

Date:			
Issue:	Settlements – Ballater HI		
Objector(s):	Mrs, Carole Dickson	Objection ref(s):	481
	DW and IM Duncan		037q
	Stuart Wright		030
	Gordon Chaplin		535c
	Scott Fraser		404
	Mr. M. Pietranek		405
	Serena Humphrey		066a
	Colin Robertson		050
	Gordon Cowie		085
	Michael F Franklin		078
	Dinnet and Kinord Estate		438c
	SEPA		399r(b)

Reporter	Mr. Hugh Begg
Procedure	Written

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 HI and supplements the response made to those objections by the Cairngorms National Park Authority in its report to Committee (CD7.3-7.5). No changes are proposed.

2.0 Provision of the Local Plan:

- 2.1 The Deposit Local Plan as modified makes a variety of provision for Ballater within the Strategic Settlements section. The Proposals Map and accompanying text provide HI to the north east of Monaltrie Park as an opportunity for housing and mixed use land for the longer term to ensure a planned approach to development. The site has capacity for around 250 units with 90 being envisaged in the life of this Plan. The site has been subject to an Enquiry by Design workshop run by the Prince’s Foundation for the Built Environment involving the local community and other stakeholders. This process indicated a layout incorporating a variety of densities and designs and pockets of mixed uses to support the growth of sustainable communities, an approach supported in this Plan. The plan states the expectations of development in terms of its relationship with Monaltrie Park, links with the surrounding area and respect for the planned character of Ballater. The CNPA will work with the community, developers, and the Prince’s Foundation to produce a masterplan. Part of the site lies within SEPA’s indicative flood risk area and a detailed flood risk assessment will be required for proposals for the site.

- 2.2 Any proposal will be considered against the Local Plan as a whole, but the following policies in the mDLP are of specific relevance:

- Policy 1 – Development in the Cairngorms National Park
- Policy 2 – Natura 2000 Sites
- Policy 5 – Protected Species
- Policy 6 – Biodiversity
- Policy 7 –Landscape
- Policy 12 – The Local and Wider Cultural Heritage of the Park
- Policy 13 – Water Resources

- Policy 14 – Mineral and Soil/Earth Resources
- Policy 17 – Improvements to Settlements
- Policy 18 – Design Standards for Development
- Policy 20 – Developer Contributions
- Policy 21 – Contributions to Affordable Housing
- Policy 22 – Housing Development within Settlement Boundaries
- Policy 27 – Business Development
- Policy 28 – Retail Development
- Policy 31 – Integrated and Sustainable Transport Network
- Policy 32 – Waste Management
- Policy 34 – Outdoor Access
- Policy 35 – Sport and Recreation Facilities
- Policy 36 – Other Open Space Provision

3.0 Summary of objection(s)

3.1 12 objections raising some 8 issues have been lodged on Settlements – Ballater HI and wish to be considered by the written procedure:

- In response to 1st mDLP, believe access issues require early consideration before development of the site. Any proposal to use Monaltrie Avenue as an access road for a substantial number of units is likely to be regarded as a retrograde step. Early consideration has to be given to connections between HI and the town centre as requiring traffic to exit onto the B972 and return along the A93 would create a feeling that HI is not really an integral part of the town. **(481)**
- 250 houses would significantly alter the character of this 18th century planned village. In response to 2nd mDLP believe it is at odds with the 1st aim of the Park. **(037q)**
- Development on this site, at this density would destroy the character of Ballater and destroy a valuable piece of good quality agricultural land and erode viability of agriculture in the area. Area already has enough new houses and too many 2nd homes. No more large scale housing development and no more houses sold as 2nd homes. **(030)**
- In response to 2nd mDLP, on subject of enlarged HI would like clarification that the overall boundary covered is inclusive of a shelter belt of trees in a north easterly direction. I was given this verbally, but Prince's Foundation shows building up to boundary. **(535c)**
- The plan for housing in HI will in the main prevent any social activity that needs car parking such as the Highland Games which this year had upwards of 600 cars and would require more in future. **(404)**
- Development will adversely affect the setting of the Grade B Monaltrie House; perhaps building could be kept to the two lower fields and plant trees to block it off from the listed building. **(405)**
- Ballater already suffering too great an expansion, infrastructure cannot support another large development. No employment opportunities to hold young families and houses will be bought, as in last two developments, by retired and 2nd homes which is contrary to Park's objectives. It is spoiling the unique structure and character of the village. **(066a)**
- Development of HI should be done in a way that does not require access through Monaltrie Avenue. It should be through Craighendarroch Walk directly to Craigview Road. In response to 1st mDLP, restates objection and expresses disappointment that Community Council have agreed to back Prince's Foundation proposal. Attention to detail at this stage is essential. What is proposed can very soon become reality and then it is too late to do anything at all. **(050)**

