to Deposit Local Plan

No modification considered necessary as a result of this representation. Confirm support for change and update if any future amendments to it are proposed in mods

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 - Kincaig

Objector Ref Name Mr J Partridge
406 Elsfleth
Kincaig

Agent Name

Kingussie
PH21 1QA

Company

Summary of objection to Deposit Local Plan

H2 is outwith the visual envelope of the village and would detract from its character. Time should be set aside to allow recent developments to become part of the village, and as a result the allocation should be removed.

CNPA analysis of objection to Deposit Local Plan

The site has been allocated to provide adequate housing land to meet the local demand, as found in work undertaken to assess the need for housing supply and land requirements across the Park. However the comments are noted, and the site will then be reviewed to ensure that the appropriate amount of land is included to meet this demand. It will also be reconsidered to assess its role as part of the village, and the impact development would have on Kincaig.

Proposed 1st Modification

Remove H2.

Response to 1st modification objections

The withdrawal of H2 is excellent news. I hope that many other housing allocations in the remainder of the draft have also been withdrawn.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Kincaig

Objector Ref Name Dr A M Jones

400i(q) 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 scale of development is excessive scale and conflicts with the 1st and 3rd aims of the Park. Both sites are rich in species and habitats and the proposals maps should provide more up to date information regarding recent new developments to better inform the debate.

CNPA analysis of objection to Deposit Local Plan

H1 has a current, outstanding application and due to the timescales involved this application will be determined in line with the policies of

Highland Council Local

Plan. The determination of this site will however be carefully monitored to ensure that the appropriate level of detailed information is included within the future

plans for the Local Plan. In the event that the detailed application is refused, the situation will be revised.

H2 will be assessed against 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 review will also look at the need for additional information to ensure there is adequate information on which to make

comment. Confirm that to gain permission developments will have to comply with all relevant policies of the plan, and the 4 aims of the Park.

Proposed 1st Modification

Remove H2.

Response to 1st modification objections

H1 Object on grounds of excessive scale and conflicts with all 4 aims of the Park.

H1 includes native woodland and grassland that appears to be particularly rich. H1 is adjacent to an exceptional site for biodiversity, making the development of,

and consequent loss of native woodland particularly inappropriate. The site has recently supported at least two red listed species of vascular plant and makes a

positive contribution to the landscape.

ED1 Holding objection.

CNPA analysis of objections to 1st modifications

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

Objection maintained

Policy/site ref Settlements - Kincaig ED2

Objector Ref Name Sarah Rathbone

482

Pipers Peace

Speybank Walk

Kincaig, Kingussie

PH21 1QB

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

I am writing to you with reference to KC/ED2 in the local plan, at the railway sidings in Kincaig. I have enclosed a map showing that I live directly opposite the proposed site and will be significantly affected by any business/industrial development that is proposed, as will a number of other properties. When there was a meeting in the Kincaig village hall I signed a piece of paper in a document putting forward my worries about 3 years ago, but never heard any more, and was unaware of how to proceed. I thought I would have been contacted by someone from CNPA. I then spoke to a member of the Kincaig and Vicinity Community Council who made the details of the plan available at the village fete on 2nd July and he said that I should write to you with my concerns as modifications to the plan are still possible.

When sitting in my living room people who walk on the other side of the railway, or visit the houses near by can look straight over into our house, any development will seriously affect our peace and privacy. A security light recently put onto one of the houses shines directly into our house and is really annoying as it constantly turns on and off, and is so bright it shines through our curtains. The problems are further escalated in winter when there are no leaves on the birch trees. What can we expect from commercial development?

- Constant traffic noise
- Constant noise from what ever the business is
- Light pollution for yet more street lights (in addition to the ones for the new houses being built on the hill opposite us)
- Red squirrels are around constantly trying to live and breed in a habitat already affected by the new housing. I thought they were meant to be protected!
- Loss of valuable woodland area with a wide diversity of species.

I seriously feel this proposal is against two of the aims of the CNPA. I thought you were meant to be protecting outstanding natural heritage from harmful development – and this proposal will be harmful to the red squirrel population, and bird life, and the other aim is to find sufficient land in the right places. Surely those areas that already have business/industry with the necessary infrastructure are the right places. Or areas that are not right in the middle of a housing area, are the right places, where further expansion is possible, and would not affect so many people. Peaceful areas, so far relatively unaffected by urban sprawl, and street light pollution, and have a rich diversity of plant and animal species are not the right places.

I would be grateful if someone took my concerns seriously and could come and visit me, so they can understand why I believe KC/ED2 and any other commercial/

industrial development for this site should be removed from the plan.

CNPA analysis of objections to 1st modifications

The employment land at ED2 was included to provide some additional choice within the settlement of Kincaig. However with strong local opinion that it is not required, the proposal should be removed and remain as 'white' within the settlement map. A second modification in line with the objection is therefore proposed.

Objection maintained

Policy/site ref Settlements - Kincaig ED2

Objector Ref Name John Anderson

463zo Kincaig and Vicinity Community Council
Goldenacre, Dunachton Road
Kincaig, Kingussie
PH21 1QE

Agent Name

Company Kincaig 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

Re ED2 see petition sent direct. Para 4.42 of the LP makes reference to 'ensuring that all developments minimise light pollution' – one of the concerns raised therein. Given all the reasons listed in the petition, many of which arise because of its central location within a residential area, ED2 should be abandoned as a possible site for economic development and more land made available at ED1 as and when the need arises. See also policy 14b. one could add that if and/or when we achieved the reopening of the station, the area would be appropriate for commuter car parking.

CNPA analysis of objections to 1st modifications

The employment land at ED2 was included to provide some additional choice within the settlement of Kincaig. However with strong local opinion that it is not required, the proposal should be removed and remain as 'white' within the settlement map. A second modification in line with the objection is therefore proposed.

Objection maintained

Policy/site ref Settlements - Kincaig ED2

Objector Ref Name Sarah Rathbone
483 Pipers Peace
Speybank Walk
Kincaig, Kingussie
PH21 1QB

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 residents of Kincaig, listed below have serious concerns over KC/ED2 on the Local Plan and wish for the proposal to be removed from the local plan for the following reasons:

Access is a major problem. There are 4 properties there already and part of the planning consent to change Grampian View from domestic use to office use what

that there was sufficient space to Park. See the Highland Council Badenoch and Strathspey Area Committee 19th June 2006 ref 06/00112/FULBS Para 6.0 states as follows:

6.1 Planning Appraisal – Grampian View have to use 2 dedicated parking spaces in the car parks of the village hall and the Cairngorm Christian Centre, and agree to

a green travel plan. (note also that if Frontier Science sells Grampian View the change of use approval terminates, and the property will revert to residential classification).

Certain delivery lorries supplying Kincaig Stores can not fit under the railway bridge due to the height restriction, so park on The Brae above the bridge. Once the

delivery is complete they have to reverse up The Brae and then reverse into either Dunacton Road, the church hall car park or the road leading into the new

housing development. Increasing the level of traffic movement in this area for either development of the proposed site, deliveries to new businesses or employees

vehicles entering and leaving the road during these delivery times will increase the risk of an accident to pedestrians and other motorists.

The lane that leads from the old station yard onto the Brae is too narrow to accept passing vehicles. This would cause major congestion on the Brae if a vehicle was

leaving and another was trying to enter the area. Visibility is poor in both directions because of the corner by the Ossian Hotel and the railway bridge, allowing little

time to complete and exit from the lane.

See the Highland Council Badenoch and Strathspey Area Committee 19th June 2006 ref 06/00112/FULBS Para 6.0 states as follows:

6.1 Planning Appraisal – The local plan identifies this area as the former station yard and confirms that the existing access is substandard and incapable of improvement at reasonable cost and without loss of important trees.

There is insufficient space to widen the access and it is too steep to redesign the entrance entering and leaving onto the Brae.

See the Highland Council Badenoch and Strathspey Area Committee 19th June 2006 ref 06/00112/FULBS Para 7.0 states as follows:

Reasons for recommendation –

Planning Authority to retain effective control over the use of the site, in the interest of amenity of adjacent occupiers.

To minimise vehicular traffic movement between the site and the public road network.

In the interest of public safety.

Network Rail still use the area constantly for access to repair the railway. This may be the main access for our area, the nearest other possibly being Kinrara and

Balavil. There is a functioning Network Rail generator building along the lane.

The station yard was not on the Deposit Local Plan of 2007 dated 09/07/2007 on the web site (ref added to the CNPA website link), although it is through to be on

the previous one from 1991.

Why has it appeared back on the latest version?

Why weren't concerns which were raised at the local planning meeting in the village hall three years ago followed up by CNPA?

It is understood that there may be a dispute over the ownership of part of the area. Back in the late 1980's the old station yard was purchased by a Mr Staine of

Aberdeen. He purchased the land from (then) British Rail. Sir Andrew Forbes Leith of Dunachton Estate disputed the boundaries at the time.

We are not sure how

it stands now with all the building plots that have been sold. Mr Staine tried to get planning permission to build 4 houses; the application being refused because of

dispute over ownership of part of the proposed road area and also because it did not fit in with the then local plan.

The area in question is in the middle of a residential area. Kinraig has seen substantial growth lately and many would feel that adding an economic site in the

middle of a valuable woodland/wildlife area is taking development a step too far.

What about collection of rubbish etc. at the moment the bins have to be dragged to the end of the lane. How will commercial rubbish be disposed of with the

access problems previously mentioned? There are already 4 bins left at the end of the road for emptying. Because there is a disabled ramp on the pavement any

CNPA analysis of objections to 1st modifications

The employment land at ED2 was included to provide some additional choice within the settlement of Kinncraig. However with strong local opinion that it is not required, the proposal should be removed and remain as 'white' within the settlement map. A second modification in line with the objection is therefore proposed.

Proposed 2nd modifications

Objection maintained

Policy/site ref	Settlements - Kincaraig H1	Agent Name
Objector Ref	Name DW and IM Duncan	
037s	Pineacre	
	West Terrace	
	Kingussie	
	PH21 1HA	Company

Summary of objection to Deposit Local Plan

The site for development in Kincaraig is important botanically and should not be allocated for development.

CNPA analysis of objection to Deposit Local Plan

The comments are noted, and the site will be reviewed to assess the natural heritage interests on the site. The site will also be reviewed in light of the SEA to ensure

appropriate analysis of its development has been included.

Proposed 1st Modification

Remove H2.

Response to 1st modification objections

Objection maintained.

CNPA analysis of objections to 1st modifications

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

Objection maintained

Policy/site ref	Settlements - Kincaraig H1	Agent Name
Objector Ref	Name Ralph C Wylie	
087	1 Braeriach Road	
	Kincaraig	
	Kingussie	
	PH21 1QA	Company

Summary of objection to Deposit Local Plan

Recent development in Kincaraig has been out of keeping with the village and new development should not add to this style of development.

Any new development

at H1 should strictly adhere to policy 18 regarding design standards with imaginative and good quality design. The density should be reduced to no more than 30

dwellings. Development at H2 would not consolidate the village and would detract from the amenity of the school, thus being contrary to

policy 18.

CNPA analysis of objection to Deposit Local Plan

The sites have been allocated in light of the findings on housing need for the area, and further information will be provided to ensure that this work is transparent and easy to understand. The sites will then be reviewed to ensure that the appropriate amount of land is included to meet this demand. The policies regarding the design apply to all developments, and any application for development must adhere to these. This includes policy 18. Confirm that to gain permission developments will have to comply with all relevant policies of the plan, and the 4 aims of the Park, and this will include issues relating to design and sustainable development.

Proposed 1st Modification

Remove H2.

Response to 1st modification objections

The changes have partially dealt with my objections, i.e., the removal of the field next to the School has dealt with that objection but the density proposed for H1 will not deal with my objections to that site. Quality landscaping is vital to maintain the Cairngorms National Park as an area of outstanding natural beauty. High density housing at this site by its very presence destroys the vista which is the Cairngorms and which is the attraction to many. The preservation of this vista is paramount and quality landscaping will go some way to achieving this. The landscaping at the neighbouring Wilburn homes site is an example of what needs to be avoided. As a result of the proposals for H1, I maintain my objections.

CNPA analysis of objections to 1st modifications

The issue of design and impact on the landscape remains something which will be considered through the consideration of any application against the relevant policies of the plan. The position regarding the allocation of land at Kincaig has not changed, and as such no modifications are proposed.

Objection maintained

Policy/site ref	Settlements - Kincaig H1	Agent Name
Objector Ref	Name John Anderson	
463zn	Kincaig and Vicinity Community Council Goldenacre, Dunachton Road	

Kincraig, Kingussie
PH21 1QE

Company Kincraig 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

The Kincraig settlement plan shows H1 in the field below Alvie School instead of the September 2007 expressed wish to retain this as a field thus restricting obvious

ribbon development, instead siting future new builds in the wood between the field and Speybank Road. (why has this happened? Possibly because the wood is

designated as part of the 'ancient woodland inventory' (map d) notwithstanding having been replanted at least twice in the last century, because the area was zoned

in the 1997 HC local plan and still not developed and finally, perhaps because the field lies within the indicated settlement boundary.) Such designations should be

reviewed in the light of circumstances and overridden where appropriate as, we suggest, in this instance.

We have also expressed the view that there should be 'presumption against' development on the limited amount of arable land remaining in the Park in the

introduction – H1 would be a case in point.

We remain concerned about the proposed density of 40 houses for H1 which, were it to go ahead as indicated, would be far too dense a build for a rural village

setting.

CNPA analysis of objections to 1st modifications

The issue of ancient woodland designations is acknowledged in para 4.20. However, the CNPA position regarding housing land allocations at H1 in Kincraig has not

changed. The design of any development of the plan will have to comply with all relevant policies of the plan and the aims of the Park. No further modifications are

therefore proposed.

Objection maintained

Policy/site ref **Settlements - Kingussie**
Objector Ref **Name** Planning, Environment and Development
469j The Highland Council

Agent Name

Company The Highland Council

Summary of objection to Deposit Local Plan

Land allocations in Kingussie are indicated to require access from the A86. Whilst this may be preferable, it would be desirable not to discourage full and careful consideration of other options, including phasing development, lest any difficulties with land assembly arise.

CNPA analysis of objection to Deposit Local Plan

The comments are noted, and the site will be reviewed to assess the various options for phasing future development of the site and access to it. Where this information clarifies the position additional text will be included within the proposal.

Proposed 1st Modification

include need for phasing to take into account access restrictions, and work within the limitations of the existing road network. Include need for development brief to be produced to ensure effective provision on site in line with table 4.

Response to 1st modification objections

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 - Kingussie
Objector Ref Name R J Kinnard
480

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

It has recently been drawn to my attention that there is a small anomaly in the way the planners have depicted the settlement boundary in Kingussie, in the new local plan.

The revised settlement boundary north of West Terrace in Kingussie has been created by following the individual plot boundaries. This appears to be perfectly logical and appropriate.

For some reason I can only assume an oversight, the planner who drew up the settlement line departs from the logic of following building plot boundaries at the west

end of West Terrace and incorporates an additional area (see plan attached marked in red). This makes no logic in terms of consistency in addition; it creates an

impression that there is perfectly acceptable infill plots at the far end of the Terrace. This is a concern given the limitations of the road access, waste services and site drainage issues that would suggest a presumption against future in fill development.

If the logic of drawing a line to link the back of site plots had been used further down the Terrace there would be additional in fill sites within the settlement

boundary (see dotted lines on the map attached). It is my view that this would not be an appropriate solution given the road, services, and drainage issues stated

above.

Can you please consider making this small amendment to the plan in order to ensure a consistent and appropriate approach to the position of the settlement

boundary in Kingussie.

CNPA analysis of objections to 1st modifications

This is a new issue which should have been raised at the Deposit stage. No amendment is therefore proposed.

Objection maintained

Policy/site ref	Settlements - Kingussie	Agent Name
Objector Ref	Name	
487	R J Morris	
	Taigh Beag	
	West Terrace	
	Kingussie	
	PH21 1HB	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 have noticed that the draft local plan for Kingussie includes the field between two houses at the end of West Terrace - highlighted in the

attached plan. I believe

that this may be a simple error in drafting as it is inconsistent with the logic which determines the settlement line. It is clear from other parts of the plan that

established plots have been used for the determination of the line along West Terrace and this logic falls down in the area I have highlighted.

The error creates a potential problem in that it could be interpreted by developers that this area is acceptable for building.

I would like to point out that West Terrace already suffers from water, drainage and access limitations. The access road is single track with very few passing places

and increasing the number of houses would add to the existing problems in the area.

The plan also shows a single pathway in the area behind the settlement line. This is incorrect, as there are several well established pathways and access to the very

well used community trails in the area.

I trust you will give this matter your consideration during the consultation process.

CNPA analysis of objections to 1st modifications

This is a new issue which should have been raised at the Deposit stage. No amendment is therefore proposed.

Objection maintained

Policy/site ref	Settlements - Kingussie	Agent Name
Objector Ref	Name Sandra Hebenton	
368d	Network Rail	
	Buchanan House	
	8 Port Dundas Road	
	Glasgow, G4 0LQ	Company Network Rail

Summary of objection to Deposit Local Plan

The land adjacent to Kingussie station used as sidings should be included in the settlement boundary.

CNPA analysis of objection to Deposit Local Plan

The comment is noted and the site will be assessed for inclusion within the settlement boundary. The proposals map may require to be amended as a result of this assessment.

Proposed 1st Modification

Change settlement boundary accordingly.

Response to 1st modification objections

As the land to which we referred has been included in the settlement boundary we have no further objection on this point.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Kingussie

Objector Ref Name Davall Developments Ltd/Allan Munro Construction
460 Myrtlefield House
Grampian Road
Aviemore

Agent Name Gary Johnston Building Consultants Ltd

Willow House
Stoneyfield Business Park
Inverness
IV2 7PA

Company Davall Developments Ltd/Allan Munro Construction

Summary of objection to Deposit Local Plan

Concern over lack of small housing sites identified in Kingussie, and loss of previously allocated sites. Concern there is too much reliance put on a single site (the large scale expansion area to the north east of the village). State that inclusion of a range of smaller sites in addition would help widen the market choice. 3 additional sites are suggested, including at St Vincents, a site which was identified as being suitable for development in the CNPA Landscape Capacity Assessment.

Don't think the smaller sites are suitable for affordable housing, due to their scale and sloping nature. Question the viability of providing affordable housing on sites of less than 10 dwellings in the larger communities of the Park.

Seeking 5 changes detailed on attached map. These include moving the settlement boundary north of west terrace and Ardvonie Road; allocating the following sites for housing (St Vincents, West of Ardvonie Road, and north east of Ardbroilach Road); include the land north of Ardchoile, West Terrace as a site for housing; add a new OS3 to include woodland areas at West Terrace and St Vincents, and safeguard this as woodland / open space with the potential to become a community woodland; and indicate existing footpaths in the village.

Please note the allocations being suggested as smaller than the currently allocated sites in the Badenoch and Strathspey local plan.

The village expansion area at Pitmain, north of Dunbarry Road, should provide for a viable affordable housing development, if the proportion of affordable housing is

CNPA analysis of objection to Deposit Local Plan

The allocated sites within Kingussie 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 to meet housing need and alternatives will be considered in future reviews. Confirm opportunities for other housing developments through housing policies. Confirm position regarding core paths. in the range of 25 to 30% of the overall development, in line with the quotas set out in the local plan where subsidy is not guaranteed. No modification proposed.

Response to 1st modification objections

Kingussie housing land allocations, lack of choice of sites, request inclusion of small sites at West Terrace, Ardvonie Road, St Vincent's and Ardbroilach Road.

Objection – the limited choice of locations for housing development in Kingussie, particularly at a smaller scale and the omission of certain adopted Local Plan land

allocations from the Kingussie Statement and Inset Map.

Grounds – The Highland Council's Badenoch and Strathspey Local Plan adopted September 1997 in the Kingussie Village Chapter 7 under Housing – Small sites at

para 7.1.4 identifies the following

c - 1 ha at West Terrace with a capacity for 4 houses

d – 6.5ha at Ardvonie Road with a capacity for 12-15 houses

e – 2ha at St Vincent's with a capacity for 3-4 houses.

In total the potential for development from these allocations is 19-23 houses. Davall Developments Ltd seek to develop part of the West Terrace and a small

proportion of the Ardvonie Road site. In addition Allan Munro Construction Ltd seek to develop the site at St Vincent's for which we have lodged a planning

application on their behalf in June 2007. These sites have been or are in the process of being acquired on the basis they are allocated for housing in the current

formally adopted Local Plan, which remains in force.

We also draw attention to land to the north end and east of Ardbroilach Road which was included as part of the expansion area with reference 7.1.1 in the Kingussie Statement of the Badenoch and Strathspey Local Plan. We note that this is not allocated in the new Draft Plan.

