

Representation, summary and analysis – Settlements

Policy Settlement Boundaries **Name** Mr Bill Carr **Company** **Objector Ref** 052b

Representation

The Community Council also wishes the CNPA planning department to confirm that there are no proposed developments in the Dalwhinnie area beyond the defined settlement boundary without appropriate local consultation.

Summary

Wish to confirm that there are no proposed developments in the Dalwhinnie area beyond the defined settlement boundary without appropriate local consultation.

CNPA analysis

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.

Policy Settlement General **Name** Robert Maund **Company** Scottish Council for National Parks **Objector Ref** 434n

Representation

We are generally supportive of the classification of settlements between strategic and intermediate and the use of four key proposal types. It is noted that the individual settlement plans do not always provide up to date information on existing housing units. The intention of the Plan to restrict most development within settlement envelopes is good, but the way the land is allocated will bring an urban feel to many of these villages. Of particular concern is the fact that in the Badenoch and Strathspey area all the new development is predicated on the need to improve the infrastructure and, in particular, the water supply and sewerage infrastructure. The Water Authority is on record as stating that Loch Einich which is the current main source of supply for Badenoch and Strathspey is at or near capacity and the most likely option for further supply will be boreholes and abstraction from the Spey which is the core interest of the Spey Catchment SAC. This is bound to threaten the integrity of Insh Marshes, part of the SAC and a RAMSAR site of international importance.

Summary

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

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.

Policy Settlement General **Name** Robert Maund **Company** Scottish Council for National Parks **Objector Ref** 434r

Representation

Another factor which will create major problems in several villages is the fact that the Local Plan proposals bring areas of pinewood into play either by direct loss of trees to housing 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 inconsistent with Para. 5.62 which refers to "Development that would lead to growth of the settlement by more than 20 per cent is unlikely to enhance the character of the settlements."

Summary

Some proposals bring pinewood into lay 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 settlements.

CNPA analysis

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.

Policy Settlement maps **Name** Hank Dittmar **Company** The Prince's Foundation **Objector Ref** 476e

Representation

The delineation of the settlement proposals is in general an improvement over the last draft. An objection, however, is to the colour-coded distinction between use types (community, economic development and housing), illustrated on the settlement maps. In order to promote vibrant, walkable, mixed-use communities, where residential, retail and business uses can coexist without

segregation, we suggest that proposals should be simply designated as 'development areas'. The appropriate mix of uses might be stipulated on a percentage basis for larger development areas and settlements in the round (with perhaps a maximum for housing and a minimum for other uses). This would allow greater flexibility and sophistication in the design process and allow the Park Authority to assess proposals on their merits.

Summary

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

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.

Policy Settlement omissions **Name** Planning, Environment & Dev **Company** The Highland Council **Objector Ref** 469k

Representation

Some smaller settlements are not identified by "envelopes", namely e.g. Insh, Laggan, Lynchat. Whilst acknowledging the benefits of a flexible framework and application of the principles of good design, the absence of a defined "footprint" in such cases 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.

Summary

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

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlement Proposals	Name Dominic Fairlie	Company Scotia Homes Ltd	Objector Ref 452c
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Representation

The layout of this chapter tends to imply zoning. In general sites should be zoned for development (and development should be a mix of uses – economic, housing and community and open space).

Modifications: Modify the wording to reflect the general nature of the development rather than zone for specific types for development. Adjust maps to suit.

Summary

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

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.

Policy Settlement Proposals	Name Jamie Williamson	Company Alvie and Dalraddy Estate	Objector Ref 439zzzz
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Representation

We welcome what would appear to be a less prescriptive approach to settlement proposals. However we are concerned that the proposals for Kincaig have dropped the economic development area at Baldow that was included in the previous draft without reference to further such development being allowed.

Proposed Modifications - Include a note that further economic (business) development will be allowed within the settlement boundaries where appropriate. Small economic development areas have not been marked on the settlement maps.

Summary

Support the approach to settlements, but concerned that previous economic development allocation in Kincaig has been

removed. The wording of Kincaig should be amended to allow economic/business development within the boundary.

CNPA analysis

The comment regarding the draft plan allocations is noted, and the wording within the proposals for Kincaig 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.

Policy Settlement Proposals

Name Mrs Jane Angus

Company

Objector Ref 437u

Representation

Settlements 7.5-8: housing five year plan plus windfall sites but unconstrained and varied. It would be better to have long-term concepts rather than little isolated patches where never the twain shall meet (cf Princes' Foundation discussions), but to get on with it before someone leaps to fill gaps or some cash is available. The Design Guide and information is needed soon too.

Economic Development p 59-60 7.9: protection of proposed sites. Community 7.10: consideration and protection or replacement

Open space 7.11: protection

All sound good, hut again, how will it work and who will run things? Farmers plan for the next rotation and their children. Foresters plan for the next century and their great- grandchildren. bureaucrats plan for the new minister and politicians hope for next week.

Maps and Legend 7.12-16: are not all up-to-date. The maps are without listed buildings and Scheduled A.M.s as above. Core paths are still under discussion and higher ground and through paths lists are not yet available.

Summary

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

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.

Policy Settlement Strategy **Name** D R MacKellar **Company** Cairngorms Chamber of Commerce **Objector Ref** 430f

Representation

Settlement Strategy - CCC welcomes the degree of community participation involved in developing the settlement statements contained in the Plan. While grassroots perspectives are an important component of good planning practice, it is also considered essential to understand the role and dynamics of different stakeholders in prioritising strategic investment in infrastructure and services. This would enable the Local Plan to have a pro-active role in co-ordinating development. This approach could provide an overall strategic picture of opportunities and constraints across the Park. It would assess the capacity of individual settlements, the local economic pressures and social requirements. In particular, the future role of Aviemore and related settlements should be clearly expressed based upon the best available forecasts. It would also take account of the fact that the Council Housing Service and housing agencies have identified Badenoch and Strathspey as 'a housing stress area'.

Summary

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

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.

Policy Settlements - An Camas Mor **Name** Anne MacNamara, Planning Dir **Company** Scottish Government **Objector Ref** 423f

Representation

The Local Plan contains the proposal for a new community at An Camas Mor, which would extend to 1500 homes. The Local Plan sets out the requirement for a detailed masterplan, and states that permission will only be granted once the proposals have been designed to mitigate any significant effects. Transport Scotland objects to the fact that the Local Plan does not specify a need to undertake a detailed Transport Assessment that addresses the requirements of SPP17 and examines the potential impact of this proposed development on the A9 trunk road.

Modifications to resolve this objection -

Transport Scotland requests the text provided below be inserted after “masterplan for the site” on page 64.

“As part of the masterplan exercise it will be necessary to undertake a detailed Transport Assessment that addresses the requirements of SPP17 and examines the potential impact of such a development on the A9 trunk road.”

Summary

The proposal should specify a need to undertake a detailed transport assessment that addresses the requirement of SPP17 and examines the potential impact on the A9.

CNPA analysis

The development of the site will require many detailed assessments including the preparation of a masterplan to establish the break down of various land uses within the settlement, and a transport assessment to assess the impact on the surrounding area. The wording of the settlement proposal will be amended to reflect this.

Policy Settlements - An Camas Mor **Name** Planning, Environment & Dev **Company** The Highland Council **Objector Ref** 469f

Representation

The Plan expects development of a new settlement to commence before 2011. This will be dependent in part on very substantial on-costs in infrastructure - notably roads, water and drainage (including essential links with Aviemore) - and the Park Authority's expectation that An Camas Mor will deliver 50% affordable homes. Whilst there appears a common understanding that qualitative design will be integral to the new settlement, the viability of development and any burden on the landowner/developers are finely balanced. If development is not feasible, the major supply of land for development will not be activated, and housing and economic development needs will be thwarted with substantial ramifications across Badenoch and Strathspey.

In recognition of the very different circumstances attaching to the provision of affordable housing within established communities, the National Park Authority is encouraged to keep open - and preferably build-in to policy - the opportunity for concession at An Camas Mor. This may be particularly important in the early years of development when building momentum and achieving a critical mass will be essential to establishing an attractive and viable market opportunity and a community able to support basic services. The Council has recently established such a precedent as part of a planning agreement underpinning development of a new settlement at Whiteness Head, in lieu of particular land and infrastructure commitments at that location. This particular issue is expanded below.

Summary

The plan relies on the development commencing before 2011, which in itself depends on substantial infrastructure investment. If for any reason, for example, the affordable housing provision burden, the development is not feasible, major impact will be had on the housing and economic development needs for the Badenoch and Strathspey area. The policies of the plan should therefore

take full account of the possibility of delays or unforeseen issues arising. Lessons can be learnt from the Highland Council experience at Whiteness Head.

CNPA analysis

The comments are noted, and the proposal will be reviewed in light of additional information being sought from the developer/landowner on timescales, the preparation and production of a masterplan for the site, and the economic implications on the development as a result of other policies in the plan.

Policy Settlements - An Camas Mor **Name** Rothiemurchus Estate **Company** Rothiemurchus Estate **Objector Ref** 446c
Agent Howard Brindley Consulting

Representation

The Estate welcomes the continuation of the proposal for a new community at An Camas Mor.

The process began with a proposal by Aviemore and vicinity Community Council during the 1988 Local Plan consultation. It has included the 1994 Public Local Inquiry into the Draft Badenoch and Strathspey Local Plan, inclusion in the adopted Local Plan in 1997 and the Highland Structure Plan in 2001. Since the adoption of these two documents the Estate has been working towards the realisation of the new community. The Cambusmore Action Group led by the Estate and Highland Council explored options and set out objectives and guiding principles for the new community. The Badenoch and Strathspey Local Plan required that environmental assessment should demonstrate that the new community would not give rise to any unacceptable impacts. Considerable environmental baseline data has been collected over the past 10 years for the site and its surroundings and potential impacts have been analysed and mitigation measures identified. Key stakeholders and the local community in the Aviemore area have been involved in workshops. The Vision for the new community and the Indicative Land Use Plan has been prepared by the Estate's team following this lengthy period of consultation and survey information. The Badenoch and Strathspey local plan required that a start should be made on screen planting to provide the new community with a woodland setting and this planting commenced in 1995. Shortly the Estate's team will begin the preparation of an Environmental Impact Assessment of the Indicative Land Use Plan based on a Briefing Note and scoping consultations agreed with officials of Highland Council and the Cairngorms National Park Authority.

The Estate notes that the Indicative Settlement Boundary contained on the map on page 65 of the Deposit Local Plan covers an area that is smaller than that in the Badenoch and Strathspey Local Plan 1997. It is appreciated that this new boundary follows the line of the proposed built up area shown in the Estate's Indicative Land Use Plan. However this line may change as the Indicative Plan is worked up into a more detailed Master Plan. It also excludes key areas that are vital to the woodland setting of the new community. The Estate believes that the boundary shown on the page 65 map should be extended to allow for flexibility and the

woodland setting, and that this boundary should be agreed in discussion with the Estate's team and the Park's officials during the Deposit Plan's consultation process.

The page 65 map does not indicate desire lines for the access links to the new community site from Aviemore both for vehicles and pedestrians and cyclists. Nor does it contain any policy for the land between the new community boundary and the River Spey. Again these are vital to the effectiveness of the new community.

Modifications:

The Estate notes that it is proposed that the Cairngorms National Park Authority will work with partners to produce a detailed master plan for the site. This is welcomed and the Estate looks forward to cooperating in this effort. The Estate believes that the Background Studies, Vision and Indicative Land Use Plan prepared by the team and the emerging Environmental Impact Assessment should provide the basis for this work, and has made them available to allow an early start to be made. However the Estate would wish to see the boundary of the An Camas Mor settlement contained in the Local Plan revised to include the woodland setting, and the proposals text amended to include an indication of the access links to Aviemore and the potential recreational uses of the land between the settlement boundary and the River Spey.

Summary

The concept of a new community at An Camas Mor has existed since 1988 and as a result of its inclusion in the Badenoch and Strathspey Local Plan screen planting to provide the new community with a woodland setting was commenced in 1995. Work will begin shortly on the EIA of the Indicative Land Use Plan and in drawing up the work schedule, it is noted that the indicative Settlement Boundary (page 65) covers an area that is smaller than that in the Badenoch and Strathspey Local Plan 1997. It is appreciated that this new boundary follows the line of the proposed built up area shown in the Estate's Indicative Land Use Plan. However this line may change as the Indicative Plan is worked up into a more detailed Master Plan. It also excludes key areas that are vital to the woodland setting of the new community. The plan should therefore be extended to allow for flexibility and the woodland setting, and this boundary should be agreed in discussion with the Estate's team and the Park's officials during the Deposit Plan's consultation process. Also the map in the Local Plan does not indicate desire lines for the access links to the new community site from Aviemore both for vehicles and pedestrians and cyclists, or any policy for the land between the new community boundary and the River Spey. Again these are vital to the effectiveness of the new community.

CNPA analysis

The comments regarding the settlement are noted, and the boundary of the area will be reviewed in light of these comments, to assess the potential impacts which may result. The supporting text to the settlement will also be reviewed to ensure an appropriate level of clarity is included to explain those forms of development which are expected within and outwith the boundary. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - An Camas Mor **Name** Susan Davies **Company** Scottish Natural Heritage **Objector Ref** 465z-e

Representation

We agree with your assessment that this proposal could have significant effects on the River Spey SAC, and note that development will only be permitted if it will not adversely affect the integrity of this site. The impacts of the roads and other infrastructure and services to this proposed settlement could be as significant as the impacts of the settlement itself. These associated impacts should also be considered in determining effects on the natural heritage.