- The land allocated has to accommodate parking for the Games and landscaping to the west, and the density of 250 is therefore unreasonable. Land should also be protected to the west of Monaltrie House to protect the setting of this listed building. However the space remaining would be more appropriate in scale to Ballater's needs and the proposals should therefore be reduced in area, reduced in number of houses proposed, include parking for the games and landscaping, and any development should protect the setting of Monaltrie House and the views from the top of the hill on the A93 east of the Pass of Ballater. In response to 1st mDLP, the modifications address the issue of car parking, but the extension eastwards heightens my objection, clearly in the view of the CNPA there is no natural eastwards boundary for housing and eventually the whole. In response to 2nd mDLP I consider changes to Policy 21 are fundamental as far as housing in Ballater is concerned. A requirement of 40% affordable was quoted, but now it appears this could be as low as 25% and I object to this. **(085)**
- The density for the site is out of keeping with similar size sites elsewhere in the Park in Newtonmore. Extra space is required for Monaltrie Park and parking space is required for the Games and other events. If CNPA is to work with the community as stated on p70 then 1st priority is to create necessary recreational space and then assign remaining space as appropriate. Although some low cost housing is required, I'm not aware of a report that indicates a large need in Ballater, this site is therefore solution to an external problem and poses a threat to the nature of the community and the appeal to visitors that is key to its economic well being. The site lies in a flood plain. Therefore essential that any detailed flood risk assessment is seen to be carried out by an external assessor. **(078)**
- The DLP makes overprovision for Ballater to the detriment of other settlements within the area. Ballater is a relatively thriving community, while it is acknowledged that it is capable of additional growth the scale is considered excessive and will do little to help sustain other smaller settlements in the area. Recent developments have been bought as 2nd homes which fail to address local needs. Unlike proposals for Dinnet the additional employment opportunities for Ballater are out of scale to the extent of the housing proposed. It is questionable if Ballater is more sustainable as a settlement than Dinnet. 190 units should be allocated to Ballater on a reduced HI with the remaining 60 allocated to Dinnet. **(438c)**
- SEPA object to Ballater HI allocation as it is in the 1 in 200 year flood risk area and it has not yet been demonstrated that development can be satisfactorily accommodated. **(399r(b))**

4.0 Summary of Cairngorms National Park Authority Response

4.1 The CNPA has identified Ballater as a strategic settlement. It is the largest village in the eastern side of the National Park and as such is the proper location for allocations to contribute to the future housing needs of the area. Land is also allocated in Braemar. Topic Paper 3 "Approach to Housing Land Supply and Affordable Housing" (CD7.23) explains the background to the provision of housing land within the Park and the basis for the allocations. The most recent analysis indicates a need in Upper Deeside for 29 affordable houses a year. Between Ballater and Braemar the plan provides for 130 housing units total in the plan period to meet the needs of the growing number of households, to contribute to the affordable housing requirement and ensure a long term demographically balanced community in Ballater. It is noted that Scottish Enterprise Grampian, although their objection has since been withdrawn, were concerned that the allocations are not sufficient and are of the view that employment follows housing provision. Following the Aberdeenshire Local Plan Inquiry, the adopted Aberdeenshire Local Plan 2006 (CD6.5) makes provision for a future undefined area of housing land in Ballater in the general location of HI in the DLP. The Cairngorms Landscape Capacity for Housing Study 2005 (CD7.19) considered Ballater and identified HI as having potential for development with buildings concentrated towards the south and woodland to the north. The Prince's Foundation held a 3 day Enquiry by Design workshop in November 2006 which was attended by

