

Date:		
Issue:	Settlements – Ballater other land uses	
Objector(s):	James and Evelyn Sunley	Objection ref(s): 056d, q, s, t

Reporter	Mr. Begg
Procedure	Hearing

1.0 Overview

- 1.1 This statement sets out the Cairngorms National Park Authority response to the objections raised to the Deposit Local Plan as modified in respect of Settlements – Ballater other land uses and supplements the response made to those objections in its reports to Committee (CD7.3-7.5). No changes are proposed.

2.0 Provision of the Local Plan:

- 2.1 The policies in the Deposit Local Plan as modified apply across the Cairngorms National Park, including Ballater. Specific provision for Ballater is contained within the Strategic Settlements Section (p.68). The most significant proposal is HI housing allocation which is dealt with under separate objections. In addition, provision is also made in ED1 and ED2 for economic development sites, ED3 for potential business use of the bus station if it is vacated, ED4 to support the caravan/camp site, CI for community use of the old school, and ENV to recognise a number of open spaces that contribute to the setting of Ballater and will be protected.

3.0 Summary of issues raised:

- 3.1 One objection raising 4 issues has been lodged in respect of Ballater other land uses and wishes to have their objection considered by hearing:
- The DLP in setting out its policies has attempted to make one size fit all. What is good for Aviemore is not necessarily correct for Ballater. Policies as written must be more specific to the needs of individual communities. In 1.6 the Plan intends to identify sites for a 5 year period, the development of housing land in Ballater has to be over a much longer period. The plan appears to propose development in Ballater of 250 houses. Many villagers can identify the detrimental effects on the village of only 85 houses built by Scotia in the Monaltrie and Invercauld developments over a 10 year period. The plan must also identify land required for shopping, amenity and sports development. Objection maintained to 1st mDLP. In response to 2nd mDLP draws attention to a perceived page numbering error, and that increase in HI allocation from 10.99 to 16.2ha is due to inclusion of ED2 & 3 which were not in Aberdeenshire Local Plan. **(056d)**
 - 6.5/6.9 (Policy 33) Ballater has suffered from the loss of many hotel beds in recent years which are having a detrimental effect on availability and cost. The Plan should identify land and building development for Hotel and hostel accommodation as tourism is vital to the village. Objection maintained to 1st mDLP. In response to 2nd mDLP draws attention to a perceived page numbering error, and that increase in HI allocation from 10.99 to 16.2ha is due to inclusion of ED2 & 3 which were not in Aberdeenshire Local Plan. **(056q)**
 - 6.12/6.18 (Policy 35/36) Ballater is not well served with formal recreation facilities and compares poorly with many villages in Aberdeenshire. The Schools outdoor activity centre was a splendid facility that introduced the outdoors to many primary school children but was closed by the Council. The building is still owned by the council and could be brought back into use under CNPA or similar control to that provided at Loch

Morlich and Glenmore. Facilities and activities for tourists such as mountain biking, ropeways, sailing and canoeing in local lochs in the Ballater area is urgently needed to encourage people to stay in Ballater rather than passing through. The Plan should identify these aspirations. Objection maintained to 1st mDLP. In response to 2nd mDLP draws attention to a perceived page numbering error, and that increase in HI allocation from 10.99 to 16.2ha is due to inclusion of ED2 & 3 which were not in Aberdeenshire Local Plan. **(056s)**

- 6.12/6.18 (policy 36) No provision has been made for the football pitches planned by Aberdeenshire Council, nor any mention of the woodland project which was a desire expressed at many consultation meetings. Proposals for sustainability of areas required for Ballater Games and coach/car parking do not appear in the Plan. Objection maintained to 1st mDLP. In response to 2nd mDLP draws attention to a perceived page numbering error, and that increase in HI allocation from 10.99 to 16.2ha is due to inclusion of ED2 & 3 which were not in Aberdeenshire Local Plan. **(056t)**

4.0 Summary of Cairngorms National Park Authority Response

- Much of this relates to HI that is being dealt with under separate evidence on that allocation. It is a *Cairngorms National Park* Local Plan and the 1st mDLP inserted para 1.6 that explained the role of Plan across the whole Park. Any issues specific to Ballater are within the Strategic Settlements Section (p.68). The masterplan approach for HI will ensure that provision is made for supporting development and detailed impacts are monitored and assessed. The page numbering is accurate, but it may depend on printer being used. Increase in HI is to account for Games Park parking. **(056d)**
- The masterplan approach to HI offers potential for this as do Policies 27 and 33. The CNPA is not aware of any specific proposals so no allocation has been made. It is however considered that the Plan offers plenty of scope to accommodate tourism development. The page numbering is accurate, but it may depend on printer being used. Increase in HI is to account for Games Park parking. **(056q)**
- The CNPA is not aware of any specific proposals so no allocation has been made. It is however considered that the Plan offers plenty of scope to accommodate this type of provision. The additional wording in 1st mDLP para 7.4 p 61 makes it clear that there is support for mixed use development. The page numbering is accurate, but it may depend on printer being used. Increase in HI is to account for Games Park parking. **(056s)**
- The 1st mDLP revised the site boundary for HI to allow for parking for the Games. The masterplan approach will allow for provision of football pitches. Additionally, the policies in the Plan offer potential for recreation provision in other locations are in principle supported by the Plan. The page numbering is accurate, but it may depend on printer being used. Increase in HI is to account for Games Park parking. **(056t)**