Given the location within the Cairngorm Mountains NSA and in accordance with an appropriate and detailed masterplan, sensitive and very high quality settlement and building design, layout and siting, including woodland management will be needed.

Summary

Agree with your assessment that this proposal could have significant effects on the River Spey SAC, and note that development will only be permitted if it will not adversely affect the integrity of this site. The impacts of the roads and other infrastructure and services to this proposed settlement could be as significant as the impacts of the settlement itself. These associated impacts should also be considered in determining effects on the natural heritage. Given the location within the Cairngorm Mountains NSA and in accordance with an appropriate and detailed masterplan, sensitive and very high quality settlement and building design, layout and siting, including woodland management will be needed.

CNPA analysis

The development of the site will require many detailed assessments including the preparation of a masterplan to establish the break down of various land uses within the settlement, and a transport assessment to assess the impact on the surrounding area. The wording of the settlement proposal will be amended to reflect this.

Policy Settlements - An Camas Mor **Name** Roy Turnbull **Company** **Objector Ref** 390o

Representation

Object Contrary to the first aim of the Park.

Summary

An Camas Mor is contrary to the 1st aim of the Park.

CNPA analysis

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.

Policy Settlements - An Camas Mor **Name** James Gibbs **Company** HIE Inverness & East Highland **Objector Ref** 421d

Representation

We welcome the continued inclusion of An Camas Mor in the plan and believe that this could present an exciting development opportunity for space to create more contemporary architecture and high-quality building design in the park and we hope that appropriate space for business and commercial use will be defined in the master plan.

Summary

This proposal is supported and could provide an exciting new development opportunity within the Park. Appropriate space must be included for business and commercial development.

CNPA analysis

A masterplan will be required to establish the break down of various land uses within the settlement, including land for economic development. The wording of the settlement proposal will be amended to reflect this.

Policy Settlements - An Camas Mor **Name** Jim Cornfoot **Company** **Objector Ref** 432c

Representation

I object to the development proposals of Cambusmore, this new village will create a development which will put internationally important habitats at risk due to greater populations using the surrounding land on the south side of the River Spey. I believe these houses are not needed as the majority will be bought for holiday homes or used by commuters not working locally. I believe this development will degrade the ecosystem of the River Spey.

Modifications to resolve this objection –

Cambusmore should be removed from the Local Plan. The CNPA should concentrate on small additions to existing villages. New villages should not be proposed within the National Park. Large housing developments should not be planned. Traditional villages should be allowed to grow slowly. Planning thousands of new homes is threatening the natural qualities of the area and the tourist industries within Badenoch and Strathspey. The River Spey should be protected as a valuable natural resource. New villages should not be developed on the south bank of the River Spey.

Summary

The site is an important habitat and is already under pressure from the growth of Aviemore. There is not a need for the development and most houses will be holiday homes, or used by commuters. The proposal should be removed from the Plan and housing allocations should concentrate on existing villages allowing them to grow gradually. The river area should be protected as an important natural resource.

CNPA analysis

This site, previously allocated within the Highland Council Local Plan in 1997 has been considered a realistic concept to providing for the housing needs of the Badenoch and Strathspey area since the creation of the National Park Authority. Further information will be provided as a result of this review to detail the numbers of houses needed across the Park, and how these houses will be provided for local people at affordable prices and held that way in perpetuity. The development of An Camas Mor will require careful consideration to be given to the surrounding landscape and natural heritage interests and the CNPA will work closely with all involved to ensure this is done to an appropriate standard.

Policy Settlements - An Camas Mor **Name** Fred Mackintosh **Company** The Highland Council **Objector Ref** 472i

Representation

With regard to individual settlements, An Camas Mor is a potentially huge development and within the new and improved infrastructure requirements, consideration should be given to the provision of a northern road link connecting to the B9152 public road

Summary

In relation to the An Camas Mor, suggest considering the provision of a northern link road to connect the new settlement with B9152.

CNPA analysis

The development of this site will require many detailed assessments including a transport assessment which should assess all options to link the settlement to the existing road network and neighbouring settlements. The wording of the supporting text will be amended to clarify the position.

Policy Settlements - An Camas Mor **Name** Anne MacNamara, Planning Dir **Company** Scottish Government **Objector Ref** 422x

Representation

No timescale is given for the production of a masterplan for An Camus Mor, though some indication of phasing is given in Table 4.

Summary

Clearer timescales for the production of the masterplan should be given.

CNPA analysis

Additional information will be sought from the estate and developer, and will be added to the proposal text and table 4 by way of modification.

Policy Settlements - An Camas Mor **Name** Sandra Hebenton **Company** Network Rail **Objector Ref** 368c

Representation

Despite the improved policy on developer contributions we are disappointed to note that there is no recognition of the potential impacts of the An Camas Mor development on the existing settlement and infrastructure. We note however that a Masterplan is to be produced and would recommend we are consulted.

Summary

Further information should be included on the impact the development will have on local infrastructure and the existing settlement. This should be included in the Masterplan which should be open to consultation.

CNPA analysis

The development of the site will require many detailed assessments including the preparation of a masterplan to establish the break down of various land uses within the settlement, and a transport assessment to assess the impact on the surrounding area. The masterplan will be a public document open to public scrutiny. The wording of the settlement proposal will be amended to reflect this.

Policy Settlements - An Camas Mor **Name** Robert Maund **Company** Scottish Council for National Parks **Objector Ref** 434p

Representation

An Camas Mor: the proposal is wrong in principle for a national park, and particularly so, since it has been demonstrated that previous large schemes such as Dalfaber were significantly taken out of the local housing needs market by second home purchasers. The absence of policies to restrict new development to meet local housing need makes the whole proposal for An Camas, as a new settlement to meet local housing need, questionable. A previous justification given for the proposal, that it would balance up the development of Aviemore on both sides of the River Spey, will in fact make it unique in the planning of villages adjoining the Spey in this area. Although there is consideration of the effect on the Spey SAC, other aspects of the proposal suggest that these can be overcome without extra water supply capacity.

Summary

The proposal is wrong for a national park, particularly since in other large housing schemes in the area a large number of units have been taken by second homes. The absence of policies to restrict new development to meet local housing need makes the whole proposal as a new settlement to meet local housing need, questionable. A previous justification that it would balance development of Aviemore on both sides of the River Spey, will in fact make it unique in the planning of villages adjoining the Spey

in this area. Although there is consideration of the effect on the Spey SAC, other aspects of the proposal suggest that these can be overcome without extra water supply capacity.

CNPA analysis

This site, previously allocated within the Highland Council Local Plan in 1997 has been considered a realistic concept to providing for the housing needs of the Badenoch and Strathspey area since the creation of the National Park Authority. Further information will be provided as a result of this review to detail the numbers of houses needed across the Park, and how these houses will be provided for local people at affordable prices and held that way in perpetuity. The development of An Camas Mor will require careful consideration to be given to the surrounding landscape and natural heritage interests and the CNPA will work closely with all involved to ensure this is done to an appropriate standard.

Policy Settlements - An Camas Mor **Name** DW and IM Duncan **Company** **Objector Ref** 037o

Representation

This area should remain undeveloped

Summary

This area should remain undeveloped

CNPA analysis

This site, previously allocated within the Highland Council Local Plan in 1997 has been considered a realistic concept to providing for the housing needs of the Badenoch and Strathspey area since the creation of the National Park Authority. Further information will be provided as a result of this review to detail the numbers of houses needed across the Park, and how these houses will be provided for local people at affordable prices and held that way in perpetuity. The development of An Camas Mor will require careful consideration to be given to the surrounding landscape and natural heritage interests and the CNPA will work closely with all involved to ensure this is done to an appropriate standard.

Policy Settlements - An Camas Mor **Name** Dr A M Jones **Company** Badenoch & Strathspey Consvn Grp **Objector Ref** 400i(g)

Representation

Object to entire proposal. A new town in the CNP is wholly inappropriate and conflicts with the 1st aim of the Park.

Summary

A new town in the Park is inappropriate and contrary to the 1st aim of the Park.

CNPA analysis

This site, previously allocated within the Highland Council Local Plan in 1997 has been considered a realistic concept to providing for the housing needs of the Badenoch and Strathspey area since the creation of the National Park Authority. Further information will be provided as a result of this review to detail the numbers of houses needed across the Park, and how these houses will be provided for local people at affordable prices and held that way in perpetuity. The development of An Camas Mor will require careful consideration to be given to the surrounding landscape and natural heritage interests and the CNPA will work closely with all involved to ensure this is done to an appropriate standard. 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.

Policy Settlements - Aviemore	Name Reidhaven Estate	Company Reidhaven Estate	Objector Ref	456m
	Agent Jill Paterson			

Representation

Aviemore - AV/H2, AV/H3 AND AV/OS1

It should be noted that there is a planning consent for the site, covered by H2, H3 and OS1 designation that is currently at the Court of Session with a decision due. The plan will need to be aware of this and alert to what this contains.

An emergency secondary access road will be required to service any development at H3 exiting onto Spey Avenue and this should be reflected in the text in the plan.

AV/H2- The Estate supports the principle of the allocation of H2 for residential development; however object to the capacity being limited to 10 dwellings. There are sufficient opportunities within the clearings to ensure the management of the woodland whilst meeting residential demand. The area allocated as H2 should be expanded further to the south as there are other opportunities for development within the clearings without impacting on the integrity of the area.

AV/H3- The Estate supports the principle of the allocation of H3 for residential development; however object to the capacity being limited to 70 dwellings. The site is capable of accommodating around 110 units. These numbers were indicated in the previous local plan and there is demand in the local area. The site can easily accommodate these numbers. The area allocated as H3 should also be extended further west (as per enclosed plan) as this is an arbitrary boundary.

AV/OS1- The Estate objects to the extent of area designated as AV/OS1.

No part of this woodland is designated for birch woodland interest and therefore whilst the Estate acknowledge and support some protection for the local importance there is no basis for designating such a large area. Any development for H2 will need to work within the existing woodland clearings and by reducing the area designated as OS1 will provide greater opportunities to provide a

development that integrates well with its setting and ensures the long term management of the trees.

The question of how this area is to be maintained in the future is not addressed in this local plan and this causes some concern.

Modifications:

AV/H2 - Capacity of this site should be amended to 20 dwellings and proposals map amended to increase the allocation (see attached)

AV/H3 - Capacity of this site should be amended to 110 dwellings and proposals map amended as attached. Amend text to include reference to emergency access road being required to exit onto Spey Avenue.

AV/OS1 - The area allocated as open space should be reduced in order to provide further opportunities for development within the clearings where appropriate.

Summary

The plan should make reference to extant planning permissions and any conditions attached to them. The plan should also indicate the required emergency access through H3 to the school.

AV/H2 – the capacity of this site should be amended to 20 units and expanded to the south as there are other opportunities for development within the clearings without impacting on the integrity of the area.

AV/H3 – the capacity should be amended to 110 units to meet demand in the area. The site should also be extended further west (as per enclosed plan) as this is an arbitrary boundary.

AV/OS1 – the allocation is too large. There is no basis for the designation as none of the site is designated for birch woodland interest. Any development for H2 will need to work within the existing woodland clearings and by reducing the OS1 will provide greater opportunities to provide a development that integrates well with its setting and ensures the long term management of the trees. The future maintenance of this site is not addressed in the plan.

CNPA analysis

The sites referred to have outline consent extant, and amendments to the Plan will take specific note of the current position regarding detailed planning applications submitted and determined. Where applications are submitted prior to the determination of the CNPA local plan, and its role agreed as material in the consideration of applications, applications will continue to be assessed under the terms of the Highland Council Plan. Where possible the local plan will be used to influence the scale and design of future developments and ensure appropriate levels of affordable housing provision and open space are provided. In the case of sites within Aviemore the ruling of the Reporter will influence the allocations on the sites referred to, and further advice will also be sought from the Natural Heritage Section to ensure an appropriate level of development is secured. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Aviemore **Name** Fred Mackintosh **Company** The Highland Council **Objector Ref** 472f

Representation

Proposals for Retail/Commercial Development in Aviemore. Highland Council Aviemore Masterplan to be implemented in full. Attention is drawn to the note above, relative to Policy 22 (c), regarding commuted sums for public parking provision.

Summary

Seeks the full implementation of the existing Highland Council Masterplan for Aviemore.

CNPA analysis

The Aviemore Masterplan will ultimately be adopted as supplementary guidance and support the local plan in the decision making process. This will be clarified in the wording within the settlement proposal.

Policy Settlements – Aviemore **Name** Mrs Audrey MacKenzie **Company** Aviemore & vicinity Comm Council **Objector Ref** 416n

Representation

Why are they put in the flood risk area which are not on the SEPA map? H1 does not all flood. They have wrongly stated that H1 is in the floodplain. If the burn is not blocked, there is no flooding. There have been 200 objections to H2 and H3. According to their own Development Agency, H3 and the area outside Heather Cottage, should not be built on. However, this has been included for development. (Ref 07145CP)

Summary

The housing allocations are in the flood risk area. More accurate information on the flood plain is needed to ensure appropriate allocations.