representatives of the Community Council, Ballater and Royal Deeside, CNPA, Aberdeenshire Council and others. This was the first stage in an ongoing process and it is understood that TPF wish to return later in 2009 to take the work forward. The Summary Report of the Ballater Enquiry by Design November 2006 (CD8.8) explains the process in full and the Deposit Local Plan reflects what was coming out of the work. The proposals in the mDLP are considered to be consistent with these two pieces of work and allow for the proper planning of Ballater's long term growth via a masterplanning process rather than the more ad hoc approach of the past. This will allow continuity, early establishment of long term landscaping requirements, and a planned approach to integrating future development with the historic core of the village. The area allocated is intended to provide for a range of needs for the community, including housing, business and recreation. This will facilitate the achievement of high quality and consistent design, the full range of sustainability measures and provision for biodiversity throughout the development. Flood risk issues are still the subject of dialogue between SEPA and a prospective developer and a Flood Risk Assessment has been prepared which is still undergoing scrutiny by SEPA: an response is still awaited. The period covered by this plan allows for 90 units and monitoring of its implementation plus preparation of the new Local Development Plan will allow the situation to be kept under ongoing review. Issues relating to housing provision in Dinnet are dealt with in evidence relating to that settlement. No further modifications are proposed.

5.0 CNPA Commendation to Reporter

5.1 It is commended to the Reporter that the objections to Settlements – Ballater HI as listed above are rejected.

6.0 Strategic issues

6.1 None other than as identified in Topic Paper 1 “Statutory National Park Context” (CD7.21) and Topic Paper 3 “Approach to Housing Land Supply and Affordable Housing” (CD7.23)

7.0 Other material considerations

7.1 SPP7 Planning and Flooding (CD2.7) and The Princes Foundation for the Built Environment – Ballater Summary Report Enquiry by Design 2006 (CD8.8)

8.0 Assessment / Scope of Evidence

8.1 **(481)** Objection: Objects, in response to 1st mDLP, believe access issues require early consideration before development of the site. Any proposal to use Monaltrie Avenue as an access road for a substantial number of units is likely to be regarded as a retrograde step. Early consideration has to be given to connections between HI and the town centre as requiring traffic to exit onto the B972 and return along the A93 would create a feeling that HI is not really an integral part of the town.

8.2 **Response:** These are matters of detail and the proposed masterplan approach will ensure that there is proper provision for access in consultation with Aberdeenshire Council as highway authority. No further modifications are proposed.

8.3 **(037q)** Objection: Objects, 250 houses would significantly alter the character of this 18th century planned village. In response to 2nd mDLP believe it is at odds with the 1st aim of the Park.