There is a shortage of smaller scale housing development opportunities in the village for which there is local demand. Development reducing the gap between demand and supply is one of the stated goals of the National Park Authority. We also consider that the exclusion of such sites is at odds with the claim that the Draft Local Plan seeks to encourage proactive growth in the main settlement areas, of which Kingussie is one (5.36)

Whilst our clients have no objection to the principles of large scale expansion area to the north east of the village, there is too much reliance on this single allocation meeting future housing requirements. Inclusion of a range of smaller sites would help widen the market choice. The site at St Vincent's was also identified as being suitable for development in the CNPA Landscape Capacity Assessment, which informed the previous draft Plan. While most of this site lies within the settlement boundary, we note that it is not a separate allocation in the Kingussie Statement or Inset map. Either way we hope that housing development proposals will receive favourable consideration under the relevant policies. It is also felt that the location of affordable housing is more appropriate in the expansion area as it would allow the proposed developments for the smaller sites to be of a design that is more sympathetic to their surroundings. Furthermore, it is considered that the smaller sites are not suitable for affordable housing given their scale and sloping nature. We also question the viability of providing affordable housing on sites of less than 10 dwellings in the larger communities of the National Park. In view of these concerns we also made separate objections to the proposed affordable housing policy.

Proposed changes –

Please refer to attached copy of Kingussie Inset map on which we have indicated the following:

1. North of West Terrace and Ardvonie Road move the settlement boundary to the north and north west of the adopted Local Plan housing allocations.

Proposed 1st Modification

2. Allocate the following sites for housing:

a: St Vincent's – 0.76ha for 4 houses with vehicular access from the Gynack Road and a remote footpath link south to Ardvonie Road.

b: West of Ardvonie Road – 1ha for 4 houses with vehicular and pedestrian access from Ardvonie Road/Middle Terrace.

c: North East of Ardbroilach Road – 0.64ha for 4 houses.

3. Include land north of Ardchoile, West Terrace within the general Settlement Development Area as a gap or infill housing opportunity.

4. Label the additional woodland areas at West Terrace and St Vincent's lying within the relocated Settlement Boundary as OS3 and add a statement in the text to refer to the area being safeguarded as woodland/open space with the potential for it becoming a community woodland with appropriate footpath access.

5. Indicate existing footpaths south of site 2(a) and east of site 2(c)

As you will see from the above our clients only seek the specific allocation for housing of a small proportion of the original site at Ardvonie Road, together with the whole of the St Vincent's site and part of the allocated land off Ardbroilach Road. The smaller allocation at Ardvonie Road/West Terrace would significantly reduce environmental impact of the original allocations, particularly with regard to the woodland. There are also opportunities for woodland enhancement which are borne out by tree surveys conducted on behalf of the clients at Ardvonie Road and St Vincent's. The proposed houses would be sited with the integrity of the woodland in mind. Furthermore the owners are prepared to offer the rest of the woodland to the north of West Terrace and St Vincent's and east of Ardbroilach Road to the community should allocations and planning consents be secured.

It is also proposed that the 'balance' of house from the original allocation from the three sites be accommodated within the village expansion area at Pitmain, north of Dunbarry Road. It is also anticipated that this expansion area will provide for a more significant and viable affordable housing development, particularly if the proportion of affordable housing is in the range of 25 to 30% of the overall development. This is in line with the quotas set out in the local plan where subsidy is not guaranteed.

CNPA analysis of objections to 1st modifications

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

Objection maintained

Policy/site ref Settlements - Kingussie
Objector Ref Name Fred Mackintosh
472j The Highland Council

Agent Name

Company The Highland Council

Summary of objection to Deposit Local Plan

Concern expressed over the level of development proposed at Kingussie. Concerns over drainage and provision of a suitable road network. Suggest number of units is limited to the figure included in the current local plan.

CNPA analysis of objection to Deposit Local Plan

Land allocations in Kingussie are indicated to require access from the A86. Whilst this may be preferable, it would be desirable not to discourage full and careful consideration of other options, including phasing development, lest any difficulties with land assembly arise.

Proposed 1st Modification

Clarify wording in H1 to require masterplan which addresses key issues such as infrastructure. Also confirm that 1-5 year supply in table 4 is for 75 units.

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 - Kingussie
Objector Ref Name Susan Davies
465z-f Scottish Natural Heritage
Great Glen House

Agent Name

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 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 - Kingussie

Objector Ref **Name** Mr L Aardenburgh
433 c/o Savills
55 York Place
Perth
PH2 8EH

Agent Name Andrew MacCafferty Associates

Burn House
Collessie
Fife

Company

Summary of objection to Deposit Local Plan

Land identified to the north east of Kingussie should be allocated within the Plan:

a) land currently in the Highland Council plan allocated for business/industry should be retained to provide a broader range of employment and leisure

opportunities. This allocation will address the fact that no other land has been allocated for these uses in Kingussie.

b) part of this area in the ownership of the objector should be included for housing development, at a density of 10-15per ha with a capacity of 30-50.

These amendments are in line with the current allocation, and represent added value to help off set the cost of accessing H1 from the A86.

Details of the proposed

access arrangements are provided in support of this representation.

Supporting information on the development opportunities regarding infrastructure, landscaping and transport links are provided.

The following amendments are therefore requested:

- the land identified in the representation should be included in the settlement boundary;
- an area of 2.0ha should be allocated for employment and leisure;
- an area of 3.24ha adjoining Kerrow Farm should be allocated for 30-50 houses;

CNPA analysis of objection to Deposit Local Plan

The allocated sites within Kingussie 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 to

meet housing need and alternatives will be considered in future reviews.

Proposed 1st Modification

Include additional land for economic growth in line with objections.

Amend boundary on plan to ensure appropriate scope for access.

Response to 1st modification objections

I am writing with reference to your letter of 22nd May 2008 and your further letter of 13th June 2008, concerning the objections we had submitted to the Deposit

Local Plan on behalf of Mr L Aardenburg, in respect of land he owns on the north east side of Kingussie. Thank you for advising me of the modifications proposed to

be made to the Deposit Local Plan in relation to the previously submitted objections.

First of all I should state that I am pleased that you have taken on board our concerns about the necessity of adjusting the settlement boundary to provide the

required access into housing site H1 from the A86. I am also very pleased that you have responded favourably to the request for reinstatement of the employment

land allocation.

Obviously I am disappointed that you have chosen not allocate the further land for housing on the land adjoining Kerrow Farm, but I take comfort from the

discussions held when I met with you about the relatively short lifespan of this particular local plan.

Having given due consideration to the modifications proposed, we have concluded on balance that we will not pursue the objection for allocation of additional land for housing any further at this time. Clearly you have addressed our other objections satisfactorily through the proposed modifications, so on the basis that the modifications are approved and the local plan progresses to adoption without further change to the relevant proposals, we will not be pursuing these objections further either.

There is one area of concern however that I would ask you to take into account. I notice that you have made a change to the wording of proposal KG/H1 (i), when referring to the site capacity of 300 units, adding in 'with 75 of these provided during the life of the plan'. I understand the phasing concerns you have, but would seek your reassurance that the figure of 75 units is for indicative purposes only. This aspect is important to developers as until the masterplan is completed for the site, we will not know what housing mix or plot size will be provided, as this changes according to market demand. An indicative figure allows some flexibility for developers to respond effectively to changes in market demand. I would therefore request that the wording is altered to provide the reassurance I am seeking.

CNPA analysis of objections to 1st modifications

The wording is indicative and reflects the need for the plan to deliver an appropriate volume of houses within the Plan period. No further modifications are therefore proposed.

Objection maintained

Policy/site ref **Settlements - Kingussie**
Objector Ref **Name** J S Grant Washington
413 Cawdor House
 Kingussie
 PH21 1HB

Agent Name

Company

Summary of objection to Deposit Local Plan

Any additional provision for open space should be focused around housing development site H1 and should not be created within the existing settlement. The

housing allocation is however flawed. Previous comments on the draft plan still stand. The dualling of the A9 should also be considered a priority.

CNPA analysis of objection to Deposit Local Plan

The comments regarding open space are noted. The allocations are aimed at protecting certain areas within the settlement, and ensuring the character of those

areas is protected. Within H1 further areas will also be included, and these will form part of the masterplan for the site, prior to the consideration of an application

for development. In terms of the allocation of H1 the site contributes to the provision of land for housing to meet local demand. Further information will be

provided to explain the calculations for housing demand and land supply to clarify the background. The issue of the A9 is also noted, and an additional policy may

be included which looks specifically at the issue of strategic infrastructure within the Park. Confirm open space allocations are to protect the character and amenity

of the settlement as well as protect areas of public open space. The new housing proposals are based on housing need and effectiveness of land, and confirm policies

regarding design, sustainable development and affordable housing which will apply. Open space will also be included as appropriate for this site.

Proposed 1st Modification

No modification proposed.

Objection maintained

Policy/site ref	Settlements - Kingussie ED1
Objector Ref	Name Davall Developments Ltd
461d	Myrtlefield House
	Grampian Road
	Aviemore

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

Objection – Kingussie Statement page 68 and inset map ref KG/ED1 Economic Development opportunity.

Grounds – Davall Developments Ltd have an interest in the development of this and the adjoining housing land to the west. We are currently preparing a

masterplan for this land and it would be sensible to extend this to cover the economic development allocation. There are benefits in sharing access and other

infrastructure provision, together with developing a common landscape framework. Whilst Davall Developments Ltd do not object to the allocation, clarification is

sought about the amount of land available for development and more guidance is required on the range of uses that are envisaged.

The land allocation seems somewhat restricted by the existing well established conifer woodland and the young plantation covering more of the rest of the land

towards the A9 Trunk Road. We are concerned that the proposed allocation may be in conflict with the aspirations of other parties to retain these landscape

features and the conditions of any woodland grant that may have been obtained for the newer planting. As such we seek clarification about how much of this area

can actually be built upon, particularly as this will have a bearing upon the feasibility of development.

With regard to potential uses we seek to ask whether these might include the development of A9 services, including a petrol filling station.

Kingussie does not presently

have fuelling facilities and their provision at this location would have local benefits. The close proximity of the land to the A9 and the provision of other tourist

services and related commercial business would make such an operation more viable in view of the passing trade. Such development in this location could also

help create more sustainable employment opportunities for local residents.

Proposed changes – in the Kingussie statement page 68 KG/ED1 clarify:

-the amount of land for development

- the nature/range of potential uses including tourist/A9 services, fuelling, etc; and

- the proposed access to the land.

Modify the inset map accordingly

CNPA analysis of objections to 1st modifications

The text to this site highlights the issue of design on what is a prominent site. Design is therefore considered the key to this site rather than a simple indication of

the retention of a landscape belt. The use also will rely heavily on the design of any development. The aims of the Park and policy 1 and 7 will be crucial to the

successful development of this site. No further modifications are therefore proposed.

Objection maintained

Policy/site ref Settlements - Kingussie Env
Objector Ref **Name** Davall Developments Ltd
461a Myrtlefield House
Grampian Road
Aviemore

Agent Name Gary Johnston Building Consultants Ltd
Willow House
Stoneyfield Business Park
Inverness
IV2 7PA
Company Davall Developments Ltd

Summary of objection to Deposit Local Plan

Comment on additional land allocated for open space over and above what is in the current adopted local plan. Seek changes to the site allocations, with only a small strip of land being designated as open space and the additional land being allocated for housing, as in the existing Badenoch and Strathspey local plan.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. The site OS2 will be reviewed to assess the impact it makes to the overall provision of open space within the settlement. The possible inclusion of such detail within the masterplan for the site will also be considered. The appropriate amendments will then be included.

Proposed 1st Modification

Amend boundary of open space to run with field boundary.

Response to 1st modification objections

Objection – on the Kingussie Inset map OS2 the identification of part of the land south east of Acres Road north west of Campbell Crescent for woodland/open space.

Grounds – the Highland Council's Badenoch and Strathspey Local Plan adopted September 1997 on the Kingussie Village Inset map the land in question is identified

mostly for housing development. The new Local Plan seeks to reduce the developable area in the south west corner. It would appear that the inclusion of a

woodland/open space designation here area may allow for holding back buildings from the existing tall boundary trees and an overhead power line. However, we

advise that in addition to the existing woodland not being located on our client's land the conifer trees in particular have reached maturity and should be considered

for felling and appropriate replanting. This is mainly a safety issue for the relevant owners.

It is also our client's intention to underground the power line in the course of developing their land. Buildings would still be set well back from trees but the

intervening land used for garden ground, underground services and retention and improvement of the existing remote footpath connection. Proposed changes – please refer to attached copy of the Kingussie Inset map. Our clients seek the retention of only a strip of woodland/open space running parallel to the western boundary and the reinstatement of housing land. This would allow for tree holdback, underground services and a remote footpath. Detailed proposals for this land will form part of a Master Plan for the expansion area at Pitmain which we are in the process of preparing on behalf of our clients.

CNPA analysis of objections to 1st modifications

In light of the objection the land allocated in the modifications as ENV will be removed as an allocation and left as within the settlement boundary. However the

CNPA position regarding the need for additional land for housing has not changed and no other modification is therefore proposed.

Objection maintained

Policy/site ref Settlements - Kingussie H1

Agent Name

Objector Ref Name Dr A M Jones

400i(k) 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. Clarify allocations are based on analysis of housing need etc, and

work of consultants, and that all developments must be judged against aims, and also must comply with all relevant policies of the plan.

Proposed 1st Modification

No modification proposed.

Response to 1st modification objections

H1 Object 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 Kingussie has not changed. Therefore no modification is proposed.

Objection maintained

Policy/site ref	Settlements - Kingussie H1	Agent Name
Objector Ref	Name Anne MacNamara, Planning Directorate	
423g	Scottish Government	
	Victoria Quay	
	Edinburgh	
	EH6 6QQ	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 from this development. The reference to the access to the A86 should be amended with : "A new access to the A86 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 text relating to the proposal will be amended to clarify the position regarding access, in line with the requirements of SPP17. Confirm that existing road network could not cope with additional development.

Proposed 1st Modification

Add wording to H1 to clarify need for traffic impact assessment

Response to 1st modification objections

Objection ref. TS/Obj/7 is retained. The proposed modifications do not address objection ref. TS/Obj/7 and continue to promote access from the A86 for this development site. No clear rationale has been provided, through appropriate appraisal, for such a transport intervention. Neither has clear evidence been provided, through appropriate appraisal to show "that the existing road network could not cope with additional development" as stated in the CNPA analysis.

CNPA analysis of objections to 1st modifications

An additional sentence will be added to KG/H1iii 'Access to this site should be taken from the local road network and'

Proposed 2nd modifications

Objection maintained

Policy/site ref Settlements - Kingussie H1
Objector Ref Name DW and IM Duncan
037p Pineacre
West Terrace
Kingussie
PH21 1HA

Agent Name

Company

Summary of objection to Deposit Local Plan

Is there a real requirement for 300 additional houses in Kingussie. However it is good to see that the woodland surrounding the town is outwith the settlement

boundary and therefore protected. In OS1 'valley' should be replaced with 'gorge'.

CNPA analysis of objection to Deposit Local Plan

A detailed paper outlining the background to the housing land requirement calculations, land supply requirements and proposed balance of house sizes will be

prepared to clarify the rationale behind the housing policies. Within this reference will be made to the relationship between the provision of new housing within the

Park and the National Park Plan and aims of the Park. Further explanation will also be required to justify the allowance made in table 2 for second homes and vacant

properties, and detail how the approach taken will benefit local people. On completion of this paper, information will be circulated to all those who made

representation on this issue, and detailed consultation undertaken to assess the level of continued objection, which may result in a modification to the calculations

and allocations made. The comment regarding terminology is also noted. Confirm allocations are based on consultants work, waiting lists, etc and is continually monitored.

Proposed 1st Modification

Change wording in OS1.

Response to 1st modification objections

Objection maintained.

CNPA analysis of objections to 1st modifications

The position regarding housing demand and supply of land for housing in Kingussie has not changed. No further modifications are therefore proposed.

Objection maintained

Policy/site ref Settlements - Kingussie H1
Objector Ref Name Davall Developments Ltd
461b Myrtlefield House
Grampian Road
Aviemore

Agent Name Gary Johnston Building Consultants Ltd
Willow House
Stoneyfield Business Park
Inverness
IV2 7PA

Company Davall Developments Ltd

Summary of objection to Deposit Local Plan

Concerns expressed about parts of the settlement statement about Kingussie. Imposing a restriction of any further development to a new access to site KG/H1 via a new link road from A86, along with a lack of alternative housing sites in the village, and the unspecified timetable for the production of the development brief for the site will not provide land for short and longer term housing supply in Kingussie as the plan states it will.

Seek changes to the settlement statement as follows:

- a) indicate there is potential for additional development on H1 before the link to the A86 is in place, subject to phasing and other local road improvements
- b) indicate when the development brief will be completed, or advise that developers are required to prepare a master plan for the overall layout, and
- c) increase the choice of smaller housing development opportunities such as at Ardvonie Road, St Vincents Road and Ardbroilach Road.

CNPA analysis of objection to Deposit Local Plan

The comments are noted. The text regarding the site will be reviewed in light of the comments. To clarify additional information will be sought from Highland

Council Roads Engineers. Further information will also be included to clarify the approach taken to affordable housing and the production of a masterplan on the

site. Confirm that sufficient land is allocated in the plan to meet housing need and alternatives will be considered in future reviews.

Proposed 1st Modification

include need for phasing to take into account access restrictions, and work within the limitations of the existing road network.

Include need for development brief to be produced to ensure effective provision on site in line with table 4.

Response to 1st modification objections

Objection – Modification to Kingussie Statement, KG/H1, sub para iii, access requirement.

Grounds – the proposed modification does not clarify whether access can be taken from the current network (Dunbarry Road/Terrace) as per the request made in

our original objection (461b). Having read other objections on this issue clearly there are conflicting views between the two Roads Authorities

involved (THC and

Transport Scotland) which need to be resolved. Transport Scotland seems to adopt an entrenched view that no new access will be permitted off any Trunk road.

We therefore welcome the CNPA's stance on this matter.

Transport Scotland has clearly failed to acknowledge there has been a new access to the A86 indicated since the preparation of the B&S Local Plan. As such, we

hope that both the CNPA and Highland Council are prepared to argue the case for this access supported by a TIA. We also hope that the CNPA will support

additional development being serviced off the current network (Dunbarry Road/Terrace) and a link completed between the two access points. Our clients

commissioned an initial TIA in connection with the western section of the expansion land being served by the current network. This assessment did not envisage

significant impacts from approximately half the 300 houses being served by Dunbarry Road/Terrace.

Proposed changes – in the settlement statement we request that an indication be given of potential for additional development served by Dunbarry Road/Terrace

before the access from and the link to the A86 has to be commenced, subject to phasing and other local road network improvements. In addition we request that

the Inset map be modified to indicate the relevant points of access to the housing land together with access to the economic development allocation (KG/ED1).

Objection – Kingussie Statement page 68 KG/H1 sub para i, development rate

Housing land requirement and supply page 41-43 and tables 3 and 4, phased land supply by local authority area, as applied to Kingussie Grounds – we consider that the development rate of 75 houses to be built within the life of the Plan at Kingussie requires to be revisited.

Assuming the availability

of subsidies from Communities Scotland we consider that a rate 15 dwellings per year will mainly only cover the affordable housing requirement, leaving little or no

allowance for open market housing. Regardless of the current market difficulties we suggest that a development rate of at least 25 and possibly up to 30 per annum

would be more appropriate for Kingussie.

As referred to in other maintained objections we also feel that development in Kingussie should not be restricted to the one large expansion area, certainly not until

the larger area is serviced and under development. As there will be no development on the expansion land in the period 2006-2008 account should also be taken of

our request to develop small sites elsewhere in the village. We therefore suggest that the 75 dwellings could be provided on the expansion land in the period 2009-

2011 with a further 10 on small sites elsewhere in the village in that same period. There is a need to modify the figures indicated in Tables 3 and

4.

Imposing restrictions on development rates and access combined with a lack of choice of housing sites in the village and the unspecified timescale for preparation of a

master plan development, the expansion area will not provide land for short and longer term housing supply in Kingussie. As such this will not provide an effective

land supply both locally and strategically for the southern area of the National Park. Henceforth the delivery of affordable housing will be stifled for the foreseeable

future. This will also hinder attraction of business investment and the creation of jobs in the National Park

Proposed changes –

1. in the Kingussie statement page 68 KG/H1 at sub para i, change the second sentence to read 'it could provide land for around 300 dwellings, with 85 of these

provided during the period 2009 to 2011.

2. on pages 41 and 43 under the heading Housing land requirement and supply, and Tables 3 and 4 make the following modifications:

In table 3

- change the new land supply figure for Highland for 2006-2011 from 486 to 496
- change the land supply figure for Highland for 2011 to 2016 from 678 to 728
- change the total land supply figure for Highland from 1569 to 1629
- change the overall totals from 596, 817 and 1850 to 606, 867 and 1910 respectively.