CNPA analysis

The comments are noted and current applications for housing on these sites have attracted similar comment from SEPA. The developers will have to produce flood risk assessments to ensure that developments do not affect the operation of the flood plain or create new developments within the flood plain area. SEPA will also assist in the development of the local plan policies to ensure that sites are appropriate, effective and achievable.

Policy Settlements - Aviemore **Name** Mrs Audrey MacKenzie **Company** Aviemore & vicinity Comm Council **Objector Ref** 416e

Representation

Will the CNP be following the principles of the Gillespie Plan, for Aviemore?

Summary

Will the Plan be using the Aviemore Masterplan to guide development?

CNPA analysis

The Aviemore Masterplan will ultimately be adopted as supplementary guidance to support the policies of the Local Plan. No modification considered necessary as a result of this representation.

Policy Settlements - Aviemore Objector Ref	Name Planning, Environment and Development 469i	Company	The Highland Council
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Representation

Three further points are worthy of attention. In Aviemore (page 62), it is essential that the Plan incorporates reference to the 1993 Urban Design Strategy as a basis for continuing regeneration and design quality. Whilst the principle of a public park is an “absolute” as part of an updated masterplan for the Aviemore Highland Resort, the Park Authority should be satisfied that its identification on the Proposals Map (C2) is not prejudicial to an acceptable urban design outcome, and the need for flexibility and innovation in that regard.

Summary

In Aviemore (page 62), it is essential that the Plan incorporates reference to the 1993 Urban Design Strategy as a basis for continuing regeneration and design quality. Whilst the principle of a public park is an “absolute” as part of an updated masterplan for the Aviemore Highland Resort, the Park Authority should be satisfied that its identification on the Proposals Map (C2) is not prejudicial to an acceptable urban design outcome, and the need for flexibility and innovation in that regard.

CNPA analysis

The masterplan for Aviemore is currently being reviewed and once complete and agreed will form supplementary guidance to support the local plan policies. The proposals maps will be amended to reflect the finds of the current work, and progress within the AHR site on the development of its own masterplan for clarity.

Policy Settlements - Aviemore	Name Kirsty Cameron, Archaeology	Company The Highland Council	Objector Ref 470h
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Representation

Settlement Proposals: I am pleased to see that with the exception of Aviemore (Proposals H2 & H3), the settlement proposals have managed to avoid any currently recorded sites of cultural heritage. However, I note that most of the proposal areas have a moderate to high potential for the survival of buried features and as such it is likely that they will require to be the subject of archaeological evaluation/appraisal as per Policy 9.

Summary

Welcome the fact that with the exception of Aviemore (Proposals H2 & H3), the settlement proposals have managed to avoid any currently recorded sites of cultural heritage. However, noted that most of the proposal areas have a moderate to high potential for the survival of buried features and as such it is likely that they will require to be the subject of archaeological evaluation/appraisal as per Policy 9.

CNPA analysis

The comment is noted, and through the implementation of policies in the plan regarding cultural heritage it is hoped that the appropriate level of protection and/or recording will be included within any permissions granted. No modification considered necessary as a result of this representation.

Policy Settlements - Aviemore **Name** Robert Maund **Company** Scottish Council for National Parks **Objector Ref** 434o

Representation

Because of its history, Aviemore is already a lost cause in respect of this. However current developments, notably High Burnside, breach the natural envelope of the village which should be constrained between the River Spey and the A9.

Summary

New development should be contained within the natural settlement boundaries created by the River Spey and the A9.

CNPA analysis

The comment is noted. No further site allocations are proposed outwith the natural envelope of Aviemore settlement. No modification considered necessary as a result of this representation.

Policy Settlements - Aviemore **Name** DW and IM Duncan **Company** **Objector Ref** 037n

Representation

There should be no further destruction of the native woodland on the west side of the A9. The Burnside development should never have been permitted.

Summary

No further development should be permitted west of the A9 at Aviemore.

CNPA analysis

Land to the west of the A9 is not allocated within the Plan for additional development. No modification considered necessary as a result of this representation.

Policy Settlements - Aviemore **Name** Dr A M Jones **Company** Badenoch & Strathspey Consvn Group **Objector Ref** 400i(b)

Representation

Object to settlement boundary extending into SAC near sewage works.

Summary

Settlement boundary should be amended to account for SAC near sewage works.

CNPA analysis

The comment is noted and a site visit will assess the boundary as drawn, and the contribution the land referred to makes to the settlement as a whole. Where appropriate amendments to the boundary will be made. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITE)

Policy Settlements - Aviemore **Name** Roy Turnbull **Company** **Objector Ref** 390n

Representation

AV/OS1 – Support. Aviemore has lost much of its open space in recent years and what little remains must be protected. It is good to see Milton Wood receiving protection, however, the protection should extend both sides the burn downstream from the wood. The burn contains lamprey, and is used by otters, a European protected species.

AV/H1 - Object Contrary to the first aim of the Park.

AV/H2 – Object Contrary to the first aim of the Park.

AV/H3 – Object Contrary to the first aim of the Park.

AV/ED1 - Object Contrary to the first aim of the Park.

AV/ED2 - Object Contrary to the first aim of the Park.

Summary

The development proposals in Aviemore are contrary to the 1st aim of the Park. However, support the OS designations which should be extended to include burn downstream from Milton Wood.

CNPA analysis

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.

Policy Settlements - Aviemore **Name** Dr A M Jones **Company** Badenoch & Strathspey Conservation Group **Objector Ref** 400i(e)

Representation

Object to H1, H2, H3 as conflict with 1st and 3rd aims of the Park, and arguably with all 4 aims.

Summary

Development of these sites in Aviemore is contrary to the 1st, 3rd and 4th aims of the Park.

CNPA analysis

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.

Policy Settlements – Aviemore **Name** Aviemore Highland Resort Ltd **Company** Aviemore Highland Resort Ltd **Objector Ref** 441
Agent G H Johnston Building Consultants

Representation

Aviemore Highland Resort Ltd (AHR Ltd) is anxious to progress its master plan for the remaining undeveloped parts of the Resort and to work with the Cairngorms National Park Authority and Highland Council on integration of this with the revised Urban Design Strategy, currently being prepared by Land Use Consultants. However, there a number of areas which are at odds with our clients' master plan layout as submitted in support of a planning application. These are indicated on the attached copy of the master plan and are as follows: -

H1 — The housing allocation boundaries constrain the layout plan as submitted by Tulloch Homes Ltd (refs. 05/304/CP and 05/306/CP).

C2 — Where AHR Ltd's preference is for a mix of residential and business/office uses. The provision of more general business and commercial floorspace and housing in the northern part of the area owned by AHR Ltd will help:

- expand the centre of the village;
- attract much needed all year round employment and so diversify the local economy; and
- provide a wider range and higher density of much needed housing. AHR Ltd's preference is for the public park to be located between the Four Seasons Hotel and Grampian Road. In this connection we object to the location of the public park as shown on the Draft Local Plan Inset Map and covered by AV/C2. This matter requires further detailed consideration in the course of progressing the revised Urban Design Strategy.

OS1 — In this area AHR Ltd seeks to expand the Resort through the provision of more holiday lodges sited in the woodland as well as indoor leisure uses, possibly a go-kart track and small curling ice rink. The allocation also fails to take account of the area indicated for the lodges on the plan forming part of the 2003 Minute of Agreement for the Master Plan accompanying the relevant outline planning consent. As they stand the proposed allocations do not give sufficient flexibility to accommodate the proposed

uses for the area in the AHR Ltd master plan or the emerging Urban Design Strategy.

We also ask you to consider this objection in relation to the one lodged by Paull and Williamsons on behalf of Macdonald Hotels Ltd in respect of the indication of footpaths on the Inset Map and the reference in the Written Statement at AV/ED3 to developing closer links/access with the general community area.

Modifications:

Please refer to attached copy of the Aviemore Inset Map on which we have indicated the following: -

1. Modify the boundary of H1 to reflect the current Tulloch Homes layout proposals.
2. Delete C2 and the area covered by OS1 south west of the Four Seasons Hotel from the Inset Map.
3. Extend of the area covered by ED3 to incorporate areas C2 and OS1 plus land to the south, east and north of the Four Seasons Hotel (towards the Academy Hotel), the supermarket site and land lying between the northern access road and the Aviemore Bum.

In the Written Statement delete AV/C2 but insert reference to the creation of a public park at ED3. We suggest modification of the statement at ED3 to read:

Aviemore Highland Resort will continue to develop and enhance its facilities. Links/access with the general community area, the provision of a public park and integration with existing woodland will be considered in the context of the Core Paths Plan and the revised Urban Design Strategy and Resort Master Plan. The opportunity also exists to expand the village centre through the development of a new supermarket, specialist retailing, business/office space and higher density housing in the north eastern area. Part of the land 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.

Summary

AHR are concerned over a number of allocations and development proposals within Aviemore and suggest a number of modifications to the wording:

- H1 – the boundary should be modified to reflect the current Tulloch Homes layout proposal;
- C2 – delete together with OS1 south west of the Four Seasons Hotel to allow AHR preferred development of mixed residential and business/office use, and relocation of the proposed park;
- OS1- AHR seeks to use this area for the provision of holiday lodges, with associated leisure facilities. The allocation as open space should be removed
- ED3 should be extended to incorporate C2 and OS1 plus land to the south, east and north of the Four Seasons Hotel (towards the Academy Hotel), the supermarket site and land lying between the northern access road and the Aviemore Bum.

Suggested amended wording for ED3 –

'Aviemore Highland Resort will continue to develop and enhance its facilities. Links/access with the general community area, the provision of a public park and integration with existing woodland will be considered in the context of the Core Paths Plan and the revised Urban Design Strategy and Resort Master Plan. The opportunity also exists to expand the village centre through the development of a new supermarket, specialist retailing, business/office space and higher density housing in the north eastern area. Part of the land 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.'

CNPA analysis

The comments regarding land allocations within AHR ownership are noted. The wording and boundaries of these proposals will be reviewed in light of the ongoing work on the Aviemore Masterplan and the outstanding planning applications for the site. Where permissions are granted prior to adoption this will be reflected in the proposals maps. Where this is not the case the impact of the Masterplan for the village as a whole will be used to ensure that a co-ordinated approach is taken to guide future development in the village. CNPA will continue to work closely with AHR to ensure an approach is taken which is acceptable to all parties.

Policy Settlements - Aviemore **Name** Susan Davies **Company** Scottish Natural Heritage **Objector Ref** 465z-d

Representation

It would be useful to explain more clearly what the role of the Aviemore Masterplan will be in relation to development planning and management.

Summary

Seeks clarification of the role of the Aviemore Masterplan will be in relation to development planning and management.

CNPA analysis

The Aviemore Masterplan will ultimately be adopted as supplementary guidance and support the local plan in the decision making process. This will be clarified in the wording within the settlement proposal.

Policy Settlements - Aviemore C2 **Name** WKW Partnership Ltd **Company** WKW Partnership Ltd **Objector Ref** 466c
Agent Leslie Hutt

Representation

AV/C2 – the public are currently restricted in their access to the AHR. The proposal for the public park area, within what is perceived to be by the owner a “private resort” is unrealistic. As mentioned about AHR should now be required to give clarity of their intentions.

Summary

Questions the proposed public park within AHR, and the owner of the site perceives it as a "private resort".

CNPA analysis

The comment is noted, but CNPA are working closely with the landowner in question to provide, within the site, land which is accessible by the public and adds to the overall variety of facilities within Aviemore. The ongoing work to revise the Aviemore Masterplan is also endeavouring to create greater links between the resort site and the rest of the settlement. No modification is therefore considered necessary as a result of this representation.

Policy Settlements - Aviemore ED1 **Name** Dr A M Jones **Company** Badenoch & Strathspey Consvn Group **Objector Ref** 400i(c)

Representation

This is an area of high quality environment. It is rich grassland (with some regenerating and established birch). It is immediately adjacent to further extremely high quality examples of habitats associated with the burn and surrounding woodland. The recent site work has not 'trashed' the area at all. Two species of UK red listed vascular plants have been recorded on the site (September 2007) one classed as endangered the other as vulnerable and a third may be present on the site (best confirmed in Spring). There would appear to be potential for both to extend. There is a significant assemblage of waxcaps (Hygrocybe species) > 6 species in one visit and including one PERL species. There are foodplants for some SBL butterfly species and the site would appear to be rich in invertebrates including bumblebees. In addition to a high density of rabbits (prey for EPS wildcat) there is evidence of use of the site by brown hare. The site provides foraging habitat for bats, and otter signs have been found near the site.

There are excellent views of the hills from the site, and the site is an important part of this high quality landscape. Turning a superb piece of habitat for wildlife, landscape and recreation into an industrial unit conflicts with the 1st and 3rd and 4th aims of the Park. Development would impact on the quality of experience for users of the Speyside Way and would degrade views for passengers on both railway lines.

Summary

This site contains a wide and excellent variety of habitats and species, and is also a high quality landscape and should not therefore be allocated for development. Its allocation would conflict with 3rd and 4th aims of the Park.