- 8.4 **Response:** The proposals in the mDLP will allow for the proper planning of Ballater's long term growth via a masterplanning process rather than the more ad hoc approach of the past. This will allow continuity, early establishment of long term landscaping requirements, and a planned approach to integrating future development with the historic core of the village. The work to date by the Prince's Foundation has given an early indication of how this can be achieved and consequently there would be no conflict with the 1st aim of the Park. The fact that any development would have to comply with all relevant policies in the mDLP, and Policy I in particular, reinforces this. No further modifications are proposed.
- 8.5 **(030) Objection:** Objects, development on this site, at this density would destroy the character of Ballater and destroy a valuable piece of good quality agricultural land and erode viability of agriculture in the area. Area already has enough new houses and too many 2nd homes. No more large scale housing development and no more houses sold as 2nd homes.
- 8.6 **Response:** The CNPA has identified Ballater as a strategic settlement. It is the largest village in the eastern side of the National Park and as such is the proper location for allocations to contribute to the future housing needs of the area. Land is also allocated in Braemar. Topic Paper 3 "Approach to Housing Land Supply and Affordable Housing" (CD7.23) explains the background to the provision of housing land within the Park and the basis for the allocations. The most recent analysis indicates a need in Upper Deeside for 29 affordable houses a year. Between Ballater and Braemar the plan provides for 130 housing units total in the plan period to meet the needs of the growing number of households, to contribute to the affordable housing requirement and ensure a long term demographically balanced community in Ballater. Following the Aberdeenshire Local Plan Inquiry, the adopted Aberdeenshire Local Plan 2006 (CD6.5) makes provision for a future undefined area of housing land in Ballater in the general location of HI in the DLP. The Cairngorms Landscape Capacity for Housing Study 2005 (CD7.19) considered Ballater and identified HI as having potential for development with buildings concentrated towards the south and woodland to the north. The Prince's Foundation held a 3 day Enquiry by Design workshop in November 2006 which was attended by representatives of the Community Council, Ballater and Royal Deeside, CNPA, Aberdeenshire Council and others. This was the first stage in an ongoing process and it is understood that TPF wish to return later in 2009 to take the work forward. The Summary Report of the Ballater Enquiry by Design November 2006 (CD8.8) explains the process in full and the Deposit Local Plan reflects what was coming out of the work. The proposals in the mDLP are considered to be consistent with these two pieces of work and allow for the proper planning of Ballater's long term growth via a masterplanning process rather than the more ad hoc approach of the past. This will allow continuity, early establishment of long term landscaping requirements, and a planned approach to integrating future development with the historic core of the village. The area allocated is intended to provide for a range of needs for the community, including housing, business and recreation. This will facilitate the achievement of high quality and consistent design, the full range of sustainability measures and provision for biodiversity throughout the development. Classes 1, 2 and 3.1 are prime quality land and should be protected. This land is classified as Class 3.2 i.e. "Land capable of producing a moderate range of crops. Average arable land." Planning control over second homes is limited, but the CNPA will work with partners via the masterplan process to ensure that the maximum amount of housing is available to meet needs within the Park. The period covered by this plan allows for 90 units and monitoring of its implementation plus preparation of the new Local Development Plan will allow the situation to be kept under ongoing review. No further modifications are proposed.
- 8.7 **(535c) Objection:** Objects, in response to 2nd mDLP, on subject of enlarged HI would like clarification that the overall boundary covered is inclusive of a shelter belt of trees in a north

easterly direction. I was given this verbally, but Prince's Foundation shows building up to boundary.

- 8.8 **Response:** Any proposal would be subject to a comprehensive landscaping strategy, including substantial planting on the edges and within the development to integrate it with the existing landscape context and ensure there is no hard edge when approaching from the east. The Prince's Foundation sketch layouts are indicative at this stage and not of sufficient detail to show all of the landscaping measures that would be necessary. This issue can be addressed in the master planning process. No further modifications are proposed.
- 8.9 **(404) Objection:** Objects, the plan for housing in HI will in the main prevent any social activity that needs car parking such as the Highland Games which this year had upwards of 600 cars and would require more in future.
- 8.10 **Response:** The 1st mDLP makes provision for this by extending the ENV designation to the south of HI and extending HI northwards. The masterplanning process for HI can address the issue in greater detail. No further modifications are proposed.
- 8.11 **(405) Objection:** Object, development will adversely affect the setting of the Grade B Monaltrie House; perhaps building could be kept to the two lower fields and plant trees to block it off from the listed building.
- 8.12 **Response:** It is considered that the setting of the listed building can be protected via the masterplanning process and subsequent detailed proposals. This will include detailed assessment of the disposition of buildings and provision for landscaping in relation to Monaltrie House. No further modifications are proposed.
- 8.13 **(066a) Objection:** Objects, Ballater already suffering too great an expansion, infrastructure cannot support another large development. No employment opportunities to hold young families and houses will be bought, as in last two developments, by retired and 2nd homes which is contrary to Park's objectives. It is spoiling the unique structure and character of the village.
- 8.14 **Response:** The CNPA has identified Ballater as a strategic settlement. It is the largest village in the eastern side of the National Park and as such is the proper location for allocations to contribute to the future housing needs of the area. Land is also allocated in Braemar. Topic Paper 3 "Approach to Housing Land Supply and Affordable Housing" (CD7.23) explains the background to the provision of housing land within the Park and the basis for the allocations. The most recent analysis indicates a need in Upper Deeside for 29 affordable houses a year. Between Ballater and Braemar the plan provides for 130 housing units total in the plan period to meet the needs of the growing number of households, to contribute to the affordable housing requirement and ensure a long term demographically balanced community in Ballater. It is noted that Scottish Enterprise Grampian, although their objection has since been withdrawn, were concerned that the allocations are not sufficient and are of the view that employment follows housing provision. Following the Aberdeenshire Local Plan Inquiry, the adopted Aberdeenshire Local Plan 2006 (CD6.5) makes provision for a future undefined area of housing land in Ballater in the general location of HI in the DLP. The Cairngorms Landscape Capacity for Housing Study 2005 (CD7.19) considered Ballater and identified HI as having potential for development with buildings concentrated towards the south and woodland to the north. The Prince's Foundation held a 3 day Enquiry by Design workshop in November 2006 which was attended by representatives of the Community Council, Ballater and Royal Deeside, CNPA, Aberdeenshire Council and others. This was the first stage in an ongoing process and it is understood that TPF

wish to return later in 2009 to take the work forward. The Summary Report of the Ballater Enquiry by Design November 2006 (CD8.8) explains the process in full and the Deposit Local Plan reflects what was coming out of the work. The proposals in the mDLP are considered to be consistent with these two pieces of work and allow for the proper planning of Ballater's long term growth via a masterplanning process rather than the more ad hoc approach of the past. This will allow continuity, early establishment of long term landscaping requirements, and a planned approach to integrating future development with the historic core of the village. The area allocated is intended to provide for a range of needs for the community, including housing, business and recreation. This will facilitate the achievement of high quality and consistent design, the full range of sustainability measures and provision for biodiversity throughout the development. Planning control over second homes is limited, but the CNPA will work with partners via the masterplan process to ensure that the maximum amount of housing is available to meet needs within the Park. The period covered by this plan allows for 90 units and monitoring of its implementation plus preparation of the new Local Development Plan will allow the situation to be kept under ongoing review. No further modifications are proposed.

