

<b>Date:</b>		
<b>Issue:</b>	<b>Settlements – Ballater recreation provision</b>	
<b>Objector(s):</b>	David Thomas Lapsley	<b>Objection ref(s):</b> 451

<b>Reporter</b>	Mr Hugh Begg
<b>Procedure</b>	Written

## 1.0 Overview

- 1.1 This statement sets out the Cairngorms National Park Authority response to the objection raised to the Deposit Local Plan as modified in respect of Settlements – Ballater and supplements the response made to this objection 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. Provision is also made in ED 1- 3 for business opportunities and in ED4 scope for enhancement at the caravan and camping site. The old school CI is protected for community use. The golf course, Monaltrie Park and recent woodland area north of Pannanich Road contribute to the setting of Ballater and will be protected from adverse development.

## 3.0 Summary of objection

- 3.1 One objection raising one issue has been lodged on Settlements – Ballater and wishes to be considered by the written procedure:
- There is a valid case for a dedicated football facility for Ballater, we would love an area large enough to contain a full size pitch and running track. **(451)**

## 4.0 Summary of Cairngorms National Park Authority Response

- 4.1 There is a current planning application for an all weather pitch on Monaltrie Park and this is being dealt with by Aberdeenshire Council. It is anticipated that work on the masterplan for the HI allocation will consider and make provision for such community facilities in liaison with the community, the local authority and others. Policies in the Local Plan support the provision of such facilities. No further changes are proposed.

## 5.0 CNPA Commendation to Reporter

5.1 It is commended to the Reporter that the objection to Settlements – Ballater as listed above is rejected. No issues are raised that could lead the Cairngorms National Park Authority to consider the approach deficient.

## **6.0 Other material considerations**

6.1 The Summary Report of the Ballater Enquiry by Design November 2006 (CD8.8)

## **7.0 Assessment / Scope of Evidence**

7.1 **(451) Objection:** Objects, there is a valid case for a dedicated football facility for Ballater, we would love an area large enough to contain a full size pitch and running track.

7.2 **Response:** There is a current planning application for an all weather pitch on Monaltrie Park and this is being dealt with by Aberdeenshire Council. It is anticipated that work on the masterplan for the HI allocation will consider and make provision for such community facilities in liaison with the community, the local authority and others. Policies in the Local Plan support the provision of such facilities. No further changes are proposed.

## **8.0 Conclusions**

8.1 It is commended to the Reporter that the objection to Settlements – Ballater as listed above is rejected. No issues are raised that could lead the Cairngorms National Park Authority to consider the approach deficient.

## **9.0 List of documents (including Core Documents)**

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