CNPA analysis

The comment is noted and a site visit will be undertaken to assess the qualities of the site, and compare this with the contribution it could make to employment within the village. Alternative sites for such provision will also be considered. The potential development will also be considered against the aims of the Park. Amendments will be made to the allocation as necessary.
(WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Aviemore ED1 **Name** Reidhaven Estate **Company** Reidhaven Estate **Objector Ref** 456k
Agent Jill Paterson

Representation

Support the designation of the extension to Dalfaber Industrial Estate. This allocation will provide additional opportunities for industrial/business development within Aviemore.

Modifications: N/A

Summary

Support this allocation.

CNPA analysis

No modification considered necessary as a result of this representation.

Policy Settlements - Aviemore ED1 **Name** R B Tozer **Company** **Objector Ref** 098

Representation

I suggest that the area labelled AV/ED1 on the map should be retained as open land, as it was in the 1997 Plan. While a seemingly logical extension to the Dalfaber Industrial Estate,, the landform is very different to that of the more or less level northern section of the industrial area. From the southern entrance to the proposed extension, the land rises sharply to the west, while in the north west it falls away to the north. In the centre it rises to the north and also slightly to the east. Along the boundary with the Spay Valley Hire Company (SVHC) site, the land rises steadily towards the western end. Here, by the railway, it is significantly above the level of the SVHC site. There is a planted belt of trees marking the end of the industrial area along this boundary.

In the western part of the proposed extension, major earth removal would be needed to reduce the level of that of the existing industrial area. Without such excavation it would appear impractical to extend the Industrial Estate north, as the buildings in the western half would be on a significant slope. However, even with excavation there would be an impact on the landscape. Indeed, already the SVHC building is a major and unattractive feature in the landscape.

At present a path runs from the end of the Industrial Estate, north east, to join the Speyside Way, through a purpose built gate. The path is well used, apparently long standing and clearly a benefit to the community. Indeed, sometimes walkers park in the proposed extension and then join the Speyside Way, or, from this, the Orbital path. Parking here avoids parking in residential areas or in the Industrial Estate. Extension of the Industrial Estate would prevent use of the path and remove a valuable local amenity.

A further consideration for keeping the area open is the scattering of older Birch trees along the northern edge of the eastern part

of the proposed extension. These trees are part of the existing Birch woodland to the north. In addition, in the east there are areas of Birch regeneration up to 6m high, which are extending the woodland south.

Taking into account landform, the presence of a well used path, potential intrusion into the landscape of industrial buildings and the need to preserve woodland, it would seem beneficial to retain the settlement boundary at the current edge of the Industrial Estate. This would leave the proposed extension as it is – part open, part Birch – providing a local amenity and forming a link between the settlement and the woodland.

Modifications proposed – I would like to see the proposed extension AV/ED1 deleted from the deposit Local Plan.

Summary

ED1 should be retained as open space as it provides an important area of open space within this part of Aviemore and links to the Speyside way.

CNPA analysis

The comment is noted and a site visit will be undertaken to assess the qualities of the site, and compare this with the contribution it could make to employment within the village. Alternative sites for such provision will also be considered. The potential development will also be considered against the aims of the Park. Amendments will be made to the allocation as necessary. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Aviemore ED2 **Name** Dr A M Jones **Company** Badenoch & Strathspey Consvn Group **Objector Ref** 400i(d)

Representation

This is an important area of semi-natural habitat including grassland, heathland, birch, aspen, juniper and Scots pine. It is readily accessible to many people and provides a good area for informal recreation including bikes and dog walking for which it is currently used. It is used by bats. Its relatively quiet, secluded and natural character provides an area where people can experience a sense of 'getting away from it all' right in the heart of Aviemore. The DLP refers to the importance of wildness in the CNP. We consider that wild and natural qualities in the countryside are vital qualities that play a significant role in enjoyment of the countryside. In a 'Park for all' the CNPA should be prioritising the retention of such areas in the environs of communities, so that people can experience getting away from it all and quiet solitude close to their homes, without this only being an experience for people who can go to the hills and the remoter parts of the NP.

These kinds of sites can be important for all ages and we note that ED2 is close to the proposed area for the new primary school. It would provide a highly valuable outdoor educational area accessible on foot to the school. It is worth noting that the proximity of the present primary school to Milton Wood, a high quality environment, facilitates delivering a high quality of environmental education at present. The variety of habitats, their ecological high quality and relative naturalness, and for example the

interesting features of ecological succession at this site make it of outstanding value for environmental education. These features cannot be reproduced.

The cumulative impact of land use changes at Aviemore should be considered by the CNPA. In recent years the large area associated with the new golf course has been substantially lost for walking and the landscape has been significantly downgraded; the Achantoul burn area has acquired a far more suburban character with the new housing development of Lochan Mor and the landscape quality and views have been degraded; and the building site at High Burnside has been lost for recreation and the highly attractive partially wooded landscape it supported has been destroyed. These losses of areas of quality countryside have occurred at the same time as an increased population, meaning increased numbers of people are seeking access to a diminished countryside.

Summary

The site is an important semi natural habitat and demonstrates a degree of wildness important to the settlement and its residents. Also the cumulative impact of land changes in Aviemore should be carefully considered in the Plan and this site in particular should be protected from development.

CNPA analysis

The comment is noted and a site visit will be undertaken to assess the qualities of the site, and compare this with the contribution it could make to employment within the village. Alternative sites for such provision will also be considered. The potential development will also be considered against the aims of the Park. Amendments will be made to the allocation as necessary. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Aviemore ED2 **Name** James Gibbs **Company** HIE Inverness & East Highland **Objector Ref** 421c

Representation

We believe that the site ED2 will present a challenge to developers and suggest that additional provision is made for business use, perhaps with an extension of ED1 if the ground permits

Summary

Additional provision should be made for business use with a suggested site at ED1. ED2 may be problematic for development.

CNPA analysis

The policies and proposals in the plan endeavour to provide a balanced approach to land allocation and services to support this, including creating the correct level of opportunities for employment. As a result of this consultation process further work will be undertaken to link more closely the demand for housing to economic prosperity and the need to work within the aims of the Park. This will be linked to the work ongoing relating to sustainability. In particular within Aviemore site visits will allow a full assessment of

the sites already included and consider alternatives which may be more effective. (WORK WITH NATURAL HERITAGE SECTION AND ECONOMIC AND SOCIAL DEVELOPMENT SECTION)

Policy Settlements - Aviemore ED2 **Name** Reidhaven Estate **Company** Reidhaven Estate **Objector Ref** 456l
Agent Jill Paterson

Representation

Support the designation of the site to the south of the Technology Park as AV/ED2. This site could however also provide some potential for residential development (possibly affordable housing), particularly if there is a low take up of land for business.

Modifications: Amend text for AV/ED2 to include reference to 'The site may also be suitable for some residential use provided residential amenity can be secured and it does not prejudice the future development of the site for business use'.

Summary

Support this allocation, but wording should be extended to cover the use of the site for housing in the event that there is low take up of land for business.

CNPA analysis

The issue of possible mixed use on sites has been raised elsewhere in the Plan and the potential to consider this site for such development will be included in the review. However the plan does endeavour to include sufficient land for the provision of opportunities for employment and the identification of this site for housing development may result in this aim not being met.

Policy Settlements - Aviemore ED3 **Name** Aviemore Highland Resort **Company** Aviemore Highland Resort **Objector Ref** 435a
Agent Paull and Williamson

Representation

The Objector objects to the text in the Local Plan which accompanies the site designated as AV/ED3 on the Aviemore Settlement Map. The Objector welcomes the acknowledgement that the Aviemore Highland Resort will continue to develop and enhance its facilities. However the text then states that "closer links/access with the general community area should be developed and will be highlighted by a revised Aviemore Master Plan

As the Authority will be aware, the Objector has been involved in an Enforcement Notice Appeal (Reference P/ENA/OOI/2-1) over the erection of contractors' compound fencing and boundary fences on land west of Grampian Road, Aviemore. As part of the submissions for that Appeal the Objector has rejected any suggestion of there being public rights of way either along any of the footpaths or along any part of the link road in the Aviemore Highland Resort. The reference therefore to "closer links/access with

the general community" is misleading. At the time of submission of this objection, the decision on the Appeal is still awaited. It is clear that the Community at present do not have any general access rights around the resort. The resort is not open to the public in the sense of being part of the general community of Aviemore. Therefore the text suggesting "closer" links are to be established is proceeding on a fundamental misapprehension of current access rights. The closer links/access that the Plan looks for will only be provided in a way which is compatible with the objectives of the Resort and the current lack of general access rights to the resort. The Objectors seeks removal of the text accordingly.

Furthermore given the Objectors commitment to developing and enhancing facilities at the Resort, the Objector wishes to ensure that they are fully consulted and involved in the preparation of the Aviemore Master Plan referred to in the text for the AV/ED3 designation. The Plan needs to make the Objectors involvement in such a Master Plan more explicit.

Summary

The objection is to the wording in ED3 . The public do not at present have any right of access over the site or around the resort and the text suggesting "closer" links are to be established is proceeding on a misapprehension of current access rights. The closer links/access that the Plan looks for will only be provided in a way which is compatible with the objectives of the Resort and the current lack of general access rights to the resort. The wording should be removed. The objector also wishes to be fully involved in the development of a new masterplan, and this involvement should be made more explicit in the wording of the plan.

CNPA analysis

The comments are noted but the wording was not intended to in any way mislead or imply that anything was required on the site outside the normal access rights legislation. CNPA will continue to work closely with AHR to ensure an approach to development in Aviemore is adopted which meets the aspirations of the whole community, both through close working relationships with AHR and through the ongoing work on the development of a new Aviemore Masterplan for the settlement as a whole, and the ongoing extensive consultation with AHR in this regard will continue..

Policy Settlements - Aviemore ED3 **Name** Angus Yarwood **Company** Woodland Trust Scotland **Objector Ref** 393e

Representation

Our interpretation of the Ancient Woodland Inventory tells us that the southern tip of this site, south of the open space, has ancient and semi-native woodland on it and as such must be protected from development. We are concerned that development of this site will result in the further lose of this habitat. Should the developments still go ahead, there must be detailed assessments of the impact to the environment as a whole. The plans must also seek to protect, restore and enhance the environmental quality of the sites.

Summary

The southern tip of this site has ancient and semi-native woodland on it and must be protected from development. Should development go ahead, there must be detailed assessments of the impact to the environment as a whole. The plans must also seek to protect, restore and enhance the environmental quality of the sites.

CNPA analysis

The boundaries of this allocation will be reviewed to ensure that they do include the land referred to in the supporting text, and also do not include land which may be particularly sensitive from a natural heritage point of view. The appropriate amendments will be made. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Aviemore ED3	Name WKW Partnership Ltd	Company WKW Partnership Ltd	Objector Ref 466b
	Agent Leslie Hutt		

Representation

AV/ED3 – the “proposal” is inconsistent with the current situation. The statement that “Aviemore Highland Resort will continue to develop and enhance its facilities” is an assumption on the part of the Cairngorms National Park Authority. It cannot therefore be a “proposal”.

There have been a number of planning consents granted in relation to Aviemore Highland Resort (AHR). These now need to be consolidated in relation to current proposals and the revisions considered publicly. Clarification of the various conditions associated with the different applications and consents is required. A consolidated strategic approach by AHR is now required to give clarity of their intentions before any proposals are considered for Aviemore.

Summary

AV/ED3 – the “proposal” is inconsistent with the current situation. The statement that “Aviemore Highland Resort will continue to develop and enhance its facilities” is an assumption on the part of the Cairngorms National Park Authority. It cannot therefore be a “proposal”. There have been a number of planning consents granted in relation to AHR which need to be consolidated in relation to current proposals and the revisions considered publicly. Clarification of the various conditions associated with the different applications and consents is required. A consolidated strategic approach by AHR is now required to give clarity of their intentions before any proposals are considered for Aviemore.

CNPA analysis

The comments are noted, and the ongoing work on the wider Masterplan is trying to draw this work together. Additional information will be added to the supporting text to ensure that an appropriate level of information is provided, or guidance is included to point those interested to the relevant planning permissions.

Policy Settlements - Aviemore ED3 **Name** Anne MacNamara, Planning Dir **Company** Scottish Government **Objector Ref** 423e

Representation

Proposal AV/ED3 indicates continued expansion of the Aviemore Highland Resort. Transport Scotland objects to the fact that the Local Plan does not contain a reference to the presumption of no new trunk road access for this development. This site lies adjacent to the A9 trunk road and Transport Scotland advises that SPP17 paragraph 22 states that: "There is a general presumption against new motorway or trunk road junctions" whilst paragraph 72 also states that "Direct access onto strategic roads should be avoided as far as practicable".

Modifications to resolve this objection -

Transport Scotland requests that the statement provided below be inserted on page 62 in relation to proposal AV/ED3.

"A new access to the A9 would not be permitted for proposal AV/ED3. Instead, access for this proposed development should be taken from the local road network."

Summary

The proposal should contain a reference to the presumption of no new trunk road access for this site. Instead access for this proposal should be taken from the local road network.

CNPA analysis

The comments regarding access are noted, and the supporting text will be amended to ensure compliance with the relevant national guidance.