- 8.15 **(050) Objection:** Objects, development of HI should be done in a way that does not require access through Monaltrie Avenue. It should be through Craigenarroch Walk directly to Craigview Road. In response to 1st mDLP, restates objection and expresses disappointment that Community Council have agreed to back Prince's Foundation proposal. Attention to detail at this stage is essential. What is proposed can very soon become reality and then it is too late to do anything at all.
- 8.16 **Response:** The masterplan approach can deal with this issue in a considered fashion in consultation with all relevant parties, including Aberdeenshire Council as highway authority. Anything shown in the Prince's Foundation work to date is purely indicative. No further modifications are proposed.
- 8.17 **(085) Objection:** Objects, the land allocated has to accommodate parking for the Games and landscaping to the west, and the density of 250 is therefore unreasonable. Land should also be protected to the west of Monaltrie House to protect the setting of this listed building. However the space remaining would be more appropriate in scale to Ballater's needs and the proposals should therefore be reduced in area, reduced in number of houses proposed, include parking for the games and landscaping, and any development should protect the setting of Monaltrie House and the views from the top of the hill on the A93 east of the Pass of Ballater. In response to 1st mDLP, the modifications address the issue of car parking, but the extension eastwards heightens my objection, clearly in the view of the CNPA there is no natural eastwards boundary for housing and eventually the whole. In response to 2nd mDLP I consider changes to Policy 21 are fundamental as far as housing in Ballater is concerned. A requirement of 40% affordable was quoted, but now it appears this could be as low as 25% and I object to this.
- 8.18 **Response:** The CNPA has identified Ballater as a strategic settlement. It is the largest village in the eastern side of the National Park and as such is the proper location for allocations to contribute to the future housing needs of the area. Land is also allocated in Braemar. Topic Paper 3 "Approach to Housing Land Supply and Affordable Housing" (CD7.23) explains the background to the provision of housing land within the Park and the basis for the allocations. The most recent analysis indicates a need in Upper Deeside for 29 affordable houses a year. Between Ballater and Braemar the plan provides for 130 housing units total in the plan period to meet the needs of the growing number of households, to contribute to the affordable housing requirement and ensure a long term demographically balanced community in Ballater. Following the Aberdeenshire Local Plan Inquiry, the adopted Aberdeenshire Local Plan 2006 (CD6.5)

makes provision for a future undefined area of housing land in Ballater in the general location of HI in the DLP. The Cairngorms Landscape Capacity for Housing Study 2005 (CD7.19) considered Ballater and identified HI as having potential for development with buildings concentrated towards the south and woodland to the north. The Prince's Foundation held a 3 day Enquiry by Design workshop in November 2006 which was attended by representatives of the Community Council, Ballater and Royal Deeside, CNPA, Aberdeenshire Council and others. This was the first stage in an ongoing process and it is understood that TPF wish to return later in 2009 to take the work forward. The Summary Report of the Ballater Enquiry by Design November 2006 (CD8.8) explains the process in full and the Deposit Local Plan reflects what was coming out of the work. The proposals in the mDLP are considered to be consistent with these two pieces of work and allow for the proper planning of Ballater's long term growth via a masterplanning process rather than the more ad hoc approach of the past. This will allow continuity, early establishment of long term landscaping requirements, and a planned approach to integrating future development with the historic core of the village. The density of 250 indicates the assessment of the historic character of Ballater in the Prince's Foundation work rather than recent housing developments which are of a low density. The point regarding land west of Monaltrie House is noted and the masterplan can address this issue taking account of the setting of Monaltrie House, the landscape context, wildlife networks, traffic requirements and concern at future eastwards expansion. The area allocated is intended to provide for a range of needs for the community, including housing, business and recreation. This will facilitate the achievement of high quality and consistent design, the full range of sustainability measures and provision for biodiversity throughout the development. The period covered by this plan allows for 90 units and monitoring of its implementation plus preparation of the new Local Development Plan will allow the situation to be kept under ongoing review. Issues relating to Policy 21 and the percentage of affordable housing can be dealt with in evidence on that policy. No further modifications are proposed.

8.19 **(078) Objection:** Objects, the density for the site is out of keeping with similar size sites elsewhere in the Park in Newtonmore. Extra space is required for Monaltrie Park and parking space is required for the Games and other events. If CNPA is to work with the community as stated on p70 then 1st priority is to create necessary recreational space and then assign remaining space as appropriate. Although some low cost housing is required, I'm not aware of a report that indicates a large need in Ballater, this site is therefore solution to an external problem and poses a threat to the nature of the community and the appeal to visitors that is key to its economic well being. The site lies in a flood plain. Therefore essential that any detailed flood risk assessment is seen to be carried out by an external assessor.