5.0 CNPA Commendation to Reporter

5.1 It is commended to the Reporter that the objections to the issues listed above are rejected.

6.0 Assessment / Scope of Evidence

6.1 **056d** objection: objects as the DLP in setting out its policies has attempted to make one size fit all. What is good for Aviemore is not necessarily correct for Ballater. Policies as written must be more specific to the needs of individual communities. In 1.6 the Plan intends to identify sites for a 5 year period, the development of housing land in Ballater has to be over a much longer period. The plan appears to propose development in Ballater of 250 houses. Many villagers can

identify the detrimental effects on the village of only 85 houses built by Scotia in the Monaltrie and Invercauld developments over a 10 year period. The plan must also identify land required for shopping, amenity and sports development. Objection maintained to 1st mDLP. In response to 2nd mDLP draws attention to a perceived page numbering error, and that increase in HI allocation from 10.99 to 16.2ha is due to inclusion of ED2 & 3 which were not in Aberdeenshire Local Plan.

- 6.2 **Response:** Much of this relates to HI that is being dealt with under separate evidence on that allocation. It is a *Cairngorms National Park* Local Plan and the 1st mDLP inserted para 1.6 that explained the role of Plan across the whole Park. Any issues specific to Ballater are within the Strategic Settlements Section (p.68). The masterplan approach for HI will ensure that provision is made for supporting development and detailed impacts are monitored and assessed. The page numbering is accurate, but it may depend on printer being used. Increase in HI is to account for Games Park parking.
- 6.3 **056q** objection: objects 6.5/6.9 (Policy 33) Ballater has suffered from the loss of many hotel beds in recent years which are having a detrimental effect on availability and cost. The Plan should identify land and building development for Hotel and hostel accommodation as tourism is vital to the village. Objection maintained to 1st mDLP. In response to 2nd mDLP draws attention to a perceived page numbering error, and that increase in HI allocation from 10.99 to 16.2ha is due to inclusion of ED2 & 3 which were not in Aberdeenshire Local Plan.
- 6.4 **Response:** The masterplan approach to HI offers potential for this as do Policies 27 and 33. The CNPA is not aware of any specific proposals so no allocation has been made. It is however considered that the Plan offers plenty of scope to accommodate tourism development. The page numbering is accurate, but it may depend on printer being used. Increase in HI is to account for Games Park parking.
- 6.5 **056s** objection: objects 6.12/6.18 (Policy 35/36) Ballater is not well served with formal recreation facilities and compares poorly with many villages in Aberdeenshire. The Schools outdoor activity centre was a splendid facility that introduced the outdoors to many primary school children but was closed by the Council. The building is still owned by the council and could be brought back into use under CNPA or similar control to that provided at Loch Morlich and Glenmore. Facilities and activities for tourists such as mountain biking, ropeways, sailing and canoeing in local lochs in the Ballater area is urgently needed to encourage people to stay in Ballater rather than passing through. The Plan should identify these aspirations. Objection maintained to 1st mDLP. In response to 2nd mDLP draws attention to a perceived page numbering error, and that increase in HI allocation from 10.99 to 16.2ha is due to inclusion of ED2 & 3 which were not in Aberdeenshire Local Plan.
- 6.6 **Response:** The CNPA is not aware of any specific proposals so no allocation has been made. It is however considered that the Plan offers plenty of scope to accommodate this type of provision. The additional wording in 1st mDLP para 7.4 p 61 makes it clear that there is support for mixed use development. The page numbering is accurate, but it may depend on printer being used. Increase in HI is to account for Games Park parking.
- 6.7 **056t** objection: objects 6.12/6.18 (policy 36) No provision has been made for the football pitches planned by Aberdeenshire Council, nor any mention of the woodland project which was a desire expressed at many consultation meetings. Proposals for sustainability of areas required for Ballater Games and coach/car parking do not appear in the Plan. Objection maintained to 1st mDLP. In response to 2nd mDLP draws attention to a perceived page numbering error, and that

increase in HI allocation from 10.99 to 16.2ha is due to inclusion of ED2 & 3 which were not in Aberdeenshire Local Plan.

6.8 Response: The 1st mDLP revised the site boundary for HI to allow for parking for the Games. The masterplan approach will allow for provision of football pitches. Additionally, the policies in the Plan offer potential for recreation provision in other locations are in principle supported by the Plan. The page numbering is accurate, but it may depend on printer being used. Increase in HI is to account for Games Park parking.

7.0 List of documents (including Core Documents)

- CD6.13 Deposit Local Plan following 2nd Modifications
- CD7.3-7.5 CNPA Committee Reports on Modifications
- CD8.8 The Princes Foundation for the Built Environment – Ballater Summary Report Enquiry by Design 2006

8.0 Cairngorms National Park Authority Witnesses for Formal Inquiry

- Don McKee – Head of Planning