Policy Settlements - Aviemore ED3 **Name** Aviemore Highland Resort **Company** Aviemore Highland Resort **Objector Ref** 435b
Agent Paull and Williamson

Representation

The Aviemore Settlement map shows orange lines for what the Authority have termed "existing paths " as proposed under a Core Path Initiative. The Local Plan explains that the Cairngorms National Park Authority is currently developing a plan of core paths for the Park and recognises that these are still draft proposals and that they may therefore be subject to change. It is assumed that the orange lines are the most up to date illustration of the proposed Core Paths to be included in the Initiative. Policy 34 — Outdoor Access confirms that "development proposals which would result in a significant loss to the public of access rights, or loss of linear access (such as core paths, rights of way, or other paths and informal recreation areas or loss of access to inland water) will only be permitted where an appropriate or improved alternative access solution can be secured to the satisfaction of the Planning Authority and Access Authority ". The Objector objects to the identification of the paths shown through the Resort on the Aviemore settlement map and the suggestion that these are "rights of way ". It is the Objector's position that they are not. The paths shown in

the Resort should be removed from the settlement map accordingly. Furthermore the text for Policy 34 should make it clear that the paths identified do not necessarily equate to established rights of way in terms of the Roads (Scotland) Act 1984. The Authority should not try to create access rights through the Local Plan by identifying lines on a map. It is premature to formally identify such paths before a consultation process under the Core Path Initiative has been carried out. As the Core Path Initiative is in its infancy the Local Plan should not try to pre-empt or obviate the opportunity for those interested parties being able to fully participate in a separate consultation process on the Core Path Initiative,

The Objector would be willing to discuss their objection with the Authority and the grounds of this objection will be expanded upon if it proceeds to Public Inquiry.

Summary

The objection relates to the identification of part of the core path shown across through the Resort and to the suggestion that these paths are rights of way. The paths should be removed from the proposals map and the wording of policy 34 should clarify that paths identified do not necessarily equate to established rights of way in terms of the Roads (Scotland) Act 1984. Access rights should not be created through the local plan process.

CNPA analysis

The identification of core paths on the proposals maps was included for information only. The adoption of the core paths plan continues as a separate piece of work and in no way tries to imply anything other than additional information. On final adoption of the core paths network, information may be included on local plan maps again for information purposes only.

Policy Settlements - Aviemore H2 **Name** Representations received from table below **Company** Dalfaber Action Group
Agent Dalfaber Action Group

Representation

I object to the proposal to allocate the land designated as AV/H2 for housing development. Development would result in an irreversible and irreplaceable loss of amenity and recreational area. The site is designated as Elevated Land and the Cairngorms Landscape for Housing Study considers development inappropriate in landscape terms. CNPA Visitor Service and Recreation Group state that development would inevitably change the nature of the site and remove the important green barrier between existing housing and the new golf course. CNPA Natural Heritage Group raise concerns and suggest that any development within the woodland area should be excluded from development.

Part of the site is within the SEPA 1 in 200 year flood plain. Development should be prevented in areas of flood risk especially considering current climatic change.

The access route (Dalfaber Drive) and its associated level crossing is incapable of coping with any further increase in traffic.

Comments by CNPA planners that all land designated for development need not necessarily be developed is simply an exercise in attempting to artificially reduce the density of any development by increasing the area of land designated for housing. Land that is not to be developed should be shown as such in the Local Plan.

Designation of this area for development is contrary to the Aims of the National Park.

Changes being sought

Designate the entire section AV/H2 as amenity woodland

Summary

Development of H2 would result in unacceptable loss of amenity and recreational land. The site is designated as elevated land the landscape capacity for housing study for the area considers development inappropriate in landscape terms. CNPA Visitor Services group state the development would inevitably change the nature of the site and remove the important green barrier between existing housing and the new Golf Course. CNPA Natural Heritage Group raise concerns and suggest that any development within the woodland area should be excluded.

CNPA analysis

Need to follow legal proceedings currently lodged with planning applications for this site. In considering the allocation of the site, CNPA need to review the role the site plays within the landscape setting of Aviemore, the analysis of the site through the landscape capacity study, and its importance for natural heritage. (TECHNICAL EXPERTISE IS NEEDED FROM NATURAL HERITAGE GROUP) The impact of flooding requires assessment across the whole site (WORKING WITH SEPA) and take regard of the requirements for Flood Risk Assessments where necessary. The impact of any development on the road network and traffic safety is required (ROADS ADVICE IS NEEDED FROM HIGHLAND COUNCIL). Also the possible layout of development and the impact it has on open space and neighbouring properties should be clarified. Cross referencing against the aims of the Park should be clarified. In considering the site as amenity open space, the impact this would have on meeting the need for housing provision in Aviemore will be required.

Michael Mackenzie

Mr Gary Ford

Frank Aspinall

Miss Gillian Parry

Jack Mallalieu

Mrs Linda Bamford

Christopher D Roberts

Stephen Etheridge

Mr I Cocker

Ms Mary Mackenzie

Miss Pavla Imperiale

Alison Culshaw

B Cook

Mrs Mary Gillingham

Mrs Jean Boyd

Virginia Quin

John Anderson

Mrs M Cook

Sandra Stewart

Anne Howe

Carol Stuthard

James Brannan

D Pressey

Laura Bamford

Neilann Tait

Mrs Valerie Amner

Andrew How

Mr K I McK Amner

R Payne

E Reid

Tracey Speirs

W Lobban

Anne and James Murray

Peter Kay

Carena Drew

Penny Lyon

Miss Louise Jane Bamford
Michael Blake
Mark Ker
Niall Campbell
Natalie Smith
Diana Parloeskey
Gayle Penney
William Litton
Frank Booth
Mr Martin Reed
Mr D Boyd
K Drew
H and P Mackinnon
Sandra Murray
Heather Preece
Mrs Irene Spencer
Mrs Renate Currie-
Ragowski
S Harvie
Kate Loades
Mrs Audrey Mackenzie
C R How
Mavis Holt
Roderick Campbell
Mr David Hall
Jean Gordon
Mrs W Girvin
Mr G Forsyth
Mr W Girvin
Frank Morrison
Sally Stuart
Sian McClymont
Elizabeth Obrien

E Fitzgerald
Margaret Thomas
L J Fishpool
Mrs C A Leed
Brian Fishpool
Mrs J Smith
John Hannah
Frank Bruce
Ian & Karen Morris
Steven Mackenzie
Mrs Deirdre Straw
Mrs Jean Heath
Moira Flockhart
Katherine Craig
John Armitt
Robin E Playfair
Jerry Craig
Roger Reed
Miss Sheena Sherry
J Devlin
Mhairi Chalmers
Miss C McCook
Elizabeth Reed
Mr J J Sangster
June Buchanan
Zak Aspeling
Alan A Gilliatt
Maeve Stirling
Julie Hollier
Aileen Hannah
Alison Sharkey
Catriona Strang
Mrs C McLeod

M Delap
Alan Beautyman
Mr & Mrs B Burnside
A Elliot
Agnes Morrison Husband
George Sheilds
Agnes Husband
Robert Allan
Eric Sharkey
Carol McDonald
Mr W McMillan
Miss M Whitcomb
Moyra Gray
Mrs M Germlie
Ann Gibbs
Deborah Mustard
D Chalmers
John McCaughey
I Gray
W Gallagher
Jeni Miller
Caroline Tombs
M J Rodman
Kenneth Thomson
Kathy Graham
Iain Whyte
Jennifer Lobban
Mrs E H Sinclair
Mrs Linda Penney
Jean Ward
Celia Elder
S Ward
Graeme Penney

G Smith
C A Murray
Isa Gray
Mrs M Hunter
Roderick Sim
Eamon McElhone
Mrs Elizabeth Black
Paul Black
Grahame Archibald
Kirsti Dower
Elisabeth Yardley
Mr & Mrs J Hannah
Trevor Leahy
Jennifer Leahy
Adam Dower
Mr Grant Mitchell
Amanda Laird
Mr T Penney
Christina Nicol
Denise D Young
Robert McGhee
Mrs C N Johnson
Annie Tynan
Alice Marten
Margaret Gordon
J David Wright
Lewis Ganes
David B Holland
Mrs P Stefani
Mrs Mary McKee
Mrs R Lumsden
Alistair Duncan
Alison Burnside

Catherine McCord
R&M Hopkirk
C Molloy
Marion Cambell
Charles Bloe
Mr John Smith
Mrs John Smith
Marilyn Morrison
Christine Shields
Aileen Hannah
William Redmond
Iain & Jean McCook
Mike Campbell
Jean R Couper
James A Couper
Diana Sim
Mr Ian Stewart

Ann Large
Jennifer Wright
Carol McGowan
A G Sinclair
J Sinclair
Christina Blue
Wendy Griyor
Katrina McLean
Kathleen Ford
William Spencer
Helen Hunter
H M Johnson
Ann Gallagher
Shirley Johnson
Ryan Spencer
Heather McLeod
Mrs A Bulmer

A Burnett
Linzi Seinwright
D W McIntosh
Fiona Mackie
Mrs Linda Brown
Mrs Lynne Ormandy
Margaret Portemus
Rory Brown
Mrs Catherine Spencer
Marcus Hemmings
Kelvin and Vivien
Donaldson
Robert Howie
C M Muireach
Donna Shaw
Mardi Brown
Sheila McRobert

Peter Chalmers
Mick Kochalski
Donald Shaw
Samantha Shaw
J T Wilson
A D Mackenzie
Rob Edwards
Miss Judith Silver
Mr Michael Peach
Mrs Daniele Stuart
Roseann McLelland
Mr & Mrs G MacDonald
Mr Michael Sturat
Sheila Christie
S Yeoman

Policy Settlements - Aviemore H2

Name Angus Yarwood **Company** Woodland Trust Scotland **Objector Ref** 393d

Representation

We are concerned that this site is identified as having woodland on it and yet is still included as a development proposal. Although the area of ancient and semi-natural woodland to the north does not appear to extend into the site it is extremely important that this habitat is buffered and sensitively managed. This site should be used as a woodland regeneration site and not for housing development.

Summary

This site has identified woodland on it but is still identified for development. The site provides a valuable habitat buffering the ancient and semi-natural woodland to the north. The site should be used as a woodland regeneration site rather than for housing.

CNPA analysis

Need to follow legal proceedings currently lodged with planning applications for this site. In considering the allocation of the site, CNPA need to review the role the site plays within the landscape setting of Aviemore, the analysis of the site through the landscape capacity study, and its importance for natural heritage. (TECHNICAL EXPERTISE IS NEEDED FROM NATURAL HERITAGE)

GROUP) The impact of flooding requires assessment across the whole site (WORKING WITH SEPA) and take regard of the requirements for Flood Risk Assessments where necessary. The impact of any development on the road network and traffic safety is required (ROADS ADVICE IS NEEDED FROM HIGHLAND COUNCIL). Also the possible layout of development and the impact it has on open space and neighbouring properties should be clarified. Cross referencing against the aims of the Park should be clarified. In considering the site as amenity open space, the impact this would have on meeting the need for housing provision in Aviemore will be required.

Policy Settlements - Aviemore H2	Name Jim Cornfoot	Company	Objector Ref	432b
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Representation

I object to this land being used for more unneeded housing in Aviemore. This is on an historical flood plan. The land is used by local residents for access and recreation. The woodland is an important habitat for wildlife. The local plan should consider building any developments near the River Spey which is an important river system.

Modifications to resolve this objection –

The woodland around Dalfaber should be protected and a natural corridor with no development should be maintained along the River Spey.

Designate AV/H2 as amenity woodland.

Summary

The land is on the floodplain, is used for recreation and forms an important habitat. More houses will jeopardize the tourism industry and H2 should therefore be protected as open space. Any more housing in Aviemore should be designated affordable for local people.

CNPA analysis

Need to follow legal proceedings currently lodged with planning applications for this site. In considering the allocation of the site, CNPA need to review the role the site plays within the landscape setting of Aviemore, the analysis of the site through the landscape capacity study, and its importance for natural heritage. (TECHNICAL EXPERTISE IS NEEDED FROM NATURAL HERITAGE GROUP) The impact of flooding requires assessment across the whole site (WORKING WITH SEPA) and take regard of the requirements for Flood Risk Assessments where necessary. The impact of any development on the road network and traffic safety is required (ROADS ADVICE IS NEEDED FROM HIGHLAND COUNCIL). Also the possible layout of development and the impact it has on open space and neighbouring properties should be clarified. Cross referencing against the aims of the Park should be clarified. In considering the site as amenity open space, the impact this would have on meeting the need for housing provision in Aviemore will be required.

Representation

My house, which the family has owned since new, more than 20 years, backs onto the area designated as AV/OS1 and is situated at the crossroads of the existing paths marked in brown on the map on page 63 of the Deposit Local Plan. My house windows overlook the path as it passes into the existing housing area of Corrou Road and Callart Road. I am therefore in a unique position to see that a very large number of local folk and visitors use this path to access the open space between the existing housing and the river Spey. In fair weather, there is rarely more than 10 minutes without somebody walking or cycling by. We have seen access to this open space slowly erode since the closure of Dalfaber farm by the construction of the golf course and the consequent destruction of the old paths by the river and the restrictions to access created by the golf course management. For example, a swing gate has been placed in the new fence across the path passing through AV/CS1 just as the path leaves the woodland to cross the golf course. This gate used to be an open farm gate, now it is difficult to negotiate with a bicycle due to its narrowness. Over the last 20 years we have seen all of the area AV/H2, AV/OS1 and AV/H3 develop into a mature birch woodland with a good mix of young and old trees, a positive benefit to the Aviemore community. Previously, the grazing cattle kept new growth to a minimum.

