

Ballater

Proposals

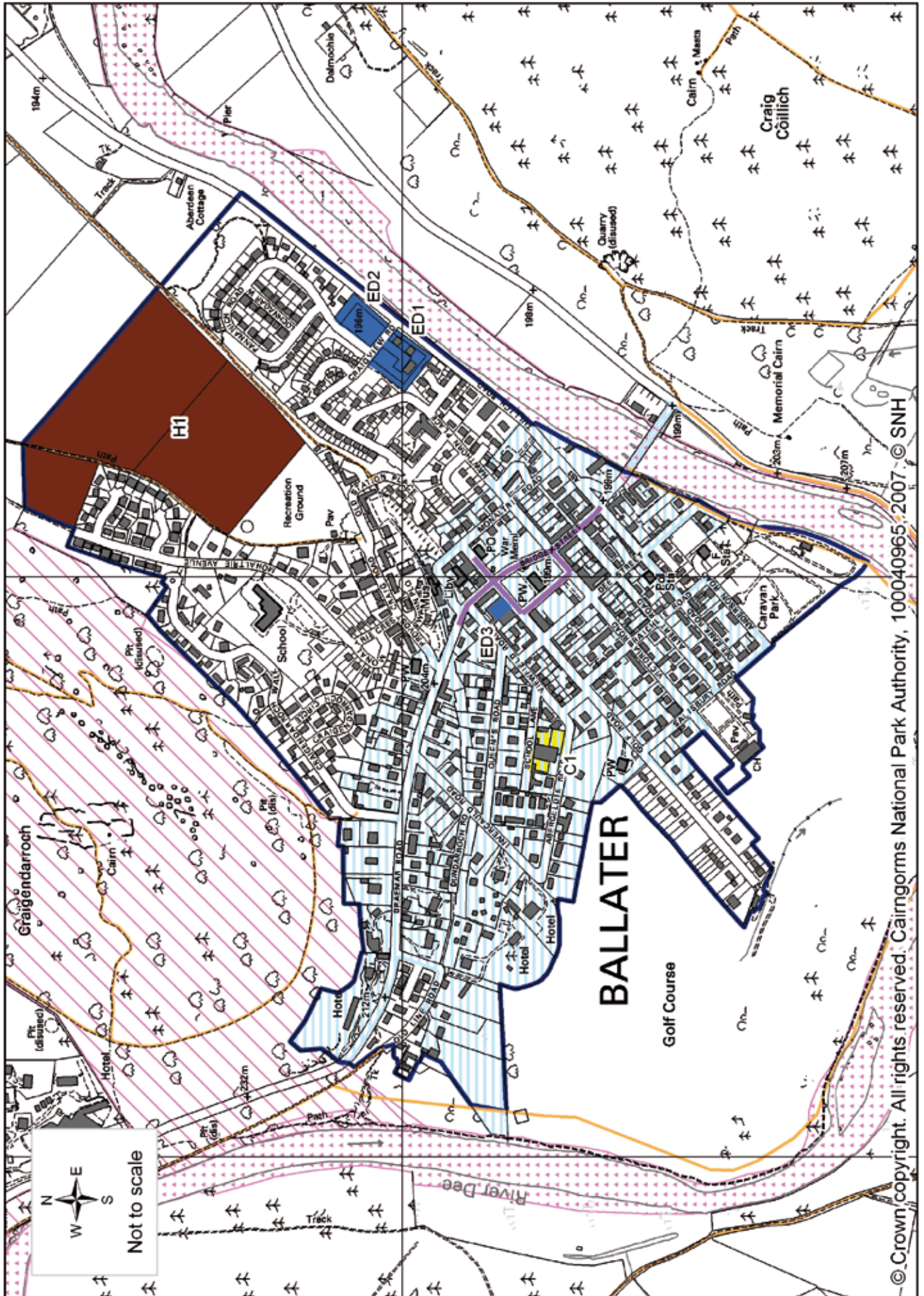
BL/HI: This 10.99Ha site to the north east of Monaltrie Park provides an opportunity for housing land for the longer term in Ballater and to ensure a planned approach to development. The site would have capacity for around 250 units and would incorporate additional space for Monaltrie Park and provide parking opportunities for the Ballater Games or other large events. The site has been the subject of an 'Inquiry by Design' workshop run by the Prince's Foundation for the Built Environment and involving the local community and other stakeholders. The CNPA will work with the community, developers, and the Prince's Foundation, to ensure that a masterplan that reflects the community's needs and the special character of Ballater is prepared for the site. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site.

BL/EDI: The existing business units owned by Aberdeenshire Council will remain, with vacant space reserved for business uses.

BL/ED2: This site is allocated for additional economic development opportunities.

BL/ED3: The bus station between Golf Road and Viewfield Road will remain as a site for business use, should it become vacated by its current occupiers.

BL/CI: The site of the old school is to be protected for community use and the provision of uses considered necessary by the local community.



© Crown/copyright. All rights reserved. Cairngorms National Park Authority, 100040965. 2007. © SNH

Ballater



Legend

-  Cairngorms National Park
-  Conservation Area
-  Site of Special Scientific Interest
-  Special Protection Area
-  Special Area of Conservation
-  Ramsar Convention Site
-  National Nature Reserve
-  Gardens & Designed Landscapes
-  National Scenic Areas
-  Indicative Settlement Boundary
-  Settlement Boundary

Settlement Zone Type

-  Community
-  Economic Development
-  Housing
-  Protected Open Space
-  Village Centre

Proposed Core Path (under consultation)

-  Existing Path
-  Potential New Path