In table 4

- change the 2006-2011 target numbers of units for Kingussie from 75-85
- change the 2011-2016 indicative target for Kingussie from 75-125
- change the capacity for medium to longer term for Kingussie from 150-125
- change the relevant total Highland figures from 891, 678 and 1441 to 901, 728 and 1416 respectively.
- Change the target new land supply for Highland from 916 and 678 to 916 and 728 respectively
- Change the total CNP figures from 1033, 817 and 1517 to 1043, 867 and 1492 respectively, and
- Change the target CNPA figures from 1033. and 817 to 1043 and 867 respectively.

In para 5.40 change the figures 1040 and 817 to 1050 and 867 respectively.

Objection – Kingussie Statement page 68 KG/H1

(a) access requirement, and

(b) timescale for preparing development brief.

Grounds – we have major concerns about the following parts of the statement:

1 – this 16.05ha site would provide land for short and longer term housing supply in Kingussie

2 – the site requires a new major access to be taken from the A86 to provide vehicle access to the site

3 – the Park Authority will work with partners to produce a development brief for the site during the lifetime of the Local Plan.

Restricting access to the A86 closes down full and careful consideration of other options including improvements to the existing network and

phasing of

development. We are aware that the local Highland Council roads engineer is of the opinion that no further development should be served off Dunbarry Terrace.

However, this view and the wording of the new plan is contrary to the outline of the development potential for the area in the current adopted Badenoch and

Strathspey Local Plan, which indicates that development can be phased from either end. Indeed development of the original village expansion area commenced at

the Dunbarry Road end. With some further improvements this road network has capacity potential for additional housing in the short to medium term until the

connection can be made from the A86 east of the village. In this respect our clients are prepared to complete a loop road within their site and provide a future link

ease and south east to the A86. detailed proposals for this land will form part of a Master Plan for the expansion area at Pitmain which we are in the process of

preparing on behalf of our clients.

We are concerned that by imposing a restriction of any further development to a new access via a new link from the A86 combined with a lack of choice of housing

sites in the village, and the unspecified timescale for preparation of a development brief this area will not provide land for short and longer term housing supply in

Kingussie. As such this will not provide an effective land supply both locally and strategically for the southern area of the National Park.

Henceforth the delivery of

affordable housing will be stifled for the foreseeable future. This will also hinder attraction of business investment and the creation of jobs in the National Park.

Proposed changes In the Settlement statement

A - indicate that there is potential for additional development here before the link to the A86 has to be commenced or completed, subject to phasing and other local

road network improvements;

B - indicate the timescale for preparing a development brief or alternatively advise that developers are required to prepare a master plan for the overall layout; and

C_ increase the choice of smaller scale housing opportunities such as at Ardvonie Road, St Vincent's and Ardbroilach Road as referred to in other objections lodged

by us on behalf of the same clients.

CNPA analysis of objections to 1st modifications

The issue of road access has received a maintained objection from Transport Scotland. In line with the requirements of SPP17 the wording of the text will be

changed to 'Access to this site should be taken from the local road network'. CNPA will also continue discussions with Transport Scotland to

ensure the viability of

. this site. In regard to the masterplan the text requires that a masterplan be produced and that CNPA will assist developers or partners to do this.

In regard to

additional land for housing within Kingussie, the CNPA position regarding this has not changed and no further modifications are therefore proposed.

Objection maintained

Policy/site ref **Settlements - Kingussie/Newtonmore Agent Name**

Objector Ref **Name** James Gibbs

421f 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

Additional sites should be designated for business and commercial use in both settlements perhaps in the form of a business park.

CNPA analysis of objection to Deposit Local Plan

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

area as identified as a National Park. The wording used within this policy will be clarified to ensure the appropriate level of guidance is available for developers, and

the Plan is easy to understand and use together with ensuring the appropriate level of protection and compliance with national and international obligations placed on the CNPA.

Proposed 1st Modification

Include additional land for economic growth in Kingussie and Newtonmore.

Objection maintained

Policy/site ref **Settlements - Kingussie/Newtonmore**

Objector Ref **Name** Anne MacNamara, Planning Directorate

423i Scottish Government

Victoria Quay

Edinburgh

Agent Name

EH6 6QQ

Company Scottish Government

Summary of objection to Deposit Local Plan

The proposal should demonstrate that the close proximity of the development sites will not result in an unacceptable cumulative impact on the A86 and A9 trunk roads. The wording should be modified to clarify this point.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. Confirm the detail regarding access will be further considered in the proposed development briefs.

Proposed 1st Modification

No modification proposed.

Response to 1st modification objections

While it is indicated that no modification is proposed, the proposed modifications to Kingussie KG/H1 include the statement "a traffic impact assessment will be required to ensure development of this site and others in neighbouring Newtonmore do not create an unacceptable cumulative impact on the A86 or A9".

Transport Scotland welcomes the principles of this statement, although the reference to "traffic impact assessment" should be updated to "Transport Assessment".

This should also be reflected in the Newtonmore Proposals.

Objection ref. TS/Obj/9 is withdrawn.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name Inverburn Ltd

408a

Agent Name Bill Hepburn

Tulloch Homes Ltd

Stoneyfield House

Inverness

IV2 7PA

Company

Summary of objection to Deposit Local Plan

Additional land should be included within the settlement boundary and allocated for housing. This land currently forms good amenity woodland for the village

should form part of the settlement boundary along with the golf course that lies to the north. The revised boundary would therefore also

encompass the school and

housing that lie to the north east which are already included within the settlement boundary. The housing, school, golf course and this amenity woodland all provide

an important function for the village. The land should then be allocated as having potential for low density development and/or high quality affordable housing in the long term.

CNPA analysis of objection to Deposit Local Plan

The allocated sites within Nethy 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 that effective 5 year supply and future growth

areas have been identified in line with requirements. Therefore no additional land is required to meet the demand.

Proposed 1st Modification

No modification proposed.

Response to 1st modification objections

Objection maintained.

CNPA analysis of objections to 1st modifications

The CNPA position regarding allocations for housing in Nethy Bridge has not changed. It is therefore not proposed to add any second modification or amendment

to these allocations.

Objection maintained

Policy/site ref	Settlements - Nethy Bridge	
Objector Ref	Name	Mr Steven Broadhurst
055		Kelvinbank
		Dell Road
		Nethybridge
		PH25 3DG

Agent Name

Company

Summary of objection to Deposit Local Plan

A number of important areas of open space have not been afforded an adequate level of protection from future development. These sites are the land adjacent to the Mountview Hotel, land adjacent to the River at the south end between Dell Road and Lynstock, and Balnagowan Woods.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A comprehensive review will be undertaken in Nethy Bridge to assess the importance of the various areas suggested for inclusion as open

space. Where the sites are considered to fit within the use as open space the proposals map will be amended. Where the land is not considered to be 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.

Proposed 1st Modification

Include in intro to cpt 7 para 7.5 explanation of approach taken to proposals inside and outwith settlement boundaries.

OS1 extend boundary at Dell Road on west side of river

At Mountview Hotel Identify land to be protected (in line with previous planning permission)

Response to 1st modification objections

Objection maintained.

CNPA analysis of objections to 1st modifications

Additional land has been included as ENV. No further changes are therefore proposed.

Objection maintained

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name C P Group

459b

Agent Name Jules Hall

Indigio Planning Limited

36 Park Row

Leeds

LS1 5JL

Company C P Group

Summary of objection to Deposit Local Plan

CP group maintains its representations made on 4 Feb 2005 and 10 Feb 2006. Policy 1 should be consistent with the National Parks Act and give equal weight to

the four aims of the Park.

In the absence of suitable and available land within Nethy Bridge for tourist facilities, CP Group's site just outside the settlement should be

allocated for tourism development.

The maps should be produced at a larger scale so as to clearly show the extent of nature conservation designations.

CNPA analysis of objection to Deposit Local Plan

The comments regarding Policy 1 are noted, and a review of this policy will clarify the relationship of the aims of the park and the local plan. The proposal for

tourist accommodation outwith the boundary of Nethy Bridge could be considered under policy 33 as the plan has not allocated sites for this kind of use. However

modifications will endeavour to ensure a more appropriate balance is struck between development opportunities for business and tourism and the protection of the

special qualities of the area as identified as a National Park. The wording used within this policy will be clarified to ensure the appropriate level of guidance is

available for developers, and the Plan is easy to understand and use together with ensuring the appropriate level of protection and compliance with national and

international obligations placed on the CNPA. The approach taken in the proposals maps will also be reviewed to ensure appropriate levels of clarity and guidance

are included. The land proposed will be assessed as part of this review.

Proposed 1st Modification

Include para 7.5 to confirm position regarding tourist accommodation provided by policies, both within and outwith settlement boundaries.

Response to 1st modification objections

Objection maintained.

Objection maintained

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name M T Collings

395f Birchfield

Nethybridge

PH25 3DD

Agent Name

Company

Summary of objection to Deposit Local Plan

CNPA analysis of objection to Deposit Local Plan

Proposed 1st Modification

Modification to Nethybridge boundary at Duack Lodge.

Response to 1st modification objections

I am sorry to have to raise a new issue at this stage. The boundary of the village has been changed to the south of my property. Previously it excluded the rear

boundaries of Malvern and Duack Lodge and amenity land the subject of a TPO to the west of Duack Lodge. I was happy with that preserving the woodland essence of Nethybridge.

Malvern now has permission for a restricted dwelling since the original plan was issued and does not need the boundary changing. The amenity woodland at Duack

Lodge is currently the subject of a planning application.

If the village boundary on the plan can be amended to accommodate these developments then I should like the boundary to be moved even further north to

incorporate all of Birchfield thereby giving my two acres an equal planning designation for potential development as my neighbours enjoy as a result of the boundary amendment.

CNPA analysis of objections to 1st modifications

The issue is a new objection not previously raised during the deposit or consultation phases. It is therefore considered that the issue is outwith the consideration of

the modifications. No modification is therefore proposed.

Objection maintained

Policy/site ref	Settlements - Nethy Bridge	Agent Name
Objector Ref	Name	
355	Paul and Susan Culliford Gargowan The Causer Nethybridge PH25 3DS	

Summary of objection to Deposit Local Plan

The housing allocations should not make such a generous allowance for holiday and second homes. Further, in the calculations, clarity is needed to explain table 4

regarding existing permissions and future allocations.

In Nethy Bridge H1 should be allocated as sheltered housing, not 'affordable'.

C1 should not make reference to affordable housing and should be protected as open space.

Outwith the boundary, greater emphasis should be placed on restricting design and ensuring new development compliments the character of the area. In particular the site adjacent to the boundary of Nethy Bridge owned by Goldcrest homes should be carefully controlled.

CNPA analysis of objection to Deposit Local Plan

A detailed paper outlining the background to the housing land requirement calculations, land supply requirements and proposed balance of house sizes will be prepared to clarify the rationale behind the housing policies. Within this reference will be made to the relationship between the provision of new housing within the Park and the National Park Plan and aims of the Park. Further explanation will also be required to justify the allowance made in table 2 for second homes and vacant properties, and detail how the approach taken will benefit local people. On completion of this paper, information will be circulated to all those who made representation on this issue, and detailed consultation undertaken to assess the level of continued objection, which may result in a modification to the calculations and allocations made. With particular reference to the sites allocated, the wording for sites H1 and C1 will be amended accordingly and additional clarity in the text will also be included to ensure that the level of development within and outwith the settlement boundary is clear. Confirm in letter approach to housing calculations being taken, and growth projections for long term.

Proposed 1st Modification

Amend text to H1 to reflect planning permission granted.

Remove reference to housing in the text to C1.

Include in intro to cpt 7 para 7.5 explanation of approach taken to proposals inside and outwith settlement boundaries.

Response to 1st modification objections

Letter 8/6/08

Thank you for your letter of may 22 bringing us up to date on the above topic. We give our reaction to the extracts provided.

Generally we are in agreement with the amendments. We especially laud the changes to settlement proposals section 7.5 re development outwith settlement

boundaries (if this is enforced); the inclusion of additional ENV areas within Nethybridge, and the removal of reference to housing on site C1 (as per our

correspondence of Jan 29)

We object to 'infill housing development' in Nethybridge, which appears in your letter. This would alter the character of the village, causing its open forest character

to disappear and leading to cramped areas and mutual drives/lanes. (the latter exist in other communities eg Grantown, but are often the source of discord among neighbours).

The housing approval levels re sites H2 are incorrect. This has already been pointed out in the letters page of the Strathy) the correct figures are 30 and 10 for a total consent of 40 dwellings.

There are still 2 areas of concern identified in our response of Sept 25, 2007 which remain unaddressed ie.

The objection to 'affordable housing' as opposed to 'sheltered housing' on site NB/H1. (as this has now cleared planning approvals there is nothing further the Park can do);

the need to change the planning consent criteria to a height for houses, as opposed to the present 'one and a half storey' system in which the roof line goes sky high.

Letter 30/6/08

We refer to your reply of June 13 in response to our letter of June . As we state we are happy with the proposed modifications. However we do not withdraw our

objection to the Plan in respect of several items mentioned in our letter, which have not been addressed.

Firstly we object to 'infill housing development' in Nethybridge for the reasons stated in our letter of June 8.

Secondly we still think a specific height limit needs to be incorporated into the Plan. We propose that the Plan be modified to restrict the height of new houses built

in Nethybridge to a maximum of 8 metres. This should be considered for the rest of the Park as well.

We trust these objections will be seriously considered.

CNPA analysis of objections to 1st modifications

The position regarding development within settlements has not changed, and it is considered reasonable to allow some limited development within settlements, as in

Policy 22 where the development complies in para b of this policy, together with the other relevant policies of the plan. The issue of height would not be reasonable

to include as a policy, as across the Park there are examples of great varieties in building heights, and developments should therefore be considered against their

setting and the visual impact made locally. No further modifications are therefore proposed.

Objection maintained

Policy/site ref Settlements - Nethy Bridge
Objector Ref Name David Dean OBE

Agent Name

Summary of objection to Deposit Local Plan

The recent levels of new development in the village have provided more than enough housing for the area and further development would stretch in supportive

infrastructure beyond capacity. As such the reference to affordable housing in C1 should be removed. To protect the existing character the land between the

Mountview hotel and Nethy Bridge Hotel should be protected as open space and the land at OS1 extended to include the woodland and open ground bordering the

River itself. Where new development does go ahead sufficient levels of landscaping and screening must be included to protect the character of the area and more

detail should be provided on the design and finish of houses to ensure they blend with the existing character.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A comprehensive review will be undertaken in Nethy Bridge to assess the importance of the various areas suggested for inclusion as open

space. Where the sites are considered to fit within the use as open space the proposals map will be amended. Where the land is not considered to be 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. The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future

development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of

the final sentence of Proposal C1. Confirm housing policies regarding development both in and out of settlement boundaries. Confirm approach to design and

landscape policies.

Proposed 1st Modification

Add para to intro to section 7 para 7.5 regarding acceptable development within and outwith boundaries.

Include up to date info on extant permissions and applications received.

At Mountview Hotel Identify land to be protected (in line with previous planning permission)

OS1 extend boundary at Dell Road on west side of river

Response to 1st modification objections

I am writing with a comment/objection with regard to a mapping discrepancy relating to the status of a stand of Caledonian pine trees with significant amenity value

to this village north of Balnagowan Road.

I refer to : -

1. the map sent to our address showing the 'Modifications to Deposit Local Plan' for Nethy Bridge dated 22nd May 2008 where the land in question is incorrectly shown as open land
2. the Highland Council tree Preservation Order No.45,2005 relating to this stand of trees made on 19th January 2005

As background to this, in late 2004 this area had just fallen under the ownership of Wilburn Homes for possible development along with the adjacent field and there

were concerns from nearby householders that tree felling might even take place without due process being followed, especially since test holes were already being

dug within the forest boundary. This led to correspondence between myself, Graham McBryer, (Forestry Commission), Robert Patton and Geoff Robson (Highland

Council), and Diana Gilbert (CNPA) and to the Emergency Tree Preservation Order being approved.

Recently I walked the area again with Will Boyd-Wallace and I believe he has mentioned the issue to you.

My present concern is simply to point out that this mapping discrepancy still exists and seems to have been carried over into this latest version of the local plan for

Nethy Bridge and could be misleading or problematic even in what is always likely to be a sensitive area. If I've failed to make any point clearly enough please do come back to me

CNPA analysis of objections to 1st modifications

Requested TPO from THC

Objection maintained

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name C P Group

459a

Agent Name Jules Hall

Indigio Planning Limited

36 Park Row

Leeds

LS1 5JL

Company C P Group

Summary of objection to Deposit Local Plan

The deposit plan should be consistent with SPP3, so as to provide residential development that creates mixed communities and caters for all sections of the housing market.

Residential development opportunities should be welcomed on sites free from constraints, that satisfy other local plan policies, and close to settlements (where there is no available land within the settlement boundary).

Further residential development opportunities in Nethybridge are highly constrained, and as such, the CP Group's site should be allocated for residential development.

The requirement to provide affordable housing on all sites of 2 or more dwellings is too restrictive, and should be changed so that each individual site is considered on its merits.

References to affordable housing in policy 26 should be removed, as affordable housing is dealt with in policy 24. Policy 26 is not consistent with SPP3 as it does not allow for a full range of housing to provide for a mixed community.

CNPA analysis of objection to Deposit Local Plan

The allocated sites within Nethy 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 that sufficient land is allocated for housing in the plan.

Proposed 1st Modification

Include para 7.5 to confirm position regarding housing outside settlement boundaries

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 Nethy Bridge has not changed. No modification is therefore proposed.

Objection maintained

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name Ronnie Rickard

415 Strathmore Hotels
116 Strathmore House
East Kilbride
G74 1LF

Agent Name

Company Strathmore Hotels

Summary of objection to Deposit Local Plan

Land adjacent to the Nethy Bridge Hotel should be allocated as open space to provide clarity to the business, and ensure that future developments do not adversely impact on the operations of the hotel.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A site visit will be undertaken to assess the qualities of the land suggested as open space. If considered to fit within this use the proposals

map for the settlement will be amended. In the event that the land is not considered to be 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. An assessment of the protection

already offered to the site by virtue of the planning permission granted on the adjacent site will also be made.

Proposed 1st Modification

Identify land to be protected (in line with previous planning permission)

Response to 1st modification objections

Objection withdrawn.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name William Stuart Paterson

409e 3 Lynstock Park
Nethy Bridge
PH25 3EL

Agent Name

Company

Summary of objection to Deposit Local Plan

The village boundary should be retained and outwith the boundary no development should be permitted.

CNPA analysis of objection to Deposit Local Plan

The designation of the settlement boundary requires additional information to clarify what development may occur within and outwith it, and to clarify the reason behind creating the boundary.

Proposed 1st Modification

Include in intro to cpt 7 para 7.5 explanation of approach taken to proposals inside and outwith settlement boundaries.

Response to 1st modification objections

Objection maintained. Some concerns appear to have been addressed.

CNPA analysis of objections to 1st modifications

The settlement boundary has been retained and the position regarding development outside this included in para 7.5. No further modification is therefore proposed.

Objection maintained

Policy/site ref	Settlements - Nethy Bridge	Agent Name
Objector Ref	Name Mr Mark Cox	
084b	Balnagowan	
	Balnagowan Brae	
	Nethybridge	
	PH25 3DR	Company

Summary of objection to Deposit Local Plan

The settlement boundary of Nethy Bridge should be amended to include Balnagowan Wood and the land to the east of the River adjacent to new housing at

Lynstock Park and both these areas should be clearly identified as protected from future development of any kind as both contribute to the strategic setting of the

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A comprehensive review will be undertaken in Nethy Bridge to assess the importance of the various areas suggested for inclusion as open

space. Where the sites are considered to fit within the use as open space the proposals map will be amended. Where the land is not considered to be 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.

Proposed 1st Modification

Include in intro to cpt 7 para 7.5 explanation of approach taken to proposals inside and outwith settlement boundaries.

Response to 1st modification objections

Objection withdrawn.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge	Agent Name
Objector Ref	Name William Stuart Paterson	
409g	3 Lynstock Park	
	Nethy Bridge	
	PH25 3EL	

Company

Summary of objection to Deposit Local Plan

Land between Mountview Hotel and Nethy Bridge Hotel below the new development of Wilburn homes should be protected as open space.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A site visit will be undertaken to assess the qualities of the land suggested as open space. If considered to fit within this use the proposals

map for the settlement will be amended. In the event that the land is not considered to be 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. An assessment of the protection

already offered to the site by virtue of the planning permission granted on the adjacent site will also be made.