We would therefore object to any further loss of this open amenity area and would seek to maintain the woodland in its entirety.

Summary

Development of these sites would have an unacceptable impact on loss of amenity and recreational land in Aviemore. These sites provide a positive benefit to the local community. Further loss of such land should therefore not be allowed.

CNPA analysis

Need to follow legal proceedings currently lodged with planning applications for this site. In considering the allocation of the site, CNPA need to review the role the site plays within the landscape setting of Aviemore, the analysis of the site through the landscape capacity study, and its importance for natural heritage. (TECHNICAL EXPERTISE IS NEEDED FROM NATURAL HERITAGE GROUP) The impact of flooding requires assessment across the whole site (WORKING WITH SEPA) and take regard of the requirements for Flood Risk Assessments where necessary. The impact of any development on the road network and traffic safety is required (ROADS ADVICE IS NEEDED FROM HIGHLAND COUNCIL). Also the possible layout of development and the impact it has on open space and neighbouring properties should be clarified. Cross referencing against the aims of the Park should be clarified. In considering the site as amenity open space, the impact this would have on meeting the need for housing provision in Aviemore will be required.

Policy Settlements - Aviemore H2/H3 **Name** Catharine Hilary Mordaunt **Company** **Objector Ref** 063b

Representation

Ownership of second homes in Strathspey is killing local communities and damaging the cultural heritage of the Park. Ownership of second/holiday homes should be more restricted, though how this may be achieved is very difficult. It seems a shame to turn Strathspey into a housing development in order to provide housing for people who will not contribute positively to the communities and cultural heritage of the area; this will also damage the natural heritage and the reasons why the Park is special.

What steps are needed to resolve this objection: the whole area covering H2 and H3 in Aviemore needs to be allocated as Open Space.

Second home ownership and the construction of new homes to meet this demand needs to be limited. I do not know how this might be achieved – it is a highly contentious issue. The requirement for new developments to have such a high level of 2 and 3 bedroom property and affordable housing is helpful in addressing this, but I feel this policy needs to be taken further.

Summary

No further development should be carried out in Aviemore to provide housing for second homes.

CNPA analysis

Need to follow legal proceedings currently lodged with planning applications for this site. In considering the allocation of the site, CNPA need to review the role the site plays within the landscape setting of Aviemore, the analysis of the site through the landscape capacity study, and its importance for natural heritage. (TECHNICAL EXPERTISE IS NEEDED FROM NATURAL HERITAGE GROUP) The impact of flooding requires assessment across the whole site (WORKING WITH SEPA) and take regard of the requirements for Flood Risk Assessments where necessary. The impact of any development on the road network and traffic safety is required (ROADS ADVICE IS NEEDED FROM HIGHLAND COUNCIL). Also the possible layout of development and the impact it has on open space and neighbouring properties should be clarified. Cross referencing against the aims of the Park should be clarified. In considering the site as amenity open space, the impact this would have on meeting the need for housing provision in Aviemore will be required.

Policy Settlements - Aviemore H2/H3 **Name** Catharine Hilary Mordaunt **Company** **Objector Ref** 063a

Representation

This whole area should be designated open space. The extent of housing in this area is unacceptable. The development of the golf course has already severely restricted recreation in this area; housing in what is currently open space will mean people will have to get in their cars and drive in order to access enough open space for their immediate requirements. This would be contrary

to the sustainability objectives of the Plan.

Summary

H2 and H3 should not be used for development as it would increase traffic problems in the area, and there would be no natural break in housing development in the area. The site should be allocated as amenity space.

CNPA analysis

Need to follow legal proceedings currently lodged with planning applications for this site. In considering the allocation of the site, CNPA need to review the role the site plays within the landscape setting of Aviemore, the analysis of the site through the landscape capacity study, and its importance for natural heritage. (TECHNICAL EXPERTISE IS NEEDED FROM NATURAL HERITAGE GROUP) The impact of flooding requires assessment across the whole site (WORKING WITH SEPA) and take regard of the requirements for Flood Risk Assessments where necessary. The impact of any development on the road network and traffic safety is required (ROADS ADVICE IS NEEDED FROM HIGHLAND COUNCIL). Also the possible layout of development and the impact it has on open space and neighbouring properties should be clarified. Cross referencing against the aims of the Park should be clarified. In considering the site as amenity open space, the impact this would have on meeting the need for housing provision in Aviemore will be required.

Policy Settlements - Aviemore H3

Name Representations received from table below **Company** Dalfaber Action Group
Agent Dalfaber Action Group

Representation

I object to the proposal to allocated the land designated as AV/H3 for housing development. Development would result in irreversible and irreplaceable loss of amenity and recreational area.

Development would inevitably change the nature of the site and remove the important green barrier between existing housing and the new golf course. The Cairngorms Landscape Capacity for Housing Study concludes that the site has no opportunity for development and that any development would have a significant impact on the Cairngorms Mountains National Scenic Area and development would therefore be inappropriate in landscape terms.

CNPA Natural Heritage group state that the land between Heather Cottage and the existing access track should not be developed. The area to the south of the access track should be retained as amenity woodland as it has been in the previous local plan.

There is historical evidence that Dalfaber farmhouse has been flooded within a 1 in 100 timetable proving that the SEPA 1 in 200 year flood map is inaccurate. Development should be prevented in areas of flood risk, especially considering current climatic

change.

The access route (Dalfaber Drive) and its associated level crossing is incapable of coping with any further increase in traffic.

Comments by CNPA planners that all land designed for development need not necessarily be developed is simply an exercise in attempting to artificially reduce the density of any development by increasing the area of land designated for housing. Land that is not to be developed should be shown as such in the local plan.

Designation of this area for development is contrary to the Aims of the National Park.

How would objection be resolved: designate the entire section AV/H3 as amenity woodland.

Summary

Development of H3 would result in unacceptable loss of amenity and recreational land. The landscape capacity for housing study for the area concludes that the site has no opportunity for development, that any development would have a significant impact on the National Scenic Area and as a result development would therefore be inappropriate in landscape terms.

CNPA Natural Heritage Group state that the land between Heather cottage and the existing access track should not be developed. The area to the south of the access track should be retained as amenity woodland as it has been in the previous local plan. The land around Dalfaber farmhouse has been flooded within a 1 in 200 year timescale proving that the SEPA 1 in 200 year flood map is accurate. Development should be prevented in areas of flood risk especially considering current climatic change.

The access route (Dalfaber Drive) and its associated level crossing is incapable of coping with any further increase in traffic.

Comments by CPNA planners that all land designated for development need not necessarily be developed is an attempt to artificially reduce the density of any development by increasing the area of land designated for housing. Land that is not to be developed should be shown as such in the Local Plan.

Designation of this area for development is contrary to the Aims of the National Park. AV/H3 should therefore be designated as amenity woodland

CNPA analysis

Need to follow legal proceedings currently lodged with planning applications for this site. In considering the allocation of the site, CNPA need to review the role the site plays within the landscape setting of Aviemore, the analysis of the site through the landscape capacity study, and its importance for natural heritage. (TECHNICAL EXPERTISE IS NEEDED FROM NATURAL HERITAGE GROUP) The impact of flooding requires assessment across the whole site (WORKING WITH SEPA) and take regard of the requirements for Flood Risk Assessments where necessary. The impact of any development on the road network and traffic safety is required (ROADS ADVICE IS NEEDED FROM HIGHLAND COUNCIL). Also the possible layout of development and the impact it has on open space and neighbouring properties should be clarified. Cross referencing against the aims of the Park should be clarified. In considering the site as amenity open space, the impact this would have on meeting the need for housing provision in Aviemore will be required.

C M Muireach
Mrs Jean Heath
B Cook
Mr David Hall
Robin E Playfair
Andrew How
Mrs F R Thomson
Charles Bloe
Peter Chalmers
Ann Gibbs
Mrs John Smith
Sally Stuart
Mr John Smith
Heather McLeod
Frank Bruce
Mhairi Chalmers
Alistair Duncan
David B Holland
John Hannah
C Molloy
Mrs Claire Atkinson
E Reid
Robert Howie
Ian & Karen Morris
Anne and James Murray
Mr W McMillan
Ryan Spencer
Aileen Hannah
H and P Mackinnon
Mrs C McLeod
Linzi Seinwright
Mr Martin Reed

Mr & Mrs B Burnside
I Gray
Mr & Mrs G MacDonald
Catriona Strang
Niall Campbell
Stephen Etheridge
Miss Judith Silver
Miss Louise Jane Bamford
Ms Mary Mackenzie
Mr Gary Bamford
Mrs Linda Bamford
Gayle Penney
Moyra Gray
Mr Michael Peach
Carol Stuthard
Mavis Holt
Mrs C A Leed
Mrs M Cook
Margaret Portemus
Ann Large
Mrs Irene Spencer
D Chalmers
Mrs Jean Boyd
Mrs Catherine Spencer
John McCaughey
Mr D Boyd
Caroline Tombs
William Spencer
S Harvie
Mr G Forsyth
George Sheilds
Christina Nicol

Helen Hunter
Mrs Lynne Ormandy
G Smith
Mr & Mrs J Hannah
Trevor Leahy
Jennifer Leahy
Adam Dower
Mr Grant Mitchell
Mick Kochalski
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Mrs C N Johnson
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Iain & Jean McCook
Margaret Gordon
Denise D Young
Mr T Penney
Mrs Linda Penney
Amanda Laird
Mrs Linda Brown
Marcus Hemmings
Fiona Mackie
Sheila Christie
Sheila McRobert
Mrs Daniele Stuart
Mr Michael Sturat
A Burnett
Ann Gallagher
Mardi Brown
Rory Brown

S Ward
D W McIntosh
Mrs A Bulmer
Shirley Johnson
H M Johnson
Rob Edwards
S Yeoman
Roseann McLelland
Donna Shaw
Samantha Shaw
Kelvin and Vivien
Donaldson
Mr Ian Stewart
Tina Shields
William Blue
Alexander Grigor
Charles Miller
Ruth miller
Martin Amos
Marion Cambell
Alison Wood
Jean Ward
Mr & Mrs Law
Carol McGowan
Iain McKee
James Cruickshank
Paul Wilson
Alan A Gilliat
Craig Rothney
Graham Atkinson
Alison Burnside
Catherine McCord

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C A Murray
Mrs E H Sinclair
Mrs M Hunter
Roderick Sim
Eamon McElhone
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Mrs M Germlie

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A Elliot
Agnes Morrison Husband
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M Delap
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J T Wilson
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W Gallagher
Miss C McCook
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John Armitt
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Jerry Craig
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Roderick Campbell
Jean Gordon
Mrs W Girvin
Mr W Girvin
Mrs J Smith
Margaret Thomas
L J Fishpool
Miss Sheena Sherry
Peter Kay
Heather Preece
Mrs Renate Currie-
Ragowski
James Brannan
Kate Loades
Laura Bamford
Frank Booth
Mrs Mary Gillingham
Jack Mallalien
John Anderson
Sandra Murray

Anne Howe
Virginia Quin
D Pressey
Neilann Tait
Mrs Valerie Amner
Mr K I McK Amner
R Payne
Tracey Speirs
W Lobban
Jennifer Lobban
Alice Marten
A D Mackenzie
Maeve Stirling
Mark Ker
William Litton
Diana Parloeskey
Michael Mackenzie
Natalie Smith
Sandra Stewart
Marilyn Morrison
C R How
Michael Blake
Penny Lyon
Mrs Audrey Mackenzie
Alison Culshaw
K Drew
Christopher D Roberts
Carena Drew

Policy Settlements - Aviemore H3 **Name** Jim Cornfoot **Company** **Objector Ref** 432a

Representation

I object to this land being used for more unneeded housing in Aviemore. This is on an historical flood plan. The land is used for recreation and the woodland is a valuable habitat for wildlife. The local plan should not build more housing near the River Spey which is an internationally important river system. More housing in Aviemore will jeopardise tourism as the villages in Badenoch and Strathspey are growing too big too fast, visitors don't want to holiday in sprawling housing estates.

Modifications to resolve this objection –

Protect the woodland around Dalfaber

Reduce the number of houses being considered for development around Aviemore

The majority of housing should be designated affordable for local people.

Designate AV/H3 as amenity woodland.

Summary

The land is on the floodplain, is used for recreation and forms an important habitat. More houses will jeopardize the tourism industry and H3 should therefore be protected as open space. Any more housing in Aviemore should be designated affordable for local people.

CNPA analysis

Need to follow legal proceedings currently lodged with planning applications for this site. In considering the allocation of the site, CNPA need to review the role the site plays within the landscape setting of Aviemore, the analysis of the site through the landscape capacity study, and its importance for natural heritage. (TECHNICAL EXPERTISE IS NEEDED FROM NATURAL HERITAGE GROUP) The impact of flooding requires assessment across the whole site (WORKING WITH SEPA) and take regard of the requirements for Flood Risk Assessments where necessary. The impact of any development on the road network and traffic safety is required (ROADS ADVICE IS NEEDED FROM HIGHLAND COUNCIL). Also the possible layout of development and the impact it has on open space and neighbouring properties should be clarified. Cross referencing against the aims of the Park should be clarified. In considering the site as amenity open space, the impact this would have on meeting the need for housing provision in Aviemore will be required.