8.20 **Response:** The CNPA has identified Ballater as a strategic settlement. It is the largest village in the eastern side of the National Park and as such is the proper location for allocations to contribute to the future housing needs of the area. Land is also allocated in Braemar. Topic Paper 3 "Approach to Housing Land Supply and Affordable Housing" (CD7.23) explains the background to the provision of housing land within the Park and the basis for the allocations. The most recent analysis indicates a need in Upper Deeside for 29 affordable houses a year. Between Ballater and Braemar the plan provides for 130 housing units total in the plan period to meet the needs of the growing number of households, to contribute to the affordable housing requirement and ensure a long term demographically balanced community in Ballater. Ballater is not a standalone housing market area. It is noted that Scottish Enterprise Grampian, although their objection has since been withdrawn, were concerned that the allocations are not sufficient and are of the view that employment follows housing provision. Following the Aberdeenshire Local Plan Inquiry, the adopted Aberdeenshire Local Plan 2006 (CD6.5) makes provision for a future undefined area of housing land in Ballater in the general location of HI in the DLP. The

Cairngorms Landscape Capacity for Housing Study 2005 (CD7.19) considered Ballater and identified HI as having potential for development with buildings concentrated towards the south and woodland to the north. The Prince's Foundation held a 3 day Enquiry by Design workshop in November 2006 which was attended by representatives of the Community Council, Ballater and Royal Deeside, CNPA, Aberdeenshire Council and others. This was the first stage in an ongoing process and it is understood that TPF wish to return later in 2009 to take the work forward. The Summary Report of the Ballater Enquiry by Design November 2006 (CD8.8) explains the process in full and the Deposit Local Plan reflects what was coming out of the work. The proposals in the mDLP are considered to be consistent with these two pieces of work and allow for the proper planning of Ballater's long term growth via a masterplanning process rather than the more ad hoc approach of the past. This will allow continuity, early establishment of long term landscaping requirements, and a planned approach to integrating future development with the historic core of the village. The area allocated is intended to provide for a range of needs for the community, including housing, business and recreation: the 1st mDLP took account of the need for parking for the Games by increasing the ENV designation to the south of HI. This will facilitate the achievement of high quality and consistent design, the full range of sustainability measures and provision for biodiversity throughout the development. In terms of density it is not relevant to compare different sites in parts of the Park that are far removed from each other, but to consider the established character of the village and the densities within that. The flood issue is acknowledged and any development would have to be subject to a Flood Risk Assessment that would satisfy SEPA. The period covered by this plan allows for 90 units and monitoring of its implementation plus preparation of the new Local Development Plan will allow the situation to be kept under ongoing review. The period covered by this plan allows for 90 units and monitoring of its implementation plus preparation of the new Local Development Plan will allow the situation to be kept under ongoing review. No further modifications are proposed.

8.21 **(438c)** The DLP makes overprovision for Ballater to the detriment of other settlements within the area. Ballater is a relatively thriving community, while it is acknowledged that it is capable of additional growth the scale is considered excessive and will do little to help sustain other smaller settlements in the area. Recent developments have been bought as 2nd homes which fail to address local needs. Unlike proposals for Dinnet the additional employment opportunities for Ballater are out of scale to the extent of the housing proposed. It is questionable if Ballater is more sustainable as a settlement than Dinnet. 190 units should be allocated to Ballater on a reduced HI with the remaining 60 allocated to Dinnet.