Proposed 1st Modification

Identify land to be protected (in line with previous planning permission)

Response to 1st modification objections

Objection maintained. Some concerns appear to have been addressed.

CNPA analysis of objections to 1st modifications

Additional land has been included as ENV as protected from future development. No further modifications are therefore proposed.

Objection maintained

Policy/site ref Settlements - Nethy Bridge

Objector Ref **Name** Gillianne Clegg
019 Craiggowrie
Nethybridge
PH25 3DR

Agent Name

Company

Summary of objection to Deposit Local Plan

Designate as open space the field in the centre of Nethy Bridge between the Mountview Hotel and Wilburn Homes development.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. Ensure the land identified in the application associated with Wilburn homes is included as open space, and amend text accordingly. Amend text to reflect additional protection offered to this site as a result of planning condition.

Proposed 1st Modification

Identify land to be protected in line with previous planning permission

Response to 1st modification objections

thanks for your prompt and helpful reply, the proposed modification to the local plan appears to have addressed our initial objection therefore you may take it that our objection is withdrawn. Thank you for your help.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge

Objector Ref **Name** Dr A M Jones
400i(r) 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 proposals are excessive and contrary to 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 all developments must be judged against aims, and also must comply with all relevant policies of the plan.

Proposed 1st Modification

Clarify wording in terms of extant permission on H2 and what impact the plan can have on any future development.

Response to 1st modification objections

Object to H2 on grounds of excessive scale and conflicts with all 4 aims of the Park.

Object to ED1 on grounds of inappropriate site and conflicts with all 4 aims of the Park.

Environment area east of construction site between Mountview and Nethy Hotel: Object to triangular area of woodland east of this Environment area not also being

Environment. This is an area of high quality woodland with for example granny pines, juniper and red squirrels.

Land beside the river Nethy on both sides should be consistently designated as Environment. The following stretches should be included: below Lynstock Crescent

downstream; below Lettoch Road upstream to the settlement boundary; below Lower Dell Road downstream.

These inclusions of Environment areas would help protect land beside the river and the habitat corridor this provides.

CNPA analysis of objections to 1st modifications

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

Objection maintained

Policy/site ref **Settlements - Nethy Bridge**

Objector Ref **Name** RMB Bloomfield
007 The Grey House
 Nethybridge
 Inverness-shire
 PH25 3EB

Agent Name

Company RMB Bloomfield

Summary of objection to Deposit Local Plan

Amend settlement boundary to include land identified.

CNPA analysis of objection to Deposit Local Plan

The allocated sites within Nethy Bridge will be analysed in light of the comments received. The proposed amendment will ensure the land associated with this property is included in total.

Proposed 1st Modification

Amend settlement boundary to include land identified.

Response to 1st modification objections

Telephone confirmation that objection resolved.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge	
Objector Ref	Name	Agent Name
407c	William G Templeton	
	Coire Cas	
	Tulloch Road	
	Nethy Bridge	
	PH25 3DE	Company

Summary of objection to Deposit Local Plan

The boundary should be amended to include the fields marked as Duackbridge (west of the road to Tulloch), the fields opposite alongside the B970 to Boat of

Garten the fields bordering the old railway line bordering Abernethy Golf Course, fields on either side of the road to Grantown in the vicinity of Castle Roy. This change should be to protect this additional land from development.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A comprehensive review will be undertaken in Nethy Bridge to assess the importance of the various areas suggested for inclusion as open space. Where the sites are considered to fit within the use as open space the proposals map will be amended. Where the land is not considered to be 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.

Proposed 1st Modification

Include in intro to cpt 7 para 7.5 explanation of approach taken to proposals inside and outwith settlement boundaries.

Response to 1st modification objections

Please accept my apologies for delaying my response to your letters of 22 may and 13 June. I enclose my formal consideration of confirming my wish to maintain the

objections raised by me 9 may this year.

I would also wish to add a note of a possible planning application which may or may not be forthcoming but one which does disturb me.

Recently I have heard of a

possible interest having been shown by a building concern in a field shown on your local plan as 'Duackbridge' the area in question is shown close to the left hand

margin of the Local Plan not very far from the area C1. I must confess that my wife and I are owners of a property adjacent to the particular field. Apparently within

the last two or three weeks surveyors were looking closely at this field in question on one day and a day or two later a photographer was seen obviously taking

photos of the field. A neighbour asked one or two questions but the answers were very vague. I do not think that much can be done before a application for

Planning is lodged but perhaps you can understand my concern. Neither my wife or I actually saw anything of these matters but there is no smoke without fire, as

they say, and I felt it worthy of mention to you as this stage. We will most certainly lodge objections to plans of any housing in the field in question if applied for.

That having been said I appreciate that with the sudden change in circumstances developers are 'drawing in their horns'. I shall write you further if any thing more

positive develops and I certainly will lodge immediate objections to such a scheme.

CNPA analysis of objections to 1st modifications

The issue raised relates to a possible planning application which may be submitted. The Local Plan cannot reflect possible applications which applicants may be

working up. No modifications are therefore proposed.

Objection maintained

Policy/site ref	Settlements - Nethy Bridge
Objector Ref	Name Mr D Black
047	Laggan of Clachaig Nethybridge

Agent Name	MA Munro
	Munro chartered quantity surveyors
	Ardconnel
	Woodlands Terrace, Grantown on Spey

PH25 3DY

PH 26 3JN

Company

Summary of objection to Deposit Local Plan

The existing land allocated in Nethy Bridge has been so for some time without development progressing. They are unlikely to be effective in the medium to long

term, and are under mature woodland which impacts on the development potential for the site and the amount of affordable homes which could be developed. The

CNPA is required to ensure adequate effective land is allocated and within Nethy Bridge the only other land allocated is H1 which the community wish to see

retained as community use. Therefore there is no land effective in the short to medium term.

As a result an additional site should be allocated at Lettoch Road . The site is outwith the 30mile speed limit as are the other sites allocated.

Visibility from the site

is not an issue, and the site topography would not require extensive restructuring. The site has natural defendable boundaries and there is also the opportunity to

create landscaping zones within the site. 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 developments abut onto the existing settlement. The proposed modification is supported by national planning policies – outwith the

settlement limits as defined by town and village envelopes. Further, where brownfield and infill sites cannot fulfil the housing requirement it is necessary to release

greenfield land next to built up areas. Policy 5.41 of the local plan states that ‘an additional 800 houses land for which must be identified’. We fully appreciate the

need for affordable housing and my client understands that I will be discussing and agreeing with you, the Planning Authority, a proportion of affordable housing on

this site should this application for modifying the plan be accepted. In order for the affordable element to be viable, we would request that the whole site be zoned

for residential to enable to affordable housing to work. This site is deliverable in the short term meeting the current demands for smaller family units as opposed to

the larger detached bungalows and villas. CNPA recognises the rise in population and there are growing employment opportunities in the Nethy Bridge/Grantown

area and there is no house building going on at present, this site can be delivered in the short term. This site fits well with the key objective of sustainability in that it

is well located but also it will encourage young people to stay, return and come to Nethy Bridge in the short/longer term. A broader range of two and three

bedroom houses and tenure is an important element of creating a long term sustainable population.

CNPA analysis of objection to Deposit Local Plan

The allocated sites within Nethy 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 that effective 5 year supply and future growth areas have been identified in line with requirements. Therefore no additional land is required to meet the demand.

Proposed 1st Modification

No modification proposed.

Response to 1st modification objections

I acknowledge receipt of your letter dated 4 August 2008 and would advise that I did not receive your letter dated 13 June 2008. I did reply to your first letter objecting to the proposals and enclose a copy of the letter together with the newspaper letter which, if correct should enable you to reconsider the position on zoning my clients land for residential. I enclose the form representation 047 duly signed as maintaining the objections.

CNPA analysis of objections to 1st modifications

The position regarding the allocation of land at Nethy Bridge has not changed. The letter printed in the local press reflected a typing error rather than a fundamental change in the plan, and the error was corrected prior to the board's discussion and agreement of the modifications. There is not therefore any requirement to amend tables 2-4. As such no modifications are proposed.

Objection maintained

Policy/site ref Settlements - Nethy Bridge
Objector Ref Name Goldcrest (Highland) Ltd
445b

Agent Name Claire Smith
Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL
Company Goldcrest (Highland) Ltd

Summary of objection to Deposit Local Plan

In line with the justification to amend the allocation of land for housing, additional land should be included (map included) within the settlement boundary of Nethy

Bridge and identified for residential development. The site is adjacent to the settlement boundary, and a number of site attributes are listed in support of the proposed modification.

The plan should therefore be amended to include the land identified and allocate it for residential development

CNPA analysis of objection to Deposit Local Plan

The allocated sites within Nethy 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 that effective 5 year supply and future growth

areas have been identified in line with requirements. Therefore no additional land is required to meet the demand.

Proposed 1st Modification

No modification proposed.

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 agreed by the Park board.

In total three representations were previously made on behalf of my client, Goldcrest (Highland) Ltd. These were referenced as 445a in relation to housing land

requirement and supply; 445b in relation to Nethy Bridge; and, 445c in relation to Grantown on Spey.

As no modifications have been made in relation to these matters, I would be grateful if these representations were maintained. I trust this is acceptable; however,

should you have any queries, please do not hesitate to contact me.

CNPA analysis of objections to 1st modifications

The position regarding the need for land to be allocated for housing has not changed. No additional amendment or modification is therefore proposed.

Objection maintained

Policy/site ref **Settlements - Nethy Bridge** **Agent Name**

Objector Ref **Name** Mr Mark Cox
084c Balnagowan
 Balnagowan Brae
 Nethybridge
 PH25 3DR

Company

Summary of objection to Deposit Local Plan

The land adjacent to the MountView Hotel should be protected from future development and maintained for important amenity use.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A site visit will be undertaken to assess the qualities of the land suggested as open space. If considered to fit within this use the proposals

map for the settlement will be amended. In the event that the land is not considered to be 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. An assessment of the protection

already offered to the site by virtue of the planning permission granted on the adjacent site will also be made.

Proposed 1st Modification

At Mountview Hotel Identify land to be protected (in line with previous planning permission)

Response to 1st modification objections

Objection withdrawn.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref **Settlements - Nethy Bridge**

Objector Ref **Name** William Stuart Paterson
409d 3 Lynstock Park
 Nethy Bridge
 PH25 3EL

Agent Name

Company

Summary of objection to Deposit Local Plan

Recent new developments should be allowed to integrate into the village before more development goes forward. Also in H1 the reference to

'affordable' houses
should be removed.

CNPA analysis of objection to Deposit Local Plan

The comments are noted, and the wording of the local plan will be amended to reflect extant planning permissions to increase clarity including the nature of the development which will occur, and any influence that this proposal can still make to any future development.

Proposed 1st Modification

Include in intro to cpt 7 para 7.5 explanation of approach taken to proposals inside and outwith settlement boundaries.
H1 amend text to reflect planning permission granted.

Response to 1st modification objections

Objection maintained. Some concerns appear to have been addressed.

CNPA analysis of objections to 1st modifications

The position regarding development outside settlements has been included in para 7.5. The text regarding H1 clarifies the position regarding the extant planning consent. No further modifications are therefore proposed .

Objection maintained

Policy/site ref	Settlements - Nethy Bridge	Agent Name	Joyce Hartley
Objector Ref	Name		105 Kettilstoun Mains
388	Mr & Mrs Ronald Dunn		Linlithgow
	Lower Dell Cottage		West Lothian
	Nethybridge		EH49 6SJ
	PH25 3DJ		
		Company	

Summary of objection to Deposit Local Plan

The settlement of Nethy Bridge should be amended to include the whole of the garden area of Duack Lodge and the site to the west using the railway to the north as the logical settlement boundary.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A comprehensive review will be undertaken in Nethy Bridge to assess the importance of the various areas suggested for inclusion as open space. Where the sites are considered to fit within the use as open space the proposals map will be amended. Where the land is not considered to be 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.

Proposed 1st Modification

Amend settlement boundary.

Response to 1st modification objections

Thank you for your letter of 22 may in connection with the above. I can confirm that my client is in agreement with the suggested modification.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name Mr R Lawson

081 Nethybridge Pottery
Grantown on Spey
PH26 3NH

Agent Name

Company

Summary of objection to Deposit Local Plan

The settlement boundary should be protected and the recent levels of development capped. Outwith the boundary there should be a presumption against dispersed or ribbon development. A number of important areas of open space have not been afforded an adequate level of protection from future development. These sites are the land adjacent to the Mountview Hotel, land adjacent to the River at the south end between Dell Road and Lynstock, and Balnagowan Woods. Further, reference to affordable housing for the community in C1 should be removed and the site should be protected from development.

CNPA analysis of objection to Deposit Local Plan

The designation of the settlement boundary requires additional information to clarify what development may occur within and outwith it, and to clarify the reason behind creating the boundary. In respect of open space, a comprehensive review will be undertaken in Nethy Bridge to assess the importance of the various areas suggested for inclusion as open space. Where the sites are considered to fit within the use as open space the proposals map will be amended. Where the land is not considered to be 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. The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of

flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given

to the removal of the final sentence of Proposal C1. Confirm designations such as SSSI are not responsibility of CNPA but can pass comment to SNH

Proposed 1st Modification

Include in intro to cpt 7 para 7.5 explanation of approach taken to proposals inside and outwith settlement boundaries.

At Mountview Hotel Identify land to be protected (in line with previous planning permission)

Remove reference to housing in the text to C1.

Response to 1st modification objections

Objection withdrawn.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name Richard Renton

348b Nethybridge and Vicinity Community Council

Aspen Lodge

Nethybridge

PH25 3DA

Agent Name

Company Nethybridge and Vicinity Community Council

Summary of objection to Deposit Local Plan

The reference to affordable housing in C1 should be removed.

The plan should make provision within Nethy Bridge for the development of a locally organised and run affordable housing project.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there

is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1. In

regard to housing, CNPA will continue to work closely with the 4 local authorities, social housing providers and private developers to ensure the

most appropriate

affordable housing approach to meet the needs of people in the National Park. In terms of land allocations, work will continue to target areas of demand and allocate

land in those areas as appropriate and to match demand. Confirm community should work directly with developers/RSL if they wish to take forward a new housing

scheme - this was the idea of the sentence in C1 but CC may wish a more flexible approach. CNPA would be happy to help

Proposed 1st Modification

Remove reference to housing in the text to C1.

Response to 1st modification objections

Many thanks for the opportunity to respond to the modifications to the Cairngorms National Park Local Plan.

We are in agreement with the proposals for Nethy Bridge, in particular we are grateful for the 'environmental' classification given to the entire Balnagowan Wood

(Miss Grants Wood) between the school, the golf course and the properties on Balnagowan. Likewise we are happy with the same classification given to the former

Seafield Nurseries off Dell Road at Lower Dell adjacent to the heather brae Hotel and also the remains of the field between Nethy Bridge Hotel and Mountainview

Hotel. There is strong feeling within the village from all quarters that this field must never be built upon as it would destroy the open aspect of the area. The field

adjacent to the football field is now also protected from development by its 'community use' classification. This was essential to the people of the village. All these

'environmental' areas are essential to the wellbeing and balance of the village.

We would however ask the CNPA to ensure during the planning phase that housing in NB'H" area is in keeping with the forest setting and the development does not

overpower this fine setting.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge	Agent Name
Objector Ref	Name Ian Francis	
424t	RSPB Scotland	
	East Regional Office	
	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

This site has outline permission for housing and throughout the forthcoming consultation modifications to the local plan will reflect the position regarding extant permissions and submitted planning applications being determined under the Highland Council Local Plan. Where possible the local plan will be used to influence the scale and design of future development to ensure that it is appropriate for the village and takes appropriate account of the obligations regarding natural heritage.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Response to 1st modification objections

Given that this area already has planning consent for 40 dwellings, we now wish to withdraw out objections to this proposal.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge

Objector Ref **Name** Peter Crane
346b 4 Lynstock Park
Nethy Bridge
Inverness-shire
PH25 3EL

Agent Name

Company

Summary of objection to Deposit Local Plan

The amount of housing however proposed for Nethy Bridge represents 6.7% of the total new housing within the Park. Large scale new developments will have an adverse impact on the character of Nethy Bridge and on the social infrastructure existing in the village.

CNPA analysis of objection to Deposit Local Plan

The sites currently allocated within the deposit local plan all have outline planning permission for housing development, granted under the

terms of the Highland

Council Local Plan. The detailed applications for these sites will be carefully monitored to assess whether the CNPA local plan can be considered as material in their

determination. Where applications are currently registered they will be determined in line with the policies of the Highland Council Plan. In the event that the

detailed applications are refused, the situation will be revised.

Proposed 1st Modification

Include most up to date position regarding extant permissions

Response to 1st modification objections

I am satisfied that the revised Draft Local Plan covers all the issues raised in my original consultation response and I withdraw any 'objections'.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge	Agent Name
Objector Ref	Name	
349	Alison Robb Fasgadh Blairgorm Nethybridge PH25 3ED	Company

Summary of objection to Deposit Local Plan

The recent new development in Nethy Bridge should be allowed to integrate into the village before any further development is permitted. To assist this new areas of

open space should be created for example between Nethy Hotel, Mountview Hotel and Balnagowan Wood. The area C1 should also be protected from new

development and the reference to housing removed from this proposal.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A comprehensive review will be undertaken in Nethy Bridge to assess the importance of the various areas suggested for inclusion as open

space. Where the sites are considered to fit within the use as open space the proposals map will be amended. Where the land is not considered to be 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. The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future

development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Include in intro to cpt 7 para 7.5 explanation of approach taken to proposals inside and outwith settlement boundaries.
OS1 extend boundary at Dell Road on west side of river
At Mountview Hotel Identify land to be protected (in line with previous planning permission)
Remove reference to housing in the text to C1.

Response to 1st modification objections

Objection withdrawn.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge	Agent Name
Objector Ref 345	Name Lorna Crane 4 Lynstock Park Nethy Bridge Inverness-shire PH25 3EL	Company

Summary of objection to Deposit Local Plan

OS1 should be extended to include land between Nethy Hotel and Mountain View Hotel to protect if from any future development. The reference to housing in C1 should be removed. The safe route to school through H2 and the path through School Wood should be protected. The planning gain funding through the development of H2 should be used to improve the heating system in the school.

CNPA analysis of objection to Deposit Local Plan

The comments regarding open space 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. The inclusion of the reference within the supporting text of Proposal C1 was intended to

allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result

consideration will be given to the removal of the final sentence of Proposal C1. The issues raised regarding developer contribution will be addressed through the

consideration of planning applications. Where applications have already been lodged, this will be done through current Highland Council policy adopted in the

Badenoch and Strathspey Local Plan.

Proposed 1st Modification

Confirm position regarding extant permissions and outstanding planning applications.

Include land at MountView hotel as open space.

Response to 1st modification objections

On the whole I am happy with your comments, however, and it is a big however, there is nothing in the proposed modifications that tells me that the existing safe

route to school, along the cycle path, will have priority over any new access to a housing development in 'school wood'.

I have particular concerns for this as there is likely to be traffic leaving the new development at exactly the same time as primary school children are cycling and

walking to school.

Please can we be reassured that this existing safe route to school will not be affected by any proposed development. I maintain this objection.

CNPA analysis of objections to 1st modifications

The issue of the safe routes for schools would be a level of detail not appropriate for the Local Plan and would be considered at the time of an application on the

site. In considering such an application we will work closely with The Highland Council on this matter. No further modifications proposed.

Objection maintained

Policy/site ref	Settlements - Nethy Bridge	Agent Name
Objector Ref	Name	Jill Paterson
456r	Reidhaven Estate	Halliday Fraser Munro
	Seafield Estate Office	8 Victoria Street
	Cullen	Aberdeen
	Buckie	AB10 1XB
	Banffshire	Company Reidhaven Estate

Summary of objection to Deposit Local Plan

There are additional development opportunities for growth in Nethy Bridge.

Former nursery to the South East – should be allocated for low density housing.
Duackbridge – should be allocated for housing as a logical extension to the village

CNPA analysis of objection to Deposit Local Plan

The allocated sites within Nethybridge will be analysed in light of the comments received. This analysis will be linked to the need for development 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 effective 5 year supply and future growth areas have been identified in line with requirements. Therefore no additional land is required to meet the demand.

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 amount of land included for housing development has not changed. No modifications or additions are therefore proposed.

Objection maintained

Policy/site ref	Settlements - Nethy Bridge	Agent Name
Objector Ref 088	Name George Ritchie Bellerive Dell Road Nethy Bridge PH25 3DG	Company

Summary of objection to Deposit Local Plan

The reference to affordable housing for the community should be removed and the site should be protected from development.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1.

H2 clarify wording in terms of outstanding permissions and if any influence to the landscaping of the development can be insisted through the plan.

Response to 1st modification objections

Thank you for your e mail and letter of 4 Aug which were awaiting my return from holiday. I am satisfied that the proposals have been subject to further discussion

and am therefore satisfied that my objections have been addressed

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge	Agent Name
Objector Ref	Name	
348d	Richard Renton Nethybridge and Vicinity Community Council Aspen Lodge Nethybridge PH25 3DA	Company Nethybridge and Vicinity Community Council

Summary of objection to Deposit Local Plan

The local plan should support local projects such as the proposed redevelopment of Abernethy Old Kirk and Castle Roy and the local heritage project 'Explore Abernethy'.

CNPA analysis of objection to Deposit Local Plan

The policies within the Deposit Local Plan are supportive of local economic and tourism developments such as those mentioned. No modification considered necessary as a result of this representation.

Proposed 1st Modification

No further action required.

Response to 1st modification objections

Many thanks for the opportunity to respond to the modifications to the Cairngorms National Park Local Plan.

We are in agreement with the proposals for Nethy Bridge, in particular we are grateful for the 'environmental' classification given to the entire Balnagowan Wood

(Miss Grants Wood) between the school, the golf course and the properties on Balnagowan. Likewise we are happy with the same

classification given to the former

Seaford Nurseries off Dell Road at Lower Dell adjacent to the heather brae Hotel and also the remains of the field between Nethy Bridge Hotel and Mountainview

Hotel. There is strong feeling within the village from all quarters that this field must never be built upon as it would destroy the open aspect of the area. The field

adjacent to the football field is now also protected from development by its 'community use' classification. This was essential to the people of the village. All these

'environmental' areas are essential to the wellbeing and balance of the village.

We would however as the CNPA to ensure during the planning phase that housing in NB'H" area is in keeping with the forest setting and the development does not

overpower this fine setting.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name Ian Leach

361 6 Lynstock Park

Nethy Bridge

PH25 3EL

Agent Name

Company

Summary of objection to Deposit Local Plan

Support the proposals for Nethy Bridge.

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

Original response was in support.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge

Objector Ref **Name** Barbara Paterson
426 Beinn Sealladh
3 Lynstok Park
Nethybridge
PH25 3EL

Agent Name

Company

Summary of objection to Deposit Local Plan

The settlement boundary of Nethy Bridge should be retained and recent development allowed to integrate into the village. The land between the Mountview and

Nethybridge Hotels should be retained as open space, and the reference to housing in C1 removed.

There should be an additional requirement on people buying houses in the Park, that they are not allowed to divide the property/plots within 5-10 years.

The CNPA should operate a database of those wanting to buy houses in the park to monitor those moving to the area, demographics, nature of resident, and price.

The term 'affordable' is misleading as houses are not really affordable. The CNPA should work closely with Highland Council or similar to regulate such affordable

CNPA analysis of objection to Deposit Local Plan

The designation of the settlement boundary requires additional information to clarify what development may occur within and outwith it, and to clarify the reason

behind creating the boundary. With regard to open space a comprehensive review will be undertaken in Nethy Bridge to assess the importance of the various areas

suggested for inclusion as open space. Where the sites are considered to fit within the use as open space the proposals map will be amended. Where the land is not

considered to be 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. In regard to affordable house, the CNPA will continue to work closely with the 4 local authorities, the social

housing providers and private developers to seek the most appropriate way forward for affordable housing in the Park. Confirm making people keep properties for

any particular length of time not reasonable. Explain approach to letting criteria for affordable homes and fact that there is no database of people wanting to move to

the area other than waiting lists and that there is no database - trying not to replicate work done by LAs.

Proposed 1st Modification

Include in intro to cpt 7 para 7.5 explanation of approach taken to proposals inside and outwith settlement boundaries.

OS1 extend boundary at Dell Road on west side of river

At Mountview Hotel Identify land to be protected (in line with previous planning permission)

Remove reference to housing in the text to C1.

Response to 1st modification objections

Objection maintained. Some concerns appear to have been addressed. I am pleased to note houses.

CNPA analysis of objections to 1st modifications

The proposals for NethyBridge have been amended to include additional land as ENV protected from future development. The wording regarding C1 has been

amended. The approach to affordable housing has been amended to ensure that housing is delivered in an affordable way through this plan.

The use of an

economic modelling tool is also in development. Additional information regarding what is 'affordable' has also been added. No further modifications are therefore

Objection maintained

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name Kevin and Caryl Shaw

351 Heatherlea (Scotland) Ltd
The Mountview Hotel
Nethybridge
PH25 3EB

Agent Name

Company Heatherlea (Scotland) Ltd

Summary of objection to Deposit Local Plan

The land between Mountview Hotel and Nethybridge Hotel should be allocated as amenity open space. Such a change to the allocation will support the valuable

economic resource which the Mountview Hotel provides within Nethy Bridge and the wider community and prevent further loss of an important amenity resource

within the Village.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A site visit will be undertaken to assess the qualities of the land suggested as open space. If considered to fit within this use the proposals

map for the settlement will be amended. In the event that the land is not considered to be 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. An assessment of the protection

already offered to the site by virtue of the planning permission granted on the adjacent site will also be made.

Proposed 1st Modification

Identify land to be protected (in line with previous planning permission)

Response to 1st modification objections

Thank you for your letter of 22 May 2008. I can confirm that the modifications you propose for usage of the remaining green field between Mountview and

Nethybridge Hotels answer our objection.

I would be grateful if you could also confirm the requirements placed upon the landowner for proper maintenance of this piece of land going forward. It is important

that the field is maintained in a presentable condition and not neglected.

Subject to this point and approval by your Board, we can withdraw this objection.

Additional email 27th June 2008.

Thank you for your letter dated 13 June on this subject. Please note as in my email below, which you have clearly incorporated into your revised proposal, that

withdrawal of our objection to the Draft Plan is subject to your confirmation of conditions for proper maintenance of the land. This is important because the open

space might quickly become an eyesore and indeed a nuisance if neglected. It might be that future maintenance is not relevant to the status of the land, but if so the

community should be aware so that we can make representation to the owner.

When this is complete, our objection is removed, but I would be grateful if you could regard this as an outstanding item within the objection at this stage.

CNPA analysis of objections to 1st modifications

The land originally objected to has been included as Environment and thus protected from development, with further protection offered through planning condition.

The maintenance of land is not an issue which can be addressed through the local plan and, as raised in the objection, should be followed up by the community

directly with the landowner. It is therefore not proposed to add any second modification or amendment to these allocations.

Objection maintained

Policy/site ref	Settlements - Nethy Bridge	Agent Name
Objector Ref	Name Mrs A Ritchie	
064	Collie Ghlas	
	Dell Road	
	Nethybridge	
	PH25 3DG	Company

Summary of objection to Deposit Local Plan

I support the Local Plan in its efforts to protect the special qualities of the Park.

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 objection to resolve.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge	Agent Name
Objector Ref	Name Rachel Gallagher	
072	1 Lettoch Road	
	Nethybridge	
	Inverness-shire	
	PH25 3EJ	Company

Summary of objection to Deposit Local Plan

There should be no further development proposals for Nethy Bridge at this time to allow recent developments to be properly integrated into the village and allow for

the proper phasing of future infrastructure requirements.

CNPA analysis of objection to Deposit Local Plan

The sites currently allocated within the deposit local plan all have outline planning permission for housing development, granted under the terms of the Highland

Council Local Plan. The detailed applications for these sites will be carefully monitored to assess whether the CNPA local plan can be considered as material in their

determination. Where applications are currently registered they will be determined in line with the policies of the Highland Council Plan. In the

and an alternative

allocation considered to protect it and the contribution the land makes to the character of the settlement. . The inclusion of the reference within the supporting

text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Include in intro to cpt 7 para 7.5 explanation of approach taken to proposals inside and outwith settlement boundaries.

OS1 extend boundary at Dell Road on west side of river

At Mountview Hotel Identify land to be protected (in line with previous planning permission)

Remove reference to housing in the text to C1.

Response to 1st modification objections

Objection withdrawn.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name Dr A M Jones

400i(s) 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 settlement boundary should continue around the garden boundaries up to the development currently under construction between the Nethy Bridge and

Mountview Hotels to exclude from the settlement an area of high quality woodland with for example granny pines, juniper and red squirrels.

Land on both sides of the River Nethy, between the garden/road boundaries and the river in the east (beside Nether Dell, Dell Cottage etc) should be designated as

open space, to complete the protection of land beside the river and the habitat corridor this provides.

The plan should indicate the nature of the land that is proposed for development to better inform the debate.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A comprehensive review will be undertaken in Nethy Bridge to assess the importance of the various areas suggested for inclusion within the settlement boundary. Where the sites are considered to fit within the use as open space the proposals map will be amended. Where the land is not considered to be 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.

Proposed 1st Modification

Include in intro to cpt 7 para 7.5 explanation of approach taken to proposals inside and outwith settlement boundaries.
Include text to explain most up to date info on extant permissions.
Include land adjacent to hotel as open space.
Include additional land adjacent to river as open space.

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 - Nethy Bridge	Agent Name
Objector Ref	Name Richard Renton	
040	Nethybridge & Vicinity Community Council	

Company Nethybridge and vicinity community council

Summary of objection to Deposit Local Plan

Land between the Mountview Hotel and Wilburn Homes should be allocated as open space and protected for community recreational use.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A site visit will be undertaken to assess the qualities of the land suggested as open space. If considered to fit within this use the proposals map for the settlement will be amended. In the event that the land is not considered to be 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. An assessment of the protection already offered to the site by virtue of the planning permission granted on the adjacent site will also be made.

Proposed 1st Modification

At Mountview Hotel Identify land to be protected (in line with previous planning permission)

Response to 1st modification objections

Considered under rep 348

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name Mr P Boyce Kenyon

373

Beckside

Mill Lane

Nethybridge

PH25 3EQ

Agent Name

Company

Summary of objection to Deposit Local Plan

The local plan should be amended to offer protection to a number of key sites within Nethy Bridge: these are the field between Mountview Hotel and Nethy Bridge

Hotel, and Balnagowan Wood and School Wood. The site at H1 should also only be used for sheltered housing

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. In regard to H1, the comments are noted, and the wording of the local plan will be amended to

reflect extant planning permissions to increase clarity including the nature of the development which will occur, and any influence that this proposal can still make to

Proposed 1st Modification

Include in intro to cpt 7 para 7.5 explanation of approach taken to proposals inside and outwith settlement boundaries.

At Mountview Hotel Identify land to be protected (in line with previous planning permission)

Remove reference to housing in the text to C1.

Amend text to H1 to reflect planning permission granted.

Response to 1st modification objections

Objection maintained.

CNPA analysis of objections to 1st modifications

Additional land has been allocated as ENV to be protected from future development. H1 text identifies the extant permission which is for amenity housing. No

further modifications are therefore proposed.

Objection maintained

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name Keith Duncan
376 Rivendell
Blairgorm
Nethy Bridge
PH25 3ED

Agent Name

Company

Summary of objection to Deposit Local Plan

An additional site in Nethy Bridge should be allocated as protected open space on land linking the Causer Road and Balnagowan Wood.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A comprehensive review will be undertaken in Nethy Bridge to assess the importance of the various areas suggested for inclusion as open

space. Where the sites are considered to fit within the use as open space the proposals map will be amended. Where the land is not considered to be 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.

Proposed 1st Modification

Include land identified as open space.

Response to 1st modification objections

Thank you for your letters dated 22 May and 13 June 2008 regarding my objection to the draft local plan. I note you advise that amendments to the draft local plan have been made in relation to my specific objection. I am satisfied that the changes made to the latest draft of the local plan have addressed my concerns and I am pleased for formally withdraw my objection.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge	Agent Name
Objector Ref	Name	
390t	Roy Turnbull Torniscar Nethy Bridge Inverness-shire PH25 3ED	
		Company

Summary of objection to Deposit Local Plan

Support proposals H1, OS1 and C1 as proposals which support the community and natural heritage.
Object to proposals H2 and ED1 as they are contrary to Policy 4 and the 1st aim of the Park.

CNPA analysis of objection to Deposit Local Plan

The wording of these proposals and their 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 all developments must be judged against aims, and also must comply with all relevant policies of the plan. Also clarify where permission has been granted the plan cannot allocate the land as open space.

Proposed 1st Modification

Clarify wording in terms of extant permission on H2 and ED2 and what impact the plan can have on any future development.

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 Nethy Bridge has not changed. No modification is therefore proposed.

Objection maintained

Policy/site ref Settlements - Nethy Bridge

Agent Name

Objector Ref Name Mrs Ann E Nutt
071 Woodcutter's cottage
2 Lettoch Road
Nethybridge
PH25 3EJ

Company

Summary of objection to Deposit Local Plan

A number of important areas of open space have not been afforded an adequate level of protection from future development. These sites are the land adjacent to the Mountain View Hotel, land adjacent to the River at the south end between Dell Road and Lynstock, and Balnagowan Woods. Further, reference to affordable housing for the community in C1 should be removed and the site should be protected from development.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A comprehensive review will be undertaken in Nethy Bridge to assess the importance of the various areas suggested for inclusion as open space. Where the sites are considered to fit within the use as open space the proposals map will be amended. Where the land is not considered to be 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. The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1. Remove reference to housing in the text to C1. Confirm approach to non designated woodland and retaining trees on development sites by way of condition.

Proposed 1st Modification

Include in intro to cpt 7 para 7.5 explanation of approach taken to proposals inside and outwith settlement boundaries.
OS1 extend boundary at Dell Road on west side of river
At Mountview Hotel Identify land to be protected (in line with previous planning permission)

Response to 1st modification objections

Objection withdrawn.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge	Agent Name
Objector Ref 393g	Name Angus Yarwood 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

NB/H2: This site sits in the middle of a larger area of ancient semi natural woodland and its loss and fragmentation is completely unacceptable. The allocation should therefore be removed. Instead the site should be under sustainable management to protect and restore it. Any development on the site would result in the removal of semi natural woodland and would be in contradiction of the UK Forest Standard, UK Woodland Assurance Standard and goes against the CL and UK BAP guidance.

Reference should also be made to

- UK Forest Standard and a suite of environmental and general Forest Practice Guidelines.
- Indicative Forestry Strategies and local forestry frameworks, such as the Cairngorms Forest and Woodland Framework.
- The Cairngorms Management Strategy identifies strategic issues and provides a vision for the sustainable management of woodlands in the Cairngorms.
- The Natura sites network and other designations.
- Individual Forest Management Plans, including widespread local consultation.

CNPA analysis of objection to Deposit Local Plan

This site has outline permission granted and detailed application submitted and being dealt with by CNPA. Due to the timescales involved 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. Confirm that all developments must be judged against aims, and also must comply with all relevant policies of the plan.

Proposed 1st Modification

Clarify wording in terms of extant permission on H2 and what impact the plan can have on any future development.

Response to 1st modification objections

Similarly we uphold our objections to the developments at Nethy Bridge. Our comments were as follows:

NB/H2: The WTS strongly objects to the proposals for 50 houses on these two sites. Our interpretation of the Ancient Woodland Inventory tells us that these sites

sit in the middle of a larger area of ancient semi natural woodland and its loss and fragmentation is completely unacceptable to us. We want to see this settlement

- Local authority development plans provide guidance on land use/development issues. proposal removed from the DLP for all the reasons outlined throughout this response.

It is quite likely that these sites require extensive Plantations on Ancient Woodland Sites (PAWS) restoration and so in line with the CNP own objective and the

Scottish Forestry Strategy, the woodland should be under sustainable management to protect and restore it. If the development were to be allowed, this would be a

clear removal of semi-natural woodland and as such is in contradiction of the UK Forest Standard, UK Woodland Assurance Standard and goes against the CL and

UK BAP guidance.

CNPA analysis of objections to 1st modifications

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

Objection maintained

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name Speyburn Homes

450

Agent Name Mark Myles

MBM Planning and Development

Algo Business Centre

Glenearn Road

Perth, PH2 0NJ

Company Speyburn Homes

Summary of objection to Deposit Local Plan

Land marked on the attached plan should form part of the settlement boundary of Nethy Bridge and be allocated for housing development

consistent with the way

H2 and ED1 have been identified in the Plan.

CNPA analysis of objection to Deposit Local Plan

The allocated sites within Nethy 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 that effective 5 year supply and future growth

areas have been identified in line with requirements. Therefore no additional land is required to meet the demand.

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 Nethy Bridge has not changed. No modification is therefore proposed.

Objection maintained

Policy/site ref **Settlements - Nethy Bridge**

Objector Ref **Name** William G Templeton

407b

Coire Cas

Tulloch Road

Nethy Bridge

PH25 3DE

Agent Name

Company

Summary of objection to Deposit Local Plan

Mention should be made in the Plan for Nethy Bridge to the new development at Balnagowan Brae.

CNPA analysis of objection to Deposit Local Plan

The comments are noted, and the wording of the local plan will be amended to reflect extant planning permissions and recent developments to increase clarity

including the nature of the development which may occur in the future, and any influence that this proposal can still make.

Proposed 1st Modification

Ensure use of most accurate OS bases

Response to 1st modification objections

Objection maintained.

CNPA analysis of objections to 1st modifications

Throughout the development of the plan the most up to date OS bases are used and this will continue to adoption. CNPA will therefore request the bases are updated to reflect new development before the adopted plan is printed. No further modifications are therefore proposed.

Objection maintained

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name Nick Semple
058 1 Lettoch Road
Nethybridge
PH25 3EJ

Agent Name

Company

Summary of objection to Deposit Local Plan

Affordable housing should be made available for young local people and should not be linked to local authority waiting lists. This may be achieved through the allocation of land within Nethy Bridge to a housing association or similar to develop housing for the community

CNPA analysis of objection to Deposit Local Plan

The CNPA will continue to work closely with the 4 local authorities, social housing providers and private developers to ensure the most appropriate affordable housing approach to meet the needs of people in the National Park. In terms of land allocations, work will continue to target areas of demand and allocate land in those areas as appropriate and to match demand. Confirm approach taken regarding affordable houses and allocations.

Proposed 1st Modification

No modification proposed.

Response to 1st modification objections

Thank you for your recent letters and very full information as to the modifications now being adumbrated in respect of Nethy Bridge. If those proposals are firmed up without further amendment I think that will be a very satisfactory outcome for the village. Thankk you all your hard work and being so

communicative with the public.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge	Agent Name
Objector Ref	Name	
069	Mrs EM Farnell Woodcutter's cottage 2 Lettoch Road Nethybridge PH25 3EJ	Company

Summary of objection to Deposit Local Plan

A number of important areas of open space have not been afforded an adequate level of protection from future development. These sites are the land adjacent to the MountView Hotel, land adjacent to the River at the south end between Dell Road and Lynstock, and Balnagowan Woods. Further, reference to affordable housing for the community in C1 should be removed and the site should be protected from development.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A comprehensive review will be undertaken in Nethy Bridge to assess the importance of the various areas suggested for inclusion as open space. Where the sites are considered to fit within the use as open space the proposals map will be amended. Where the land is not considered to be 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. The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Include in intro to cpt 7 para 7.5 explanation of approach taken to proposals inside and outwith settlement boundaries.
OS1 extend boundary at Dell Road on west side of river

At Mountview Hotel Identify land to be protected (in line with previous planning permission)
Remove reference to housing in the text to C1.

Response to 1st modification objections

Objection withdrawn.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge	Agent Name
Objector Ref	Name	
084a	Mr Mark Cox Balnagowan Balnagowan Brae NethyBridge PH25 3DR	
		Company

Summary of objection to Deposit Local Plan

The village boundary should be extended to include the whole of the 'Nursery' and the whole should be protected as open space.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A comprehensive review will be undertaken in Nethy Bridge to assess the importance of the various areas suggested for inclusion as open

space. Where the sites are considered to fit within the use as open space the proposals map will be amended. Where the land is not considered to be 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.

Proposed 1st Modification

OS1 extend boundary at Dell Road on west side of river

Add to intro of section 7 para 7.5 pproach to development within and outwith settlement boundary.

Response to 1st modification objections

Objection withdrawn.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge

Objector Ref **Name** Jane Linda Cox
083b Balnagowan
Nethy Bridge
PH25 3DR

Agent Name

Company

Summary of objection to Deposit Local Plan

Land between Mountview Hotel and Wilburn Homes should be protected from future development and allocated as protected open space.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A site visit will be undertaken to assess the qualities of the land suggested as open space. If considered to fit within this use the proposals

map for the settlement will be amended. In the event that the land is not considered to be 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. An assessment of the protection

already offered to the site by virtue of the planning permission granted on the adjacent site will also be made.

Proposed 1st Modification

At Mountview Hotel Identify land to be protected (in line with previous planning permission)

Response to 1st modification objections

Objection withdrawn.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge

Objector Ref **Name** Jane Linda Cox
083a Balnagowan
Nethy Bridge
PH25 3DR

Agent Name

Company

Summary of objection to Deposit Local Plan

A number of areas of open space should be protected from future development. These are Balnagowan Woods, land to the east and north of H2, and land to the south of Lettoch Road.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A comprehensive review will be undertaken in Nethy Bridge to assess the importance of the various areas suggested for inclusion as open space. Where the sites are considered to fit within the use as open space the proposals map will be amended. Where the land is not considered to be 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.

Proposed 1st Modification

Include in intro to cpt 7 para 7.5 explanation of approach taken to proposals inside and outwith settlement boundaries.

Response to 1st modification objections

Objection withdrawn.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge

Objector Ref Name George E Nutt
070 Woodcutter's cottage
2 Lettoch Road
Nethybridge
PH25 3EJ

Agent Name

Company

Summary of objection to Deposit Local Plan

A number of important areas of open space have not been afforded an adequate level of protection from future development. These sites are the land adjacent to the Mountain View Hotel, land adjacent to the River at the south end between Dell Road and Lynstock, and Balnagowan Woods. Further, reference to affordable

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1

Response to 1st modification objections

Many thanks for the opportunity to respond to the modifications to the Cairngorms National Park Local Plan.

We are in agreement with the proposals for Nethy Bridge, in particular we are grateful for the 'environmental' classification given to the entire Balnagowan Wood

(Miss Grants Wood) between the school, the golf course and the properties on Balnagowan. Likewise we are happy with the same classification given to the former

Seafeld Nurseries off Dell Road at Lower Dell adjacent to the heather brae Hotel and also the remains of the field between Nethy Bridge Hotel and Mountainview

Hotel. There is strong feeling within the village from all quarters that this field must never be built upon as it would destroy the open aspect of the area. The field

adjacent to the football field is now also protected from development by its 'community use' classification. This was essential to the people of the village. All these

'environmental' areas are essential to the wellbeing and balance of the village.

We would however ask the CNPA to ensure during the planning phase that housing in NB'H" area is in keeping with the forest setting and the development does not overpower this fine setting.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge C1

Objector Ref Name Mrs Olwen Billington
094 Ellen-Brae
Nethy Bridge
Inverness-shire
PH25 3DB

Agent Name

Company

Summary of objection to Deposit Local Plan

The reference to affordable housing for the community should be removed and the site should be protected from development.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there

is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1

Response to 1st modification objections

CNPA analysis of objections to 1st modifications

Objection maintained

Policy/site ref	Settlements - Nethy Bridge C1	Agent Name
Objector Ref	Name	
021c	Mr D Carrott Tigh na Fraoch Nethy Bridge PH25 3DA	

Company

Summary of objection to Deposit Local Plan

Protect the site C1 from all forms of development. More than a change to the wording is required if the reference to affordable housing is retained within the definition of Community Use.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there

is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1. The

reference to developments which may be in the wider community interest should be considered and the definition of what constitutes 'community use' should be carefully considered.

Proposed 1st Modification

Remove reference to housing in the text to C1

Response to 1st modification objections

Thank you for your letters of 22 May 2008. We have studied the content, and in view of the amendments, would not wish to continue our objection. We are very appreciative of all the hard work which must have gone into considering the many comments and the fact that appropriate amendments have ensued. No doubt a more robust document will result, which will aid the development of the Park in a sustainable manner to the benefit of most if not all.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge C1

Objector Ref Name Mrs Julie Smith
068 Brackenburn
Nethybridge
PH25 3DB

Agent Name

Company

Summary of objection to Deposit Local Plan

Further development will destroy the character of Nethy Bridge and the reference to affordable housing for the community should be removed and the site should be protected from development.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1

Response to 1st modification objections

Further to your letter of 22nd May concerning the above I am in agreement with the modifications recommended as detailed.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge C1

Objector Ref Name Peter Crane

346d 4 Lynstock Park

Nethy Bridge

Inverness-shire

PH25 3EL

Agent Name

Company

Summary of objection to Deposit Local Plan

The reference to affordable housing in C1 should be removed.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there

is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1

Response to 1st modification objections

I am satisfied that the revised Draft Local Plan covers all the issues raised in my original consultation response and I withdraw any 'objections'.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge C1

Objector Ref Name M T Collings

395e Birchfield

Nethybridge

PH25 3DD

Agent Name

Company

Summary of objection to Deposit Local Plan

The reference to housing provision on C1 should be removed.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1

Response to 1st modification objections

Thank you for your letter of 22nd May and enclosure. I am grateful for the consideration given to my earlier comments and agree with what you say.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge C1
Objector Ref	Name William Stuart Paterson
409h	3 Lynstock Park
	Nethy Bridge
	PH25 3EL

Agent Name

Company

Summary of objection to Deposit Local Plan

The reference to affordable housing should be removed from C1.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1

Response to 1st modification objections

Objection maintained. Some concerns appear to have been addressed.

CNPA analysis of objections to 1st modifications

The reference has been removed. No further modifications are therefore proposed.

Objection maintained

Policy/site ref	Settlements - Nethy Bridge C1	Agent Name
Objector Ref	Name	
093	Mr Alan Billington Ellen-Brae Nethy Bridge PH25 3DB	

Company

Summary of objection to Deposit Local Plan

The site should be protected from development and must not be decrofted but protected for future generations. It should be protected as open space.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1

Objection maintained

Policy/site ref	Settlements - Nethy Bridge C1	Agent Name
Objector Ref	Name	
407a	William G Templeton Coire Cas Tulloch Road Nethy Bridge PH25 3DE	

Company

Summary of objection to Deposit Local Plan

The reference to affordable housing on this site should be removed.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there

is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1

Response to 1st modification objections

Objection maintained.

CNPA analysis of objections to 1st modifications

The wording has been amended. No further modification is therefore proposed.

Objection maintained

Policy/site ref	Settlements - Nethy Bridge C1	Agent Name	Company
Objector Ref	Name		
104	J M Gaukroger Inchcailloch Nethybridge Inverness-shire PH25 3DB		

Summary of objection to Deposit Local Plan

The reference to housing provision within C1 should be removed and the site protected from development and allowed for use as parking for the local games.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there

is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1

Response to 1st modification objections

I would only withdraw my objection to the CNPA plan if it was definitely stated in the final version of the plan that the site adjacent to the football field is to remain

as open space without any development on it whatsoever. In response to your offer of further information, please could you e mail to me copies of the letters from

the CNPA dated 22nd May and 13th June, since I do not have them readily to hand. Thank you for assistance.

CNPA analysis of objections to 1st modifications

The text has been amended to clarify that the site will be 'protected from development'. No further modifications are therefore proposed.

Objection maintained

Policy/site ref	Settlements - Nethy Bridge C1	Agent Name
Objector Ref	Name	
067	Mr Peter Smith Brackenburn Nethybridge PH25 3DB	

Company

Summary of objection to Deposit Local Plan

The reference to affordable housing for the community should be removed and the site should be protected from development.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1

Response to 1st modification objections

Further to your letter of 22nd may concerning the above I am in agreement with the modifications recommended as detailed.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge C1	Agent Name
Objector Ref	Name	
022b	Mrs J Carrott Tigh na Fraoch Nethy Bridge PH25 3DA	

Company

Summary of objection to Deposit Local Plan

Protect the site C1 from all forms of development. More than a change to the wording is required if the reference to affordable housing is retained within the definition of Community Use.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1. The reference to developments which may be in the wider community interest should be considered and the definition of what constitutes 'community use' should be carefully considered.

Proposed 1st Modification

Remove reference to housing in the text to C1

Response to 1st modification objections

Thank you for your letters of 22 May 2008. We have studied the content, and in view of the amendments, would not wish to continue our objection. We are very appreciative of all the hard work which must have gone into considering the many comments and the fact that appropriate amendments have ensued. No doubt a more robust document will result, which will aid the development of the Park in a sustainable manner to the benefit of most if not all.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge C1	Agent Name
Objector Ref	Name Mrs A D Wallace	
366	7 Bynack Place	
	Nethybridge	
	Inverness-shire	
	PH25 3DZ	Company

Summary of objection to Deposit Local Plan

The reference to housing in the C1 proposal should be removed.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1

Objection maintained

Policy/site ref Settlements - Nethy Bridge C1

Objector Ref **Name** Mr Jim MacEwan

015

The Manse

Nethybridge

Agent Name

Company

Summary of objection to Deposit Local Plan

Remove the reference to housing within the text for site C1.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1

Response to 1st modification objections

Many thanks for amending the plan by removing any reference to housing at site C1.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge C1 H1
Objector Ref **Name** Mr Ian Hogarth
013 Bynackbeg
Nethybridge
Inverness-shire

Agent Name

Company

Summary of objection to Deposit Local Plan

Remove the reference to housing within the text for site C1.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1

Response to 1st modification objections

The proposed modifications have addressed my concerns.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge C1 H1
Objector Ref **Name** Mr Robert Robbie
012 18 Dirdhu Court
Nethybridge
Inverness-shire

Agent Name

Company

Summary of objection to Deposit Local Plan

Remove the reference to housing within the text for site C1.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1

Response to 1st modification objections

I objected to NB/C1 in the draft Local Plan. However the revised text sent under cover of your letter dated 22 May 2008 satisfies me and therefore I withdraw my objection.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge C1 H1

Objector Ref Name Richard Renton
006 Nethybridge & Vicinity Community Council
Aspen Lodge
Nethybridge
PH25 3DA

Agent Name

Company Nethybridge & Vicinity Community Council

Summary of objection to Deposit Local Plan

Remove the reference to housing within the text for site C1.

CNPA analysis of objection to Deposit Local Plan

The inclusion of the reference within the supporting text of Proposal C1 was intended to allow a degree of flexibility to future development options. However, there is a general view that this reference is unhelpful and misleading, and as a result consideration will be given to the removal of the final sentence of Proposal C1.

Proposed 1st Modification

Remove reference to housing in the text to C1
Amend text to H1 to confirm planning permissions

Response to 1st modification objections

Many thanks for the opportunity to respond to the modifications to the Cairngorms National Park Local Plan.

We are in agreement with the proposals for Nethy Bridge, in particular we are grateful for the 'environmental' classification given to the entire Balnagowan Wood

(Miss Grants Wood) between the school, the golf course and the properties on Balnagowan. Likewise we are happy with the same classification given to the former

Seafield Nurseries off Dell Road at Lower Dell adjacent to the heather brae Hotel and also the remains of the field between Nethy Bridge Hotel and Mountainview

Hotel. There is strong feeling within the village from all quarters that this field must never be built upon as it would destroy the open aspect of the area. The field

adjacent to the football field is now also protected from development by its 'community use' classification. This was essential to the people of the village. All these

'environmental' areas are essential to the wellbeing and balance of the village.

We would however ask the CNPA to ensure during the planning phase that housing in NB'H" area is in keeping with the forest setting and the development does not

overpower this fine setting.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge Env	Agent Name
Objector Ref 346c	Name Peter Crane 4 Lynstock Park Nethy Bridge Inverness-shire PH25 3EL	Company

Summary of objection to Deposit Local Plan

OS1 should be extended to include land between Nethy Hotel and MountView Hotel to protect it from any future development.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A site visit will be undertaken to assess the qualities of the land suggested as open space. If considered to fit within this use the proposals

map for the settlement will be amended. In the event that the land is not considered to be 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. An assessment of the protection

already offered to the site by virtue of the planning permission granted on the adjacent site will also be made.

Proposed 1st Modification

Identify land to be protected (in line with previous planning permission)

Response to 1st modification objections

I am satisfied that the revised Draft Local Plan covers all the issues raised in my original consultation response and I withdraw any 'objections'.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge Env	Agent Name
Objector Ref	Name	
002	Mrs Deirdre McCreath	
	Ardavon	
	Nethy Bridge	
	Inverness-shire	
	PH25 3DR	Company

Summary of objection to Deposit Local Plan

Wish to see an area of garden removed from the Open Space allocation, and included, instead housing land. Map of site included.

CNPA analysis of objection to Deposit Local Plan

Land may be suitable for inclusion as general land within the settlement rather than open space, and any application could then be considered on its merits. The site

will require a site visit and formal consideration as a suitable site for development, or as a site within the village boundary but without specific allocation attachments.

Proposed 1st Modification

Amend OS1 at Ardavon to exclude garden area as marked on rep from OS and include as soley within settlement boundary.

Response to 1st modification objections

Thank you for your letter of 22 May and enclosed copy of the revised Nethy Bridge Plan. We confirm our agreement to the modifications being suggested

particularly with regard to our land in Mill Lane. Thank you for your efforts in bringing this change about and hopefully the consultation period will not change its

CNPA analysis of objections to 1st modifications

No further action required.

Company

Summary of objection to Deposit Local Plan

The plan should make reference to the outline approval for H1 and highlight the debate associated with that application regarding the height of the buildings and the nature of the housing provided in terms of sheltered housing rather than affordable housing.

CNPA analysis of objection to Deposit Local Plan

The comments are noted, and the wording of the local plan will be amended to reflect extant planning permissions to increase clarity including the nature of the development which will occur, and any influence that this proposal can still make to any future development.

Proposed 1st Modification

Amend text to H1 to confirm planning permissions

Response to 1st modification objections

Thank you for your letters of 22 Mayt 2008. We have studied the content, and in view of the amendments, would not wish to continue our objection. We are very appreciative of all the hard work which must have gone into considering the many comments and the fact that appropriate amendments have ensued. No doubt a more robust document will result, which will aid the development of the Park in a sustainable manner to the benefit of most if not all.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Nethy Bridge H1

Objector Ref Name Mr D Carrott

021b Tigh na Fraoch

Nethy Bridge

PH25 3DA

Agent Name

Company

Summary of objection to Deposit Local Plan

The plan should make reference to the outline approval for H1 and highlight the debate associated with that application regarding the height of the buildings and the nature of the housing provided in terms of sheltered housing rather than affordable housing.

CNPA analysis of objection to Deposit Local Plan

The comments are noted, and the wording of the local plan will be amended to reflect extant planning permissions to increase clarity including the nature of the development which will occur, and any influence that this proposal can still make to any future development.

Proposed 1st Modification

Amend text to H1 to confirm planning permissions

Response to 1st modification objections

Thank you for your letters of 22 May 2008. We have studied the content, and in view of the amendments, would not wish to continue our objection. We are very appreciative of all the hard work which must have gone into considering the many comments and the fact that appropriate amendments have ensued. No doubt a more robust document will result, which will aid the development of the Park in a sustainable manner to the benefit of most if not all.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Nethy Bridge H2	Agent Name
Objector Ref	Name	
037t	DW and IM Duncan Pineacre West Terrace Kingussie PH21 1HA	
		Company

Summary of objection to Deposit Local Plan

The scale of development is too great.

CNPA analysis of objection to Deposit Local Plan

This site has outline permission for housing and throughout the forthcoming consultation modifications to the local plan will reflect the position regarding extant permissions and submitted planning applications being determined under the Highland Council Local Plan. Where possible the local plan will be used to influence the scale and design of future development to ensure that it is appropriate for the village and is matched with an appropriate level of service provision. Confirm that site has outline permission and CNP will work to influence scale and design of future development.

Proposed 1st Modification

No further modification required.

Response to 1st modification objections

Objection maintained.

CNPA analysis of objections to 1st modifications

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

Objection maintained

Policy/site ref	Settlements - Nethy Bridge/Tomintoul	Agent Name
Objector Ref	Name James Gibbs	
421i	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

Both settlements could benefit from additional business and commercial land being allocated.

CNPA analysis of objection to Deposit Local Plan

The comments are noted, and a comprehensive review will be undertaken in Newtonmore and Tomintoul to ensure there is an adequate amount of land allocated

for both housing and employment opportunities to meet local demand, matched with an assessment of land used for open space and landscaping which add to the

overall character of the settlement. Within this review the issues of access and flood risk will also be considered together with the other issues raised throughout the

plan including affordability, design, and balance of house sizes, and the appropriate amendments made.

Proposed 1st Modification

Include employment land in both settlements.

Objection maintained

Policy/site ref	Settlements - Newtonmore	Agent Name
Objector Ref	Name Mrs Sally Leslie Melville	James Carnegie- Arbuthnott
079	South Cantray Croy	Buccleuch Town and Country 43 Melville Street Edinburgh

Inverness
IV1 2PW

EH3 7JF
Company

Summary of objection to Deposit Local Plan

Additional land adjacent to H1 should be included to meet long term demands and H1 and H2 should meet current demand.

CNPA analysis of objection to Deposit Local Plan

The comments are noted, and a comprehensive review will be undertaken in Newtonmore to ensure there is an adequate amount of land allocated for both housing and employment opportunities to meet local demand, matched with an assessment of land used for open space and landscaping which add to the overall character of

the settlement. Within this review the issues of access and flood risk will also be considered together with the other issues raised throughout the plan including

affordability, design, and balance of house sizes, and the appropriate amendments made. This will include a survey and review of the additional land suggested.

Confirm housing allocations are based on need etc, and based on the work of the various studies. The long term growth of Newtonmore will therefore be assessed

in line with normal monitoring of the local plan, and should existing allocations be taken up within the plan period future revisions and modifications to any future

plan will consider additional land for the long term. However confirm view that effective 5 year supply has been met and that medium term growth is also met (table

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 Newtonmore has not changed, and as such no modifications are proposed.

Objection maintained

Policy/site ref	Settlements - Newtonmore	Agent Name
Objector Ref	Name Dr R and Mrs C L Gutteridge	
359	Edradour	
	Golf Course Road	
	Newtonmore	
	PH20 1AT	Company

Summary of objection to Deposit Local Plan

The land previously included within the settlement of Newtonmore (map enclosed) should be retained as such and allocated as open space.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A site visit will be undertaken to assess the qualities of the land suggested as open space. If considered to fit within this use the proposals

map for the settlement will be amended. In the event that the land is not considered to be open space, the contribution it makes to the settlement will be assessed,

and the settlement boundary may thereafter be amended. For clarity additional text will be added to the plan to explain the level of protection offered to sites on the

boundary of settlements identified in the Plan.

Proposed 1st Modification

Include land within settlement boundary to be protected from development.

Response to 1st modification objections

We are very sorry for not replying to the communications you sent regarding the CNPA Deposit Local Plan. We were happy with the proposed modifications

outlined for Newtonmore, but hadn't appreciated that you required us to contact you about our approval. We apologise for any inconvenience caused.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Newtonmore

Objector Ref Name Dr A M Jones

400i(l) 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 proposals are excessive and conflict 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 housing allocations are based on

need etc, and based on the

work of the various studies. The impact of development, as in all cases will be judged against the aims of the Park. Any proposal will have to comply with all relevant policies of the plan.

Proposed 1st Modification

No modification proposed.

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 Newtonmore has not changed. Therefore no modification is proposed.

Objection maintained

Policy/site ref	Settlements - Newtonmore	
Objector Ref	Name	Agent Name
061	Catherine Johnson Shieldaig Station Road Newtonmore	

Company

Summary of objection to Deposit Local Plan

Land previously identified in the draft local plan should be reinstated within the settlement boundary of Newtonmore and allocated as open space.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A site visit will be undertaken to assess the qualities of the land suggested as open space. If considered to fit within this use the proposals

map for the settlement will be amended. In the event that the land is not considered to be open space, the contribution it makes to the settlement will be assessed,

and the settlement boundary may thereafter be amended. For clarity additional text will be added to the plan to explain the level of protection offered to sites on the

boundary of settlements identified in the Plan.

Proposed 1st Modification

Include land within settlement boundary to be protected from development.

Response to 1st modification objections

Objection withdrawn.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Newtonmore	Agent Name
Objector Ref	Name	
371b	James Hall Craigdhu Braeside Place Newtonmore PH20 1DW	
		Company

Summary of objection to Deposit Local Plan

CNPA analysis of objection to Deposit Local Plan

Proposed 1st Modification

Response to 1st modification objections

To properly reflect the views of the Newtonmore community, the first sentence of item (iii) under Newtonmore Proposals should read:
"There also remains within the community an aspiration that the A86T should bypass the village centre. This would be achieved by means of a new road link to the B9150 along the boundary of area H2 and a new road link to the industrial site at ED2 through area H1. Development of H1 or H2 should provide opportunities to bring forward this proposal."

I note that an area to the south of Clune Terrace remains as white space despite our earlier comment. The document does not make clear what is the status of such a designation within a settlement boundary.

CNPA analysis of objections to 1st modifications

para iii will be amended to read "There also remains within the community an aspiration that the A86T should bypass the village centre. This would be achieved by means of a new road link to the B9150 along the boundary of area H2 and a new road link to the industrial site at ED2 through area H1. Development of H1 or H2 may provide opportunities to bring forward this proposal."
The position regarding land within settlement boundaries is explained in Para 7.2 Second modifications will be made therefore in respect of

para iii.

Proposed 2nd modifications

Objection maintained

Policy/site ref Settlements - Newtonmore

Objector Ref **Name** Susan Davies

465z-t Scottish Natural Heritage
Great Glen House
Leachkin Road
Inverness

Agent Name

Company Scottish Natural Heritage

Summary of objection to Deposit Local Plan

CNPA analysis of objection to Deposit Local Plan

Proposed 1st Modification

Response to 1st modification objections

The revised text for H1 omits to carry forward from the previous text that the site is visually prominent and that the development brief should ensure a layout that

minimises and mitigates the

effects of any development. We recommend that this is reinstated.

We recommend extending the settlement boundary to encompass ED3 (also for Carrbridge ED3).

CNPA analysis of objections to 1st modifications

The wording of H1 will be amended to include 'The site is visually prominent and the remainder of the site' and added as a second modification to the plan.

The nature of the operation in ED3 retains it as visually separate from the body of the settlement. The boundary will not therefore be amended.

Proposed 2nd modifications

Objection maintained

Policy/site ref Settlements - Newtonmore Env

Objector Ref **Name** Mr & Mrs Rimmell

003a Broomlea

Agent Name

Newtownmore
PH20 1AT

Company

Summary of objection to Deposit Local Plan

Retain land adjacent to The Paddock and Alvey House Hotel, Newtonmore as open space.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. Undertake site visit to assess the site, and include as open space if considered appropriate. For clarity additional text will be added to the

plan to explain the level of protection offered to sites on the boundary of settlements identified in the Plan.

Proposed 1st Modification

Include land within settlement boundary and allocate as environment.

Response to 1st modification objections

Thank you for your letter of 22 may 2008. It answers our objections in a constructive way. We think this will benefit our community. We withdraw our objection,

on the understanding that the amendments you have made will be part of the Local Plan. We would also like to express our appreciation of the way in which you

have taken forward the stages of the Plan, and kept us informed.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Newtonmore Env

Objector Ref Name K R King

018

Alvey House

Golf Course Road

Newtonmore

Inverness-shire

Agent Name

Company

Summary of objection to Deposit Local Plan

Retain land adjacent to The Paddock and Alvey House Hotel, Newtonmore within the settlement boundary and allocate as open space.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. Carry out site visit to assess the qualities of the land suggested as open space. If appropriate include as open space and amend boundary

accordingly. For clarity additional text will be added to the plan to explain the level of protection offered to sites on the boundary of

settlements identified in the Plan.

Proposed 1st Modification

Include land within settlement boundary to be protected from development. Amend para 7.5 to clarify position regarding land within and outwith settlement boundaries.

Response to 1st modification objections

In response to your letter of 22nd May 2008 I am writing to confirm that you have responded to my (and others) objections in a most positive way and I am in complete agreement with the modifications proposed.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Newtonmore Env	Agent Name
Objector Ref	Name	
034	Jean Slimon Blaven Golf Course Road Newtonmore, Inverness-shire PH20 1AR	

Company

Summary of objection to Deposit Local Plan

The land to the south of Newtonmore, previously identified in the consultative plan as Open Space should be retained as such, and included within the settlement boundary.

CNPA analysis of objection to Deposit Local Plan

The comment is noted. A site visit will be undertaken to assess the qualities of the land suggested as open space. If considered to fit within this use the proposals map for the settlement will be amended. In the event that the land is not considered to be open space, the contribution it makes to the settlement will be assessed, and the settlement boundary may thereafter be amended. For clarity additional text will be added to the plan to explain the level of protection offered to sites on the boundary of settlements identified in the Plan.

Proposed 1st Modification

Include land within settlement boundary to be protected from development.

Response to 1st modification objections

In response to your e-mail I now wish to withdraw my objections. I apologise for any inconvenience the lateness of tis reply has caused

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref	Settlements - Newtonmore Env	Agent Name
Objector Ref	Name	
023	Roy Gibson Craigower Lodge Newtonmore Inverness-shire PH20 1AT	Company

Summary of objection to Deposit Local Plan

Redraw the Newtonmore settlement boundary to include the fields previously allocated as agriculture/set aside/community woodland/open space provision in the current Local Plan (policy 8.3.3)

CNPA analysis of objection to Deposit Local Plan

The comment is noted. Carry out site visit to assess land and include as open space as appropriate, amending settlement boundary. Clarify para 7.5 in modifications to explain the level of protection offered to sites on the boundary of settlements identified in the Plan.

Proposed 1st Modification

Modify to include land as open space within settlement boundary.

Response to 1st modification objections

Please accept my apologies for not responding sooner I have been away since July 4th. I can confirm that the new proposals are agreeable to me.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Newtonmore H1
Objector Ref Name Sir Thomas MacPherson
016 Speyville House
Newtownmore
PH20 1BS

Agent Name

Company

Summary of objection to Deposit Local Plan

The only access to Newtonmore H1 is from Perth Road. Current traffic on Station Road and the practical impossibility of widening Station Road means that substantial additional traffic on it is to be avoided. The lower flat area of H1 is liable to periodic flooding and I would suggest that this land is not suitable for housing.

CNPA analysis of objection to Deposit Local Plan

The comments are noted, and the appropriate modifications will be made to the wording of the proposal to highlight any constraints to development. Clarify that current applications will be determined under the currently adopted plan and its policies. Confirm Highland Council roads engineers will be involved in any future development brief in regard to access and capacity of the existing networks.

Proposed 1st Modification

Include up to date position regarding extant permissions and submitted applications yet to be determined.

Response to 1st modification objections

We have seen the plan and we are pleased about the environment area allocated beside the station. Because of the narrowness of Station road we have a safety concern about an increase in traffic. Am I correct in stating no access will be given to the new development in the fields around Speyville House to Station Road?

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements - Newtonmore H1, H2
Objector Ref Name Max and Tricia Brown

Agent Name

357

An Leanag
Station Road
Newtonmore
PH20 1AR

Company

Summary of objection to Deposit Local Plan

The scale of the proposed housing development in Newtonmore is too large for the village, will adversely impact on the character of the area and the infrastructure

is inadequate to cope with this additional pressure. The proposed sites are also within the floodplain.

The sites should therefore be reduced by 75%, should include appropriate levels of landscaping, should be of a design to promote sustainable construction and

include appropriate areas of open space. Associated road networks should be upgraded to cope with increased demand and the new houses should be affordable

and available to local people only.

CNPA analysis of objection to Deposit Local Plan

The comments are noted, and a comprehensive review will be undertaken in Newtonmore to ensure there is an adequate amount of land allocated for both housing

and employment opportunities to meet local demand, matched with an assessment of land used for open space and landscaping which add to the overall character of

the settlement. Within this review the issues of access and flood risk will also be considered together with the other issues raised throughout the plan including

affordability, design, and balance of house sizes, and the appropriate amendments made. Confirm housing allocations are based on need etc, and based on the work

of the various studies. Also confirm the policies regarding design, sustainable methods of construction, impact on the landscape etc to protect the setting and the

need for developer contributions where facilities are lacking. Also that Highland roads engineers will be involved, and that allocations will be based on the affordable

housing policies.

Proposed 1st Modification

No modification proposed.

Response to 1st modification objections

We wish to maintain our objections.

CNPA analysis of objections to 1st modifications

The position regarding the allocation of land for housing in Newtonmore has not changed. No modifications or amendments are therefore proposed.

Objection maintained

Policy/site ref Settlements - Newtonmore H2
Objector Ref **Name** Anne MacNamara, Planning Directorate
423h 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 from this development. The following wording should therefore be added:

"A new access to the A86 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 appropriate amendments will be included to reflect current access agreements and guidance in regard to trunk roads as defined in SPP17.

Proposed 1st Modification

Revise supporting text to H2 to refer to access issues on site

Response to 1st modification objections

Objection ref. TS/Obj/8 is retained. The proposed modifications do not address objection ref. TS/Obj/8 and do not preclude access from the A86 for this development site. No clear rationale has been provided, through appropriate appraisal, for such a transport intervention.

CNPA analysis of objections to 1st modifications

An additional sentence will be added to NM/H2 ii 'Access for this development should be taken from the local transport network.'

Proposed 2nd modifications

Objection maintained

Policy/site ref Settlements - Tomintoul
Objector Ref **Name** The Crown Estate
419t

Agent Name Debbie Mackay
Smiths Gore
12 Bernard Street

Edinburgh
EH6 6PY

Company The Crown Estate

Summary of objection to Deposit Local Plan

The allocation provided in Table 2 gives indicative capacity for growth in Tomintoul in the future. However the proposals for Tomintoul do not match these figures.

These two should be reconciled. There is no need to phase development so that a critical mass of development can be achieved to meet funding constraints and justify the wider masterplanning of the village. Without adequate investment current problems faced by the village in terms of economic and social problems will continue. The plan should therefore be bolder in drawing the settlement boundary to allow greater expansion potential of the village. Also the previous allocations for business development and tourism development have been removed. It is therefore important to protect the business allocation previously made.

The plan should therefore be amended to reconcile the figures for growth between table 4 and the proposals section. The previous business allocation should be restored and other support should be included to resolve problems faced socially and economically. There should also be a statement to the effect - "The Park

Authority will support further expansion to the settlement boundary of Tomintoul as arising from any masterplanning for the longer term development of the village."

CNPA analysis of objection to Deposit Local Plan

The comments regarding the indicative figures given in Table 2 and the proposals section are noted and the appropriate changes will be made to ensure they correlate. The issue of phasing is also noted. In considering the appropriate level of development for the village the CNPA will work closely with the estate, the community and Moray Council to ensure an appropriate level of development is possible and the appropriate amount of land allocated to meet this demand. This will include a review of land allocated for employment uses and the future need for a masterplan for the village.

Proposed 1st Modification

Include previous B2 and T1 within proposals maps.

Text to housing allocations - amend to reflect the allocations for the 0-5 year period and future allocations.

Include reference to the future masterplanning aspirations of the Crown Estate in line with suggested wording.

Response to 1st modification objections

In addition to sustaining its objection to the text and map in the Finalised Draft Plan, The Crown Estate objects to the modified text relating to

Tomintoul.

In the Modified Draft paragraph one of the accompanying text to Tomintoul, the Park Authority have made an explicit commitment by The Crown Estate to

Masterplanning for the village and stated that The Crown Estate has aspirations to develop Tomintoul into a larger and more sustainable community with improved facilities and housing provision.

The Crown Estate would wish to make it clear that it believes that the growth of Tomintoul is important to its sustainability as a community, rather than wanting growth for growth's sake.

We would re-iterate that Tomintoul faces particular economic and social problems. It has suffered from closure of businesses and its remote location present particular challenges in attracting new businesses and supporting services. It is therefore important to provide the critical mass of housing in the village to boost its population growth, support its services and promote the village's economy. Without investment in housing, it will not be possible to attract people to locate in the village

In general terms it is considered that the Park Authority could be bolder in drawing the settlement boundary and my client would wish to reinforce the plan

submitted as part of the initial objection, included allowing greater scope for expansion of the village.

In addition to the higher costs of house building in the National Park as a whole, there are considerable site servicing additional costs in Tomintoul due to the

requirements for road widening on the rear streets of the settlement and it is understood that the main water main needs investment. The costs of this infrastructure

provision make small incremental house by house development uneconomic. More significant releases are required to make the developments viable.

The Crown Estate would be keen to work with the Park Authority, the community, and others to develop a masterplan to assist in the delivery of the short and long

term future of Tomintoul. In this regard the settlement statement in respect of Tomintoul is broadly welcomed but should be altered to include the commitment of

the Park Authority to a review of the housing allocations and the settlement boundary as a part of any masterplanning exercise within the plan period. This level of

longer term commitment to the growth of Tomintoul is essential to reassure all parties that expansion will be supported.

The Crown Estate considers that a Masterplan should be produced for Tomintoul and are happy to assist the Park Authority on this exercise.

Paragraph two of the accompanying text seeks to resolve the objection to the Finalised Draft which highlighted the discrepancy between the Table 4 Phased Land

Supply which shows specific sites being developed for 40 houses in total phased as;

12 units in 5 years

12 in 5-10 years

16 in the medium to longer term.

However the original text said that the housing sites will provide land for the needs of Tomintoul during the lifetime of the Local Plan which we assume will be 5 years.

The Modified Draft states that the sites H1, H2, H3, and H4 will provide land for 40 dwellings in total and will provide land for Tomintoul's needs during the lifetime of the Local Plan;

"in line with table 4, and for future growth and expansion. During the period 2006-2011, 12 dwellings would therefore be expected.

While this statement provides some clarification, it is still the case that it is unclear whether, if more than 12 units are brought forward within the Plan period, will an

artificial restraint be put on their development because of this phasing? It should be made clear both that this is not a ceiling on development or the phasing should

be removed completely and housing allowed to come forward as market conditions require them.

As stated earlier, in addition to the higher costs of house building in the National Park as a whole, there are considerable site servicing additional costs in Tomintoul

due to the requirements for road widening on the rear streets of the settlement and it is understood that the main water main needs investment. The costs of this

infrastructure provision make small incremental house by house development uneconomic. More significant releases are required to make the developments viable.

Proposed amendment - The Crown Estate would wish to see;

1) Paragraph one, second sentence altered to say;

"It is an aspiration of the Crown Estate to develop Tomintoul into a sustainable community with improved facilities and housing provision. To take this forward the

Crown Estate are happy to assist the Park Authority on the completion of a masterplan for the village in consultation with the community and key stakeholders, and

the National Park Authority is supportive of this approach to planned medium and long term growth."

2) Paragraph 2 should be altered to say;

"... During the period 2006-2011, 12 dwellings would therefore be expected but no restriction is placed on more than 12 dwellings coming

forward within the Plan period."

3) The boundary of the settlement Plan for Tomintoul should be expanded to allow for appropriate planned growth as per the plan put forward with the original

objection to the Finalised Draft Plan.

CNPA analysis of objections to 1st modifications

para 1 the proposed wording places the onus for the provision of a masterplan on the CNPA. This is not as was previously discussed with the Crown estate where

. CNPA agreed to assist the Crown Estate in the production of such a masterplan.

Para 2 the suggested wording is not accepted as table 4 clearly states that figures are indicative.

Para 3 without the previously mentioned masterplan there is no base of evidence to support including additional land for housing and extension of the settlement

boundary. The proposed change is therefore considered to be premature to this work.

No modifications are therefore proposed.

Objection maintained

Policy/site ref Settlements ED

Objector Ref	Name		
465z-s	Susan Davies		
	Scottish Natural Heritage		
	Great Glen House		
	Leachkin Road		
	Inverness		

Agent Name

Company Scottish Natural Heritage

Summary of objection to Deposit Local Plan

CNPA analysis of objection to Deposit Local Plan

Proposed 1st Modification

Response to 1st modification objections

We note the modification to identify ED sites which are caravan parks, campsites, outdoor heritage museums or visitor centres on the edge of settlements – e.g. at

Ballater, Grantown-on-Spey,

Newtonmore, Boat of Garten, Braemar and Carrbridge. This raises the question of whether any form of economic development proposal (e.g. industrial units) would

in theory be in accordance with the Local Plan allocations. If so, this could have significant negative environmental effects. We note that para 7.10 says that "The

Local Plan will seek to protect the business use of existing businesses which provide key services to communities in the Park", which seems to offer reassurance that development should be compatible with existing business uses in the area. However this is text rather than policy, so we recommend that words to this effect are included within Policy 27 Business Development.

CNPA analysis of objections to 1st modifications

The suggested issue would be considered by all policies of the plan. Incompatible developments would therefore be judged against these other policies.

Objection maintained

Policy/site ref	Settlements ENV	Agent Name
Objector Ref 465z-r	Name Susan Davies Scottish Natural Heritage Great Glen House Leachkin Road Inverness	Company Scottish Natural Heritage

Summary of objection to Deposit Local Plan

CNPA analysis of objection to Deposit Local Plan

Proposed 1st Modification

Response to 1st modification objections

We welcome the enlarging of the scope of this identification to include land which contributes to the setting of the settlement – however care is needed that this

amended notation still links in clearly to the protection of open space and the referral powers as now set out in SPP 11 and Circular 7/2007. We also note that

several settlements have an ENV area identified outside the settlement boundaries. If these are to be protected then we recommend extending the settlement

boundaries to include them, subject to Policy 36 giving sufficient protection from development. Alternatively they could be labelled as

“settlement setting” areas, or

similar.

CNPA analysis of objections to 1st modifications

The issue raised is a valid point not currently covered in policy. Policy 27 will be amended in line with the representation to add 'is compatible with existing

business uses in the area' to the 1st sentence and added as a second modification to the plan.

Objection maintained

Policy/site ref	Settlements General	Agent Name
Objector Ref	Name Robert Maund	
434n	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 proposals maps should provide the most up-to-date base information possible.

The way the land is allocated in settlements may bring an urban feel to villages. Of particular concern is Badenoch and Strathspey where development will be guided

by infrastructure provision and proposals for water provision may have a major impact on areas such as Insh Marshes, part of the SAC and a RAMSAR site of international importance.

CNPA analysis of objection to Deposit Local Plan

The comment regarding the proposals maps is noted and the appropriate changes will be made to clarify the position. The issue of the scale and nature of

development particularly in Badenoch and Strathspey is noted, and care will be required in the approach taken to new developments, particularly housing, to ensure

that the special character of these settlements is not damaged. This falls in line with the aims of the Park and compliance with the Park Plan. Policy 1 and its

implementation will be of key importance. Confirm that proposals aim to meet need in conjunction with working in partnership with SW for infrastructure. Ongoing

work to upgrade the provision of water services will come forward for consultation in the normal way and the protection of natural heritage designations will be key to that.

Proposed 1st Modification

No further action required.

Response to 1st modification objections

Objection maintained as in 434a.

CNPA analysis of objections to 1st modifications

The comments regarding infrastructure are noted. We continue to work with statutory undertakers to ensure that the land allocated in the plan is effective and realistic and capable of development. No further modifications are therefore proposed.

Objection maintained

Policy/site ref	Settlements General	Agent Name
Objector Ref 434r	Name 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

Some proposals bring pinewood into play either by direct loss of trees to housing land or by creating pressure points for overuse by the public. This is the case in

Kingussie, Boat of Garten, Nethy Bridge, Carrbridge and Ballater. At Newtonmore there is a question of housing on the flood plain and in Cromdale the village

would more than double in size by accommodating the proposed allocation which seems contrary to para 5.62 regarding the appropriate level of growth for

CNPA analysis of objection to Deposit Local Plan

Throughout the plan further cross referencing will be made to ensure that policies are consistent within themselves and when compared to others. 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.

5.62 refers to small rural settlements rather than larger strategic or intermediate settlements

Any development which occurs on proposals sites must be done in line with the aims of the Park and all the policies of the Plan including those regarding natural heritage etc.

Proposed 1st Modification

No further action required.

Response to 1st modification objections

Objection maintained as in 434a.

CNPA analysis of objections to 1st modifications

The position regarding housing allocations in the settlements mentioned has not changed. The para referred to in 5.62 refers to groups of 3 or

more dwellings

rather than settlements and so is not applicable to Cromdale. No further modifications are therefore proposed.

Objection maintained

Policy/site ref Settlements General - Boundaries

Agent Name

Objector Ref Name Mr Bill Carr

052b

Glenisla

Dalwhinnie

Inverness-shire

PH19 1AB

Company

Summary of objection to Deposit Local Plan

Wish to confirm that there are no proposed developments in the Dalwhinnie area beyond the defined settlement boundary without appropriate local consultation.

CNPA analysis of objection to Deposit Local Plan

The designation of the settlement boundary requires additional information to clarify what development may occur within and outwith it, and to clarify the reason behind creating the boundary.

Proposed 1st Modification

Include in intro to cpt 7 explanation of approach taken to proposals inside and outwith settlement boundaries.

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 General - maps

Agent Name

Objector Ref Name Hank Dittmar

476e

The Prince's Foundation

19-22 Charlotte Road

London
EC2A 3SG

Company The Prince's Foundation

Summary of objection to Deposit Local Plan

The delineation of the settlement proposals is in general an improvement over the last draft, however to promote vibrant walkable mixed use communities there should not be a distinction between use types (community, economic development and housing), as used on the settlement maps. These uses should coexist and proposals should be simply designated as 'development areas'. An appropriate mix of uses might be stipulated on a & basis for larger development areas and settlements in the round (with perhaps a maximum for housing and a minimum for other uses), to allow greater flexibility and sophistication in the design process and allow the Park Authority to assess proposals on their merits.

CNPA analysis of objection to Deposit Local Plan

The comments regarding land use allocations is noted and an alternative way to promoting mixed use within settlements would be an interesting option to explore.

Consideration to how this could be addressed in proposals maps and text will therefore be explored and amendments made accordingly.

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

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 General - omissions	Agent Name
Objector Ref	Name Planning, Environment and Development	
469k	The Highland Council	

Company The Highland Council

Summary of objection to Deposit Local Plan

Whilst acknowledging the benefits of a flexible framework and application of the principles of good design, the absence of a defined "footprint" for some smaller settlements is creating uncertainty about the recognised building pattern and difficulties in resisting piecemeal development which may affect their character and setting. Consideration should be given to rectifying this to assist development management, whether by an adjustment to the Proposals Map or an appropriate policy statement for development located on the edge of communities.

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

Include smaller settlements for clarity and picture of proposals across the Park.

Response to 1st modification objections

We note that CNPA has now considered the issue we raised and concluded by identifying envelopes for four 'rural settlements'- Bellabeg, Dinnet, Insh and

Inverdrue- which may be welcomed in principle. We also note the modifications to the policies relating to housing development- with separate policies for defined

settlement boundaries, rural building groups and areas outside settlements. It will be important to implement the general policy framework carefully and consistently

in areas, without settlement boundaries and site allocations, where it is to be relied upon. The stated intent to monitor the effectiveness of the policy is therefore

welcomed.

On a separate point, the title and wording of Policy 24 may benefit from rewording if, as its supporting text indicates, it applies "outside settlements and building

groups" rather than just "outside settlements".

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

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn

Policy/site ref Settlements General - Proposals

Objector Ref Name Mrs Jane Angus

437u Darroch Den
 Hawthorn Place

Ballater

AB35 5QH

Agent Name

Company

Summary of objection to Deposit Local Plan

The housing allocations should have a longer term concept than the proposed piecemeal approach.

Also with economic development, how will sites be provided and managed. A long term view should be adopted.

The maps used are not up to date, and do not show listed buildings, SAMs and the core path shown is still under discussion.

CNPA analysis of objection to Deposit Local Plan

The comments regarding land use allocations are noted. The Park Plan endeavours to provide a strategic level of guidance for the long term future of the Park, while the Local Plan aims to deliver those aspects of the Park Plan relevant to the planning process in the near future. The additional comments regarding the maps are also noted and the most up to date map bases are used to provide clarity. However prior to the final production of maps, CNPA will request that OS resurvey those areas within the Park which have seen considerable development and amend their bases accordingly. Confirm 7.5-8 housing proposals aim to meet local need to support sustainable communities. 5 year allocations are a requirement of the SG 7.9 economic proposals aim to promote sustainable economies within the life of the plan and beyond. 7.12-16 next version of plan will ensure most up to date bases and add extant permissions for clarity. Adding Listed buildings and SAMs at the scale of maps would not be helpful - HS have most accurate and up to date maps. Core paths once agreed will be added.

Proposed 1st Modification

Use most up to date OS maps and add core paths once agreed.

Response to 1st modification objections

response received - need to confirm actual position regarding formality of objection

CNPA analysis of objections to 1st modifications

response received - need to confirm actual position regarding formality of objection

Policy/site ref	Settlements General - Proposals	Agent Name
Objector Ref 452c	Name Dominic Fairlie Scotia Homes Ltd 23 Bridge Street Ellon AB41 9AA	Company Scotia Homes Ltd

Summary of objection to Deposit Local Plan

The layout of the whole chapter tends to imply zoning and not mixed uses, and should be amended to reflect the general nature of the development rather than specific types of development.

CNPA analysis of objection to Deposit Local Plan

The comments regarding land use allocations is noted and an alternative way to promoting mixed use within settlements would be an interesting option to explore.

Consideration to how this could be addressed in proposals maps and text will therefore be explored and amendments made accordingly.

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

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 General - Proposals

Agent Name

Objector Ref Name Jamie Williamson

439zc Alvie and Dalraddy Estate
Alvie Estate Office
Kincraig, Kingussie
PH21 1NE

Company Alvie and Dalraddy Estate

Summary of objection to Deposit Local Plan

Support the approach to settlements, but concerned that previous economic development allocation in Kincraig has been removed. The wording of Kincraig should be amended to allow economic/business development within the boundary.

CNPA analysis of objection to Deposit Local Plan

The comment regarding the draft plan allocations is noted, and the wording within the proposals for Kincraig will be amended to provide a suitable level of clarity and guidance, and allocate an appropriate amount of land to meet community aspirations while ensuring that the aims of the Park and the impact on the settlement are not adversely affected.

Proposed 1st Modification

Throughout add land for economic growth to proposals maps.

Response to 1st modification objections

We welcome the inclusion of areas suitable for businesses that can be carried out close to residences. This can result in a reduction in the need to use cars to commute. However the area identified as ED2 on the plan is unsuitable. Access is poor; a previous application for houses on this land was refused on the grounds

that access was inadequate. Due to the close proximity of existing buildings to the road the access road could not be brought up to an adoptable standard without purchasing one of more existing buildings and demolishing them. The line of sight from the junction of the existing access road onto the Brae is poor and would be difficult to improve. Any development would be in very close proximity to existing houses, parking, vehicles turning and noise would be problems that would need to be difficult to address on such a long narrow site.

In view of the site ED2 being unsuitable for economic development, consideration should be given to extending the area ED1 in the vicinity of Baldow Smithy. We suggest the area should be extended behind Baldow Smithy west as far as the boundary fence as indicated on the map and east behind Hillview house. The field in front of Hillview house could also be developed for either commercial use or housing.

We agree that the area H1 would provide a natural extension of housing in the Kincaig settlement area but it will not "... consolidate the housing in Kincaig around the School." As stated. "... suitable for around 40 dwellings." Over 5.7 hectares would imply a higher housing density of houses of 0.14 ha per dwelling than on the adjoining housing development which has 28 houses in a field of 4.6 hectares (0.16 ha per dwelling). We suggest that the area zoned as suitable for housing should also extend into the woodland between this field that is identified and the road to Speybank. Houses located within this woodland would be less obtrusive than houses located on the open field.

The earlier draft of the Deposit Local Plan and its predecessor the Local Plan Consultative Draft produced in October 2005 included an area of 1.14 ha beside Alvie School identified as suitable for housing. This would contribute to consolidating housing in Kincaig around the School. We recommend that the whole of the field adjoining Alvie Primary School of 1.82 ha should be identified as suitable for housing. This would provide a degree of flexibility in design and layout of houses to meet the needs of the Kincaig Community. The field adjoining Alvie School has the relative advantage that it is less valuable to Alvie Farm for livestock grazing and cropping than the field identified as H1 on the plan.

CNPA analysis of objections to 1st modifications

The CNPA position regarding housing allocations in Kincaig have not changed since the publication of the modifications. Therefore no further modification is proposed in this regard.

With regard to ED2, this site was included to provide some additional choice within the settlement of Kincaig. However with strong local

opinion that it is not required, the proposal should be removed and remain as 'white' within the settlement map. A second modification in line with the objection is therefore proposed.

Proposed 2nd modifications

Objection maintained

Policy/site ref	Settlements General - Strategy	Agent Name
Objector Ref 430f	Name D R MacKellar Cairngorms Chamber of Commerce PO Box 15 Kingussie PH21 1WF	Company Cairngorms Chamber of Commerce

Summary of objection to Deposit Local Plan

In developing the settlement strategy, the plan should demonstrate a greater understanding of the role and dynamics of the different stakeholders particularly in regard to prioritising strategic investment in infrastructure and services, which would allow the Plan to have a pro-active role in coordinating development. This would identify opportunities and constraints in a strategic way across the Park, and assess the capacity of individual settlements, the local economic pressures and social requirements. The future role of key settlements should be based on the best available forecasts. It should also take account of the fact that Badenoch and Strathspey has been identified as 'a housing stress area'.

CNPA analysis of objection to Deposit Local Plan

The comments raised regarding the settlement strategy are noted, and the review of the text will endeavour to add the required level of detail to provide a thorough and overarching strategy with a pro-active vision for the future development of settlements in the Park. Confirm close working relationship with Highland Council and in particular housing and planning sections.

Proposed 1st Modification

Include small settlements into proposals to give better picture of opportunities outwith key settlements.

Response to 1st modification objections

Objection withdrawn

CNPA analysis of objections to 1st modifications

No further action.

Objection withdrawn

Policy/site ref Settlements omissions

Objector Ref Name Rona Main
425v 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

The plan should make reference to locations such as Dinnet and Glenshee to promote investment.

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 and Strathdon within settlement proposals.

In 6.1 add reference to key gateways to Park and their potential for tourism development.

Response to 1st modification objections

Objection maintained.

CNPA analysis of objections to 1st modifications

Dinnet has been included as a settlement. As there is no 'settlement' at glenshee it is not possible to draw a settlement boundary. No further modifications are therefore proposed.

Objection maintained

Policy/site ref Settlements omissions
Objector Ref **Name** Mrs Audrey MacKenzie
416p 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

CNPA analysis of objection to Deposit Local Plan

Proposed 1st Modification

Response to 1st modification objections

Glenmore - we note glenmore is no longer included in this deposit local plan whilst it was in the first version. Is this because there is no desire to have any land allocated for development in this area?

CNPA analysis of objections to 1st modifications

There is no land allocated at Glenmore and developments which may come forward in this area would be considered against the policies of the Plan. No further modification is proposed.

Objection maintained

Policy/site ref Settlements omissions
Objector Ref **Name** Rona Main
425w 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

The plan should make specific reference to 'gateway' sites in Aberdeenshire.

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 small settlements on proposals maps. Also identify employment opportunities within proposals maps.

Response to 1st modification objections

Objection maintained.

CNPA analysis of objections to 1st modifications

Additional sites and settlements have been identified in Aberdeenshire and additional explanation included in chapter 7. No further modifications are therefore proposed.

Objection maintained

Policy/site ref	Settlements omissions
Objector Ref	Name
403n	Mr Michael Bruce Glen Tanar Estate

Agent Name John Wright
Strutt and Parker
28 Melville Street
Edinburgh
EH3 7HA
Company Glen Tanar Estate

Summary of objection to Deposit Local Plan

Glen Tanar should be identified as a settlement as it is comparable to other settlements identified in the Plan. A detailed settlement statement is suggested in support of this designation which highlights housing, tourism, community and environmental proposals for the 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 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 some settlements will be identified, but outwith these opportunities still exist in a much less structured way for housing and

employment - the way the plan is formed therefore allows small communities a much greater degree of flexibility than if a line is drawn on proposals maps as there is

no issue of land being within or outwith a settlement boundary. This is particularly true for dispersed settlements such as Glen Tanar.

Proposed 1st Modification

Add some rural settlements to proposals section.

Response to 1st modification objections

From the enclosed you will see that we have maintained our objections to the following - Settlement Proposals

CNPA analysis of objections to 1st modifications

Para 7.2 explains the hierarchy of settlements and Glen Tanar is not considered to fall within those identified as rural settlements. The opportunity however remains

for limited growth within groups of buildings through policy 23 and outside groups through policy 24. economic developments do not rely on settlement

boundaries, and it is considered more appropriate that the estate consider what developments are required and whether they fit within these policies. The approach

taken in the countryside is hoped to allow for flexibility and the encouragement of innovation rather than constraining development opportunities by site allocation

lines. No modification is therefore proposed.

Objection maintained

Policy/site ref	Settlements omissions
Objector Ref	Name
453r	Glenmore Properties Ltd 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

Balmenach should be identified as a settlement and land allocated for housing to the north.

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

Include para 7.5 to confirm the policies changes for development outwith settlements

Response to 1st modification objections

Glenmore Properties Ltd wish to sustain their previous objection suggesting that Balmenach should be allocated as a settlement in the Local Plan, to permit

additional, sustainable development in the area. Although the CNPA suggest that additional residential development would be permitted in Balmenach, under the

Modified Policy 23 Housing Development in Rural Building Groups, this does not provide sufficient confidence, for the reasons outlined above, in our objection to

Policy 23. This is principally due to the absence of guidance on what will constitute a 'Rural Building Group.' Accordingly, we would wish to maintain our client's

original objection, but would be willing to discuss details with the CNPA further when Policy 23 is clarified.

CNPA analysis of objections to 1st modifications

The position regarding groups of houses is explained in the response to policy 23. No further modifications are therefore proposed.

Objection maintained

Policy/site ref	Settlements omissions	Agent Name
Objector Ref	Name	
056b	James and Evelyn Sunley 12 Lochnagar Way Ballater AB35 5PB	

Company

Summary of objection to Deposit Local Plan

Dinnet and Crathie should be identified as settlements and land identified within them for development potential.

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. Confirm that some settlements will be identified including dinnet, but outwith these opportunities still exist in a much less structured way for

housing and employment - the way the plan is formed therefore allows small communities a much greater degree of flexibility than if a line is drawn on proposals

Proposed 1st Modification

Include some rural settlements within 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

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

Policy/site ref	Settlements omissions	Agent Name
Objector Ref	Name	
463za	John Anderson Kincraig and Vicinity Community Council Goldenacre, Dunachton Road Kincraig, Kingussie	

Summary of objection to Deposit Local Plan

Disagree with lack of plans for small settlements. Suggest maps of small settlements are essential to show a) where the settlement boundaries are, and b) where land

has been zoned for new housing. If these are not in the plan for space reasons, indicate where such maps may be seen.

New development at Macbean Road is built but is not shown on the settlement map.

Need to ensure any further housing development is less dense and more appropriate for a rural setting. Keep H1 as a field, and instead zone the woodland

neighbouring H1 as an alternative site for the 40 houses. Suggest aiming for similar style of development as a Dunachton Road. State the need for this development

to include a play area.

Show the industrial area at Baldow on the settlement map.

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. Confirm policies to protect environment and improve design standards for all development.

Proposed 1st Modification

Include Insh as rural settlement.

Response to 1st modification objections

Settlement proposals are generally acceptable apart from the lack of commercial outlets in parts of the community. Kincaig has only two sites for possible

commercial development, one of which is being challenged – see below

Because there are different policies for 'within settlements' and 'outwith settlements' logic suggests that there should be maps of even minor settlements which show

the settlement boundaries. In our case there are no maps for Lynchat, Dalnavert, Inveruglas or Drumguish.

Larger maps with clearer legends would be appreciated, accepting that space is at a premium in the current document.

CNPA analysis of objections to 1st modifications

The policies for business, retail and tourism development encourage appropriately sited and designed developments which add to the existing

provision and within

small settlements this would also be encourage. Development would not be limited to the sites identified for economic development where the proposal was

considered to be appropriately sited and designed. The approach taken moves away from the identification of boundaries on maps so that the option is retained for

flexibility which allows for good ideas to come forward in a positive way. No modifications are therefore proposed.

Objection maintained

Policy/site ref	Settlements omissions	Agent Name
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Objector Ref	Name	Dr A M Jones
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400i(t)		Badenoch and Strathspey Conservation Group
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Fiodhag

Nethybridge

PH25 3DJ

Company Badenoch and Strathspey Conservation Group

Summary of objection to Deposit Local Plan

The plan should include Laggan, Glenmore and Coylumbridge as settlements and indicate open spaces and the settlement boundaries.

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. Confirm oportunities for growth outwith settlement boundaries provided by policies and protection afforded which all applications will

Proposed 1st Modification

No modification proposed.

Response to 1st modification objections

Object that no information is provided regarding Laggan nor any explanation as to why this is so.

CNPA analysis of objections to 1st modifications

The position regarding settlements other than those identified within the Plan remains the same. The hierarchy of settlements referred to in para

7.2 explains that

outwith those identified settlements 'development proposals will be considered against the policies of the Plan. A more flexible approach is therefore available to well

designed schemes which have a particular locational need and which support the sustainability of local dispersed communities'. This is considered the most

appropriate approach for dispersed communities and no modification is therefore proposed.

Objection maintained

Policy/site ref **Settlements omissions**
Objector Ref **Name** Mr Michael Bruce
403a Glen Tanar Estate

Agent Name John Wright
Strutt and Parker
28 Melville Street
Edinburgh
EH3 7HA
Company Glen Tanar Estate

Summary of objection to Deposit Local Plan

The estate has provided interesting and detailed background information regarding the estate, its history and its operations by way of scene setting for their representations.

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. Confirm that some settlements will be identified, but outwith these opportunities still exist in a much less structured way for housing and

employment - the way the plan is formed therefore allows small communities a much greater degree of flexibility than if a line is drawn on proposals maps as there is

no issue of land being within or outwith a settlement boundary. This is particularly true for dispersed settlements such as Glen Tanar.

Proposed 1st Modification

Add some rural settlements to proposals section.

Response to 1st modification objections

No further action required.

CNPA analysis of objections to 1st modifications

No further action required.

Objection maintained

Policy/site ref	Settlements omissions	Agent Name
Objector Ref	Name	
384a	Frank and Alison Bardgett Tigh an Iasgair Boat of Garten Inverness-shire PH24 3BY	

Company

Summary of objection to Deposit Local Plan

The wording of policies 25 and 26 require clarification to explain how development opportunities would be considered in Street of Kincardine. Also the area should

be identified as a settlement and land allocated for open space: "BS/OS1: Fields and Woodland between Street of Kincardine and the boundary of Abernethy Forest

Reserve, excepting gaps in the current lines of houses along the B790 are reserved for agricultural use and as protected open space."

A number of additional sites (details provided) should also be protected from development.

CNPA analysis of objection to Deposit Local Plan

The comments are noted and the wording of the relevant policies dealing with housing outside settlements will be reviewed so that they are clear and easy to

understand and provide an appropriate level of guidance for potential developers, in line with the requirements of SPP1. 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 the changes to the

housing policies regarding affordable provision and building outside settlements and that to designate the area as a settlement would result in greater pressure for development.

Proposed 1st Modification

No modification proposed.

Response to 1st modification objections

b) Lack of Open Space at Street of Kincardine

While we recognise, as your letter of 13 June states, that the whole collection of policies of the Local Plan is intended to guide the protection and development of land within the Park, we believe that modifications now shown in the current Deposit Plan strengthen rather than weaken the case we originally made.

First, the modified plan is much more open to housing development in the smaller settlements than the original Draft. Policy 23, an entirely new Policy, now defines a

Rural Housing Group as 3 or more occupied dwellings - and Street of Kincardine, as a settlement of 15 houses within its own traffic speed controlled area, is clearly such a Group - though there could well be an argument as to how many of these houses are occupied by residents as opposed to being used for holiday lets or

second homes. While we accept and indeed approve this Policy, with its limit of no more than an additional 33% of the occupied dwellings (taken on the size of the

group the date the policy is implemented), we see no reason why, where appropriate open space or other known constraints can be identified in advance in relation

to these Groups, that they should not be mapped. Policy 23 states "While not identified on the proposals maps, these areas are important in supporting thriving and

sustainable rural communities..." and we argue that this sentence is self-contradictory. The aim of the Plan is to lay down policies and offer clarity to guide occupants,

developers and planners for the future; where useful steps can be taken in advance in relation to 'important areas', they should be taken. If Policy 23 is carried

through in anything like its current form into the next 5 year Local Plan, and those that follow that, it would not take long for settlements like Street of Kincardine to

double in size - and, if our proposal is not accepted, people in future will look back and suggest that there was lack of foresight back in 2008 when an opportunity to designate open space was not taken. It should be noted that, in nominating this particular field for designation as protected open space, we also recommend that

the marked boundaries should run along the southern line of the existing houses as far as but not beyond Tigh an Iasgair: this would therefore allow for new homes

to fill in gaps to the south of the road; and of course the proposal has no impact at all on fields to the north of the road, towards the Spey bank.

Second, we note and approve under Policy 4 the modified para. 4.20, which acknowledges that information on tree-lines comes from "desk based data", thus supporting one of the assertions made in our original note of objection.

Third, we note and approve the modification of the proposal map for Boat of Garten and vicinity which adds : "BG/Env: A number of open spaces and land which contributes to the setting of Boat of Garten are identified and will be protected from adverse development". So far, one large and one small area have been thus mapped - and we note that the larger of these areas runs right along the Spey as far as and beyond Street of Kincardine but on the north bank. Much of the field that is the subject of our proposal is already shown on this proposal map, together with the houses to which it relates. Thus to remove our objection now requires no new text but simply an additional area of green shading on an existing map.

Finally, we reassert that the Plan should take existing use in account. This field is currently used by all local residents both as open space in itself and also for access to a network of pathways leading a) to Tulloch and b) to the Abernethy Forest. It is already of significance to residents of this Rural Housing Group, and - given that this is so, that means exist to recognise this for planning purposes, and that such recognition falls easily within existing policies and text in the Modified Deposit Plan, we still argue that the further modification should be made. We maintain our objection.

Alison and I have been looking again at this email and have decided to withdraw our formal objection to Lack of Open Space in Street of Kincardine though only on the grounds that it's 99% not likely to be sustained. However where our comments support the current wording, you may take them as 'comments'. Hope this hasn't involved you in too much work that is now unnecessary.

CNPA analysis of objections to 1st modifications

No further action required.

Objection withdrawn