Policy Settlements - Aviemore OS1 **Name** Dr A M Jones **Company** Badenoch & Strathspey Consvn Grp **Objector Ref** 400i(f)

Representation

Object that the burn side area between garden boundaries and settlement boundary in north east is not designated as open

space.

Object that the areas to the west and east of the sewage works are not included as Open Space. The area to the west of the sewage works is good habitat with abundant juniper, provides a valuable landscape feature and makes an important contribution to the quality of recreation experience. The area to the east is important linking habitat with the riverside woodland.

Summary

The burn side area between garden boundaries and settlement boundary in north east should be included as open space. Also the areas to the west and east of the sewage works should be included as Open Space.

CNPA analysis

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Aviemore OS1 **Name** WKW Partnership Ltd **Company** WKW Partnership Ltd **Objector Ref** 466d
Agent Leslie Hutt

Representation

AV/OS1 – it would appear that the open spaces are to be protected from development merely because they are open spaces. There are no good reasons to deem these areas 'protected'. They are within the conurbation of Aviemore, and their development could enhance the facilities of the area. The village is surrounded by natural beauty and development in the OS1 areas would not encroach on that.

Summary

Questions why AV/OS12 is protected as open space. States that Aviemore is surrounded by natural beauty and that developing OS1 would not encroach on that.

CNPA analysis

Land has been allocated within Aviemore as open space to protect the character of the settlement and ensure that the amenity enjoyed by residents is protected from unacceptable levels of new development. The settlement is one characterised by its landscape setting and drawing areas of open space into the settlement helps to enhance this. It would not therefore be appropriate to develop all the land allocated as open space for development. No modification is therefore considered necessary as a result of this representation.

Policy Settlements - Ballater	Name James and Evelyn Sunley	Company	Objector Ref	056q
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Representation

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 Park Plan should identify land and building development for Hotel and hostel accommodation as tourism is vital to the village.

Summary

Land should be identified for the development of hotel and hostel accommodation within Ballater.

CNPA analysis

Modifications will endeavour to ensure a more appropriate balance is struck between development and tourism opportunities and the protection of the special qualities of the area. Within Ballater, general policies have been included to do this, rather than identify a particular site which may be considered by some as restrictive. However work will continue with the local chamber of commerce to ensure that the approach taken meets with the aspirations of the local community. (WORK WITH CHAMBER OF COMMERCE AND COMMUNITY COUNCIL)

Policy Settlements - Ballater	Name James and Evelyn Sunley	Company	Objector Ref	056s
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Representation

6.12/6.18 (Policy 35/36) Ballater is not well served with formal recreation facilities and compares poorly with many villages within the Aberdeenshire County. The Schools outdoor activity centre was a splendid facility which introduced the outdoors and hills to very many primary school children from outwith the area but was sadly closed by the council in a cost cutting exercise. The building is still owned by the county and could be put back in use under CNPA control or similar to that provided at Loch Morlich in the Glen More outdoor activities and mountain training facilities. Facilities and activities for tourists such as mountain biking routes, ropeways and dinghy sailing and canoeing in the local lochs etc. in the Ballater area is urgently needed to encourage tourists to stay in Ballater rather than just pass through. The Park Plan should identify these aspirations. In addition Ballater does not have purpose built facilities for indoor sport, theatre, cinema and other activities other than that which can be provided by the Victoria and Albert Hall which struggles for funding.

Summary

The local plan should identify sites to meet local aspirations for recreational development including an outdoor activity centre, indoor sports centre, theatre, cinema etc.

CNPA analysis

Modifications will endeavour to ensure a more appropriate balance is struck between development and tourism opportunities and

the protection of the special qualities of the area. Within Ballater, general policies have been included to do this, rather than identify a particular site which may be considered by some as restrictive. However work will continue with the local chamber of commerce to ensure that the approach taken meets with the aspirations of the local community. (WORK WITH CHAMBER OF COMMERCE AND COMMUNITY COUNCIL)

Policy Settlements - Ballater **Name** James and Evelyn Sunley **Company** **Objector Ref** 056t

Representation

6.12/6.18 (Policy 36) No provision appears to have been made for the football pitches planned by Aberdeenshire CC; nor any mention of the proposed Woodland Project which was a desire expressed by many at the public consultation meetings. Proposals for the sustainability of the areas required for the Ballater Games and car and coach parking do not appear on the Plan.

Summary

Provision should be made within the Local Plan for football pitches and other outdoor projects including supporting the Ballater Games.

CNPA analysis

The allocated site at Ballater H1 will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements – Ballater **Name** Dr Sheila Sedgwick **Company** Ballater & Crathie Community Council **Objector Ref** 091g

Representation

Ballater came into existence as a residential place for enjoyment of the "Spa" and for retirement. Its history is very different from that of other places in the Park. The view of some members of the Community Council is that without the present day incomers Ballater will die, for they help to boost the village economy. Some members of the Community Council believe that land must be available for high value housing for such persons, which will help to subsidise affordable housing in the form of Planning Gain.

Summary

The housing policies should reflect the important role retired people make to the economy, and the value added to houses which could be used to support affordable houses.

CNPA analysis

The approach to housing policy endeavours to recognise all sectors of the market, and provide a policy basis to meet the needs of all communities in their housing need. The approach tries to redress the current imbalance between cost of housing and those in need of affordable housing. However this is in no way to underplay the key role played by the open market sector including those who retire within or to the area. The wording of the supporting text will be amended to better reflect the various sectors within the housing sector.

Policy Settlements - Ballater	Name Phillip John Swan	Company	Objector Ref	462f
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Representation

This objection relates to the same documentation as Objection 3. New housing development in the area and on the scale proposed in the Plan would close off the only remaining access route for wildlife (particularly deer) to move between Craigendarroch Hill and the fields bordering the route of the old railway line. At certain times of the year, deer have been observed on numerous occasions, usually at dusk, crossing 'Field 3' (which lies between Monaltrie House and Monaltrie Avenue) en route to base of the hill. Although I have no expertise in this aspect of wildlife, I am concerned that changes of this nature do not comply with CNPA commitment "to conserve and enhance the natural and cultural heritage of the area".

Requested change: reduce the target of 250 new houses to a more realistic number (maximum 50) and seek to satisfy this requirement by means of intelligent infill developments and upgrading/conversion of existing properties.

Please note that if there is a Public Local Inquiry, I would be happy to prepare written representations and to appear at the Inquiry. My ability to make an oral presentation is unfortunately constrained by a medical condition which causes a degree of speech impediment. If others have objected to the same part of the Plan, I would be happy to present a joint case with them at any Inquiry.

Summary

Concerns expressed over housing development closing off access routes for wildlife, especially deer, between Craigendarroch Hill and the fields bordering the route of the old railway line. Reduce the target of 250 houses with a more realistic number (max 50), and seek to satisfy this requirement by infill development and upgrading / conversion of existing properties

CNPA analysis

The scale of development is linked to work done on establishing the housing need within the area, and further work will be done to prepare information which fully explains the thinking behind the approach taken. Additional work will also be undertaken to ensure that the scale of development is not out of character with the densities currently built in Ballater. This will be done in conjunction with ongoing work with the Princes Foundation to prepare a masterplan for the site, and a long term vision for the future growth of Ballater.

Policy Settlements - Ballater **Name** Dr Sheila Sedgwick **Company** Ballater & Crathie Comm Council **Objector Ref** 091b

Representation

2.we note that the site map for Ballater does not include the Craigendarroch complex nor does it mark the wooded area round the school. Also omitted are historic features like the battlefield site and the souterrain. We note too that the settlement of Crathie has not been included in the Local Plan. Land for housing and tourist development in the Crathie area needs to be identified and we request that Crathie be included in the Plan.

Summary

The settlement boundary of Ballater should include the Craigendarroch complex and the wooded area around the school. There are also omissions including the battlefield site and souterrain. Crathie should be included as a settlement.

CNPA analysis

The boundary of Ballater has been drawn to include the main settlement and housing areas which form the village. This is in on way to imply that certain other developments do not play a key role in supporting the village, particularly economically. In regard to Crathie, 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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements - Ballater **Name** David Thomas Lapsley **Company** **Objector Ref** 451

Representation

Those of us who are involved with the football clubs from primary school level, up to adult summer league all believe we have a valid case to ask for a dedicated football facility in Ballater.

Currently we are operating out of Monaltrie Park which is a fine large area with the adjacent dressing room's however as it is an open public area and many other groups use the park, this results in an unsafe environment for the players to play there football on. By unsafe I am referring to the numerous holes in the ground created by people golfing, fence posts from Ballater Games and animals it is only a matter of time before the sprained ankles we are getting every other week to be a hill break. This is a risk we fee]

is to high to take and as we don't want to stop training the kids we feel this request is the best course of action. The Primary training sessions attract 20-40 kids, The Secondary training sessions attract 20-25 kids, the Adult training sessions attract 20-25 adults. In total this gives us 60-85 people using the park per week for organized football.

Our football schedule looks something like this:

Tuesday- Secondary School/Adult Training session

Wednesday- Primary School Training session & Adult Training session

Friday- Adult Summer League Match*

Saturday- Primary School Match*

Sunday- Secondary School Match*

* These match's are every second week.

We also try to run between 2-3 tournament's per year inviting teams from all over the Deeside area.

With the arrival of the Royal Guard we generally get 3 to 4 friendly games during there stay in Bal later. Hopefully from this you can get a rough idea of how much time is put in to all these events every week by those of us who are all volunteer's. With the newly formed Running club starting in Ballater we believe the facilities listed below would be well used almost every night of the week and for most of the year, weather depending obviously. What we would love is an area of ground large enough to contain a full size pitch and running track. 1 training pitch (7-5 aside in size) which we would train on, Use in tournaments and the kids would use for match's. Changing and shower facilities. Full floodlights to ensure all year use.

We don't want this to be an exclusive area to only Ballater Football Club the more people who would use it the better, We are trying so hard to get a female in our group to encourage the start up of a girls team and a safe area and quality facilities would strongly assist in this cause. I feel it would be more than beneficial to Ballater, the surrounding communities but most of all the kids who will learn how to work in teams, leadership, equality and any other attributes we can teach through sports they love and enjoy. I would like to thank you for taking the time to read this letter and for any time you devote to this.

Summary

Additional land should be allocated within Ballater for a new playing field and running track together with associated facilities.

CNPA analysis

The comment is noted, and in the work ongoing with the Princes Foundation, it is hoped to include additional detail within the Proposals map to identify the need for key services and recreational provisions. Work will also continue with the Local Authority to highlight issues such as this raised in the local plan process.

Policy Settlements - Ballater

Name James and Evelyn Sunley

Company

Objector Ref

0561

Representation

5.25/5.26 We believe the housing requirements as indicted in “North East Together” (NEST) 2001-2016 of 150 homes within the Mar area very much more reflects the needs in the Mar area than that indicated in this Park Local Plan. The 250 housing units proposed for Ballater alone in the plan is extreme over development and is totally unacceptable. The Plan pays no recognition to the sixty or more houses built in Ballater since 2002.

Summary

The housing requirements in NEST which identify 150 homes for the Mar area more reflecting the needs of the area. The proposed 250 houses is extreme and unacceptable.

CNPA analysis

The scale of development is linked to work done on establishing the housing need within the area, and further work will be done to prepare information which fully explains the thinking behind the approach taken. Additional work will also be undertaken to ensure that the scale of development is not out of character with the densities currently built in Ballater. This will be done in conjunction with ongoing work with the Princes Foundation to prepare a masterplan for the site, and a long term vision for the future growth of Ballater.

Policy Settlements - Ballater	Name Phillip John Swan	Company	Objector Ref	462c
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Representation

Objection 3

This objection relates to Section 7, Settlement proposals, Ballater, pages 72-73. The location proposed for the 250 future houses comprises three existing fields totalling 10.99 hectares:

- A field of ca. 4.3 hectares ('Field 1') on the north east side of Monaltrie Park
- A field of ca. 5.5 hectares ('Field 2') on the north east side of Field 1
- A field of about 1.2 hectares ('Field 3') on the western side of Field 2, situated between Monaltrie House and Monaltrie Avenue

The total area of ca. 11 hectares, if used for 250 houses, indicates a fairly high concentration of around 10 houses per acre. The individual plot sizes would be further reduced by the need for enhanced amenity spaces and additional parking for Monaltrie Park overflow. This strongly implies a high percentage of relatively modest 'affordable' homes, which would be housing people for whom there would be only limited employment opportunities in Ballater. This would lead to a potentially serious level of unemployment in the local labour market with attendant social problems.

Requested change: curtail the proposed area for future housing to 'Field 1' only (4.3 hectares) which should be sufficient for up to around 100 affordable houses, plus additional allowances for enhanced amenity, parking requirements etc. Alternatively, find other solutions to the required increase in affordable housing, such as intelligent infill developments and upgrading/conversion of existing properties.