8.22 **Response:** The CNPA has identified Ballater as a strategic settlement. It is the largest village in the eastern side of the National Park and as such is the proper location for allocations to contribute to the future housing needs of the area. Land is also allocated in Braemar. Topic Paper 3 "Approach to Housing Land Supply and Affordable Housing" (CD7.23) explains the background to the provision of housing land within the Park and the basis for the allocations. The most recent analysis indicates a need in Upper Deeside for 29 affordable houses a year. Between Ballater and Braemar the plan provides for 130 housing units total in the plan period to meet the needs of the growing number of households, to contribute to the affordable housing requirement and ensure a long term demographically balanced community in Ballater. Following the Aberdeenshire Local Plan Inquiry, the adopted Aberdeenshire Local Plan 2006 (CD6.5) makes provision for a future undefined area of housing land in Ballater in the general location of HI in the DLP. The Cairngorms Landscape Capacity for Housing Study 2005 (CD7.19) considered Ballater and identified HI as having potential for development with buildings concentrated towards the south and woodland to the north. The Prince's Foundation held a 3 day Enquiry by Design workshop in November 2006 which was attended by representatives of

the Community Council, Ballater and Royal Deeside, CNPA, Aberdeenshire Council and others. This was the first stage in an ongoing process and it is understood that TPF wish to return later in 2009 to take the work forward. The Summary Report of the Ballater Enquiry by Design November 2006 (CD8.8) explains the process in full and the Deposit Local Plan reflects what was coming out of the work. The proposals in the mDLP are considered to be consistent with these two pieces of work and allow for the proper planning of Ballater's long term growth via a masterplanning process rather than the more ad hoc approach of the past. This will allow continuity, early establishment of long term landscaping requirements, and a planned approach to integrating future development with the historic core of the village. The area allocated is intended to provide for a range of needs for the community, including housing, business and recreation. This will facilitate the achievement of high quality and consistent design, the full range of sustainability measures and provision for biodiversity throughout the development. The period covered by this plan allows for 90 units and monitoring of its implementation plus preparation of the new Local Development Plan will allow the situation to be kept under ongoing review. This is an objection by Dinnet and Kinord Estate wanting more land allocated in that settlement and this is dealt with in evidence relating to Dinnet. Ballater and Dinnet cannot be compared in terms of scale, character, range of services/facilities and other infrastructure. The allocation has been made based on the settlement hierarchy as set out in the Plan and taking its lead from the National Park Plan. No further modifications are proposed.

8.23 **399r(b))** Objection: SEPA object to Ballater HI allocation as it is in the 1 in 200 year flood risk area and it has not yet been demonstrated that development can be satisfactorily accommodated.

8.24 **Response:** It is understood that SEPA has received a revised Flood Risk Assessment from a prospective developer and this has started to address some of the issues and a dialogue is still taking place. CNPA currently understands that there is potential for issues to be resolved and will reserve its final position until the completion of this dialogue or at the LPI whichever is earlier.

9.0 Conclusions

9.1 It is commended to the Reporter that the objections to Settlements – Ballater HI as listed above are rejected.

10.0 List of documents (including Core Documents)

- CD1.3 The National Parks (Scotland) Act 2000
- CD1.18 Cairngorms National Park Designation Order 2003
- CD7.21 Topic Paper 1 “Statutory National Park Context”
- CD7.23 Topic Paper 3 “Approach to Housing Land Supply and Affordable Housing”
- CD7.24 Topic Paper 4 “Site Selection”
- CD6.13 Cairngorms National Park Deposit Local Plan as at 2nd modifications
- CD7.1 Cairngorms National Park Plan 2007
- CD7.3-7.5 CNPA Committee Reports
- CD7.19 Cairngorms Landscape Capacity for Housing Study 2005
- CD8.8 The Princes Foundation for the Built Environment – Ballater Summary Report Enquiry by Design 2006
- CD6.5 Aberdeenshire Local Plan
- CD6.1 North East Scotland Together 2002
- CD7.10 Population and Household Projections University of Manchester 2005

- CD8.12 GROS Population and Household Projections for National Parks
- CD7.8 Cairngorms Housing System Analysis 2006
- CD7.9 Planning for Affordable Housing in Cairngorms National Park (Communities Scotland) 2008
- CD2.7 SPP7 Planning and Flooding
- CD2.4 SPP3 Planning for Housing (2008)