Summary

The proposed land area allocated for housing is around 11 hectares, which is proposed for 250 houses. This would lead to a density of around 10 houses per acre. States this implies a high percentage of modest 'affordable' homes, which would house people for whom there would be limited employment opportunities in Ballater, and hence could lead to unemployment and associated social problems.

Seek changes to reduce land allocated to only the field to the north east side of Monaltrie Park, or find other solutions such as infill and upgrading / conversion of existing properties.

CNPA analysis

The scale of development is linked to work done on establishing the housing need within the area, and further work will be done to prepare information which fully explains the thinking behind the approach taken. Additional work will also be undertaken to ensure that the scale of development is not out of character with the densities currently built in Ballater. This will be done in conjunction with ongoing work with the Princes Foundation to prepare a masterplan for the site, and a long term vision for the future growth of Ballater.

Policy Settlements - Ballater **Name** Dr Sheila Sedgwick **Company** Ballater & Crathie Comm Council **Objector Ref** 0911

Representation

6.5-6.9 As tourism is vital to the village, land and building development for hotel and hostel accommodation should be identified.

Summary

Land should be allocated within Ballater for the development of hotel and hostel accommodation.

CNPA analysis

Modifications will endeavour to ensure a more appropriate balance is struck between development and tourism opportunities and the protection of the special qualities of the area. Within Ballater, general policies have been included to do this, rather than identify a particular site which may be considered by some as restrictive. However work will continue with the local chamber of commerce to ensure that the approach taken meets with the aspirations of the local community. (WORK WITH CHAMBER OF COMMERCE AND COMMUNITY COUNCIL)

Policy Settlements - Ballater **Name** Dr Sheila Sedgwick **Company** Ballater & Crathie Comm Council **Objector Ref** 091m

Representation

6.11-18 The designated area for car and coach parking for Ballater Games is of much importance to the continued function of the Ballater Games and the Plan proposes to retain this, covering an area of c.3h. The remaining area of about 8h. is available for housing. However, the erection of the proposed 250 housing units would mean a density totally inappropriate in an area like Ballater.

6.18 Ballater is not well served with recreational facilities. The Schools Outdoor Centre was a splendid facility but was closed in a cost-cutting exercise. Its reinstatement for other purposes is a possibility. Facilities and activities for tourists need to encourage them to stay in Ballater rather than just pass through. The Park Plan should identify these aspirations. Ballater does not have purpose built facilities for indoor sport, theatre, cinema, etc. other than those provided by the Victoria and Albert Halls. There is no mention of the proposed woodland project as an amenity area, a requirement supported by many at the public consultation meetings.

There appears to be no provision for football pitches planned by Aberdeenshire Council.

Summary

The proposal at H1 should include an appropriate allocation for parking for the Ballater Games. The density should be adjusted accordingly to reflect the reduction in the size of the site. Within Ballater there should also be provision made for recreational and social activities such as a sports centre, outdoor centre, cinema, etc. The local plan should also make reference to ongoing community aspirations such as football pitches and a woodland project.

CNPA analysis

The comment is noted, and amendments will be included to the proposals maps to highlight the needs of the community and the various uses to which the site is put. The amendments will take into account the ongoing work of the Princes Foundation to prepare a masterplan and vision for the future growth of Ballater, and a design guide for the development of the site.

Policy Settlements - Ballater	Name DW and IM Duncan	Company	Objector Ref	037q
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Representation

An additional 250 house units would significantly alter the character of this 18th century planned village.

Summary

The level of proposed new development would adversely alter the character of Ballater.

CNPA analysis

The scale of development is linked to work done on establishing the housing need within the area, and further work will be done to prepare information which fully explains the thinking behind the approach taken. Additional work will also be undertaken to ensure that the scale of development is not out of character with the densities currently built in Ballater. This will be done in

conjunction with ongoing work with the Princes Foundation to prepare a masterplan for the site, and a long term vision for the future growth of Ballater.

Policy Settlements - Ballater **Name** Stuart Robertson **Company** Aberdeenshire Council **Objector Ref** 474b

Representation

Ballater

1) Extend the settlement boundary to include the Golf Course. This is to enable possible westward expansion of the residential area in the longer term if required in order to balance the eastward expansion around the settlement centre. Additional Golf Course land to compensate may be acquired on the other side of the River Dee.

2) Extend H1 eastwards to include at least the full site as proposed by the Prince's Trust in order to deliver a wide mix of units and small business opportunities and the required infrastructure and mitigation for community and education facilities, together with providing Monaltrie Park with assured parking to the east. A small developer or piecemeal approach would not give the certainty for the development industry to embark on the project bearing in mind the infrastructure required to support development in this location.

2a) The flooding concerns may be allayed by one or a mix of the following:

a) Engineering compensatory areas on the south east side of the River Dee.

b) Raising ground floor levels through increased underbuilding using hardcore materials for upfill to provide for 'absorption and release' of flood waters in a engineered controlled manner.

c) Raising ground floor level significantly to accommodate garage and storage accommodation beneath the living areas.

d) Applying a code of construction to all the site making it obligatory to construct all ground floor accommodation in all buildings with tiled solid concrete floors with valve controlled floor drainage outlets to expel water when flood event recedes, solid construction to internal walls with tiles or similar waterproof finishes to dado height. All electrical circuits above dado height, concrete staircases to first floor.

Summary

Extend Ballater settlement boundary to include the Golf Course.

Extend H1 eastwards to include the full site as proposed by the Prince's Foundation.

Consider the following to allay flooding concerns:

-Engineering compensatory areas on the south east side of the River Dee

-Raise ground floor levels, either with use of more hardcore, or by designing in basements

-Applying a code of construction to all the site making it obligatory to construct all ground floor accommodation in all buildings with tiled solid concrete floors with valve controlled floor drainage outlets to expel water when flood event recedes, solid

construction to internal walls with tiles or similar waterproof finishes to dado height. All electrical circuits above dado height, concrete staircases to first floor.

CNPA analysis

The comments are noted and further work will be done on both the boundary of the settlement and the level of detail included within the proposal sites, to clarify the development potential, and highlight constraints including flood risk. This will be done in conjunction with ongoing work with the Princes Foundation to prepare a masterplan for the site, and a long term vision for the future growth of Ballater.

Policy Settlements - Ballater ED3 **Name** Cooperative Group **Company** Cooperative Group **Objector Ref** 370c
Agent Lorraine Jones

Representation

Within the town Proposal BL/ED3 applies to the bus station, located between Golf and Viewfield Road, and states that the unit will be reserved for business use should the unit be vacated by the existing user. In this regard, it is noted that the unit is within the designated town centre area. As such, we would suggest that the range of uses which would be appropriate in this location should be wider than business and should include other uses appropriate to a town centre location.

Accordingly, we suggest that the Proposal be worded to specifically include a wider range of uses, e.g. retail, commercial etc or be worded such that the use of the site, if vacated by the existing user, should be one which is suited to a town centre location. Suggested modifications:

As outlined above, this should allow for a wider range of uses.

Summary

As the site ED3 lies within the town centre, the uses which would be acceptable would be wider than 'business' use.

CNPA analysis

The comment is noted, and the wording of the proposal will be reviewed to consider alternative uses which may be considered appropriate for this town centre location.

Policy Settlements - Ballater H1 **Name** Dinnet and Kinord Estate **Company** Dinnet and Kinord Estate **Objector Ref** 438c
Agent John Findlay

Representation

1.0 INTRODUCTION

1.1 This formal objection to Cairngorms National Park Deposit Local Plan is made on behalf of Dinnet and Kinord Estate. Failing a

resolution of this objection, Dinnet and Kinord Estate wish the opportunity for their objection to be considered at a future Public Local Inquiry into the Deposit Local Plan.

1.2 Dinnet & Kinord Estate, which extends to approximately 25,000 acres, is located at the main eastern entry point to the Cairngorms National Park. The Estate has embraced the objectives of the Cairngorms National Park Authority and contributes significantly to the economy of the area. It currently employs 15 full time workers with a significantly greater number in seasonal occupation. Employee numbers have increased in recent years and it is anticipated this growth will continue. The Estate's activities include farming, forestry, country sports and property lettings.

1.3 Dinnet & Kinord Estate would welcome the opportunity to discuss the terms of this Objection and their related Objections with the Cairngorms National Park Authority.

2.0 OBJECTION

2.1 Dinnet and Kinord Estate object to Proposal Site Hi in the Ballater Settlement Statement. The allocation of 250 units to Ballater should be reduced with some of the units reallocated to other settlements in the area, particularly Dinnet, which it has been shown can accommodate around 60 units. This would form the basis of related business and tourism development immediately adjoining the village.

3.0 GROUNDS OF OBJECTION

3.1 It is the contention of Dinnet and Kinord Estate that the Local Plan makes an overprovision of housing to Ballater to the detriment of other settlements within the area. Ballater is a relatively thriving community with a range of services and facilities serving the town and the wider area. Whilst it is acknowledged that it is capable of accommodating additional growth, the scale of development is considered excessive and concentrating further development in Ballater will do little to sustain other, smaller settlements in the area. This is compounded by the fact that much of the recent housing development in Ballater has been bought as second homes which has brought little economic benefit to the area and failed to address the needs of people living and working in the area. Also, unlike the proposals for Dinnet, the additional employment opportunities identified for Ballater are out of scale with the extent of housing proposed.

3.2 It is questionable if development in Ballater is more sustainable than development at Dinnet. Both settlements are served by the same public transport infrastructure and whilst Ballater may accommodate a greater range of services, the development at Dinnet would be in association with business and tourism development on the edge of the village, thereby providing employment opportunities in the immediate vicinity. Development at Dinnet would also help sustain existing facilities serving that village and encourage the re-opening of the garage and associated shop.

3.3 Concentrating development on major settlements such as Ballater will do little to revitalise smaller settlements and expand the range of tourism and business developments in the area.

4.0 PROPOSED MODIFICATION

4.1 Dinnet & Kinord Estate object to the scale of development proposed for Ballater. Site H1 should be reduced in terms of both the scale and housing allocation. Around 190 units should be allocated to Ballater on a reduced Site Hi with the balance of 60 units allocated to a new site in Dinnet, as expressed in Objection 1.

4.2 Dinnet and Kinord Estate would welcome a dialogue with the National Park's Authority on the terms of this objection in an attempt to agree a modification to the Plan in advance of the Public Local Inquiry into the Plan.

Failing agreement, the Estate would wish the objection to be considered at that Public Inquiry.

Summary

Ballater H1 should be reduced with some reallocation of units to other settlements in the area, which will support the aspirations of business and tourism development in the village. The site in Ballater makes overprovision to the detriment of other settlements in the area. The scale of development is unsustainable and will not support smaller settlements in the area. Also much recent housing in Ballater has been bought as second homes, and the allocation is not matched by any employment provision. There is little to sustain any argument that development in Ballater is more sustainable than in Dinnet and development in the latter would be matched with economic investment, and would sustain existing facilities in the village. The concentration of development in Ballater will do little to revitalise smaller settlements and expand tourism and business developments in the area.

The plan should be amended to reallocate 60 of the units identified for Ballater to Dinnet.

CNPA analysis

The scale of development is linked to work done on establishing the housing need within the area, and further work will be done to prepare information which fully explains the thinking behind the approach taken. Additional work will also be undertaken to ensure that the scale of development is not out of character with the densities currently built in Ballater. This will be done in conjunction with ongoing work with the Princes Foundation to prepare a masterplan for the site, and a long term vision for the future growth of Ballater. The issue of spreading the allocation for the area across a number of sites will however be considered. Where there is a particular need identified for any given settlement, a full review of how this would impact on that settlement, and also on the ability of the area to provide sufficient houses to meet the need, will be undertaken. The issue may not therefore be an 'either or', situation but rather that the plan ensures that the appropriate level of development is directed to settlements and communities in particular need.

Policy Settlements - Ballater H1 **Name** Mr Derek N North

Company

Objector Ref

029

Representation

1 – The site earmarked is in the flood plain

2 – The density of the proposed housing is more than the normal for Ballater

3 – The car parking on Ballater games day occupies over one third of the field east of the games park, and will increase in future years

4 – If ground is left for increasing the size of the games park, together with parking ground, it would occupy two thirds of the field to the east of the games park

Changes being sought:

- Potential building sites away from the flood plain should be investigated.
- If building on flood plain, density of housing should be less, encouraging more green space with trees to absorb flood water.
- A large area of the field east of the games park should be retained for increasing the size of park and for vehicle parking.

Summary

H1 in Ballater is within the floodplain, the density is out of keeping with the rest of Ballater, the development would adversely impact on the Games field and its use for the local games, and the parking required would use up 2/3 of the site. If development was to proceed, it should not be in the floodplain, the density should be reduced and more green spaces to absorb any potential flood water, and an appropriate site should be retained for parking for the Games.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1	Name Michael F Franklin	Company	Objector Ref	078
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Representation

1. Ballater has grown markedly in the last two decades. The CNPA deposit Plan envisages further marked expansion in the next 2 decades. There has been no increase in the (community) recreational space within the village and no clear allowance has been made for such space. This is an important omission.

2. The deposit local plan contains apparently contradictory statements. Thus on page 70 an 11.7 Ha site in Newtonmore 'would provide land for around 120 house units'. On page 72 a smaller 11.0 Ha site in Ballater would supposedly do 3 things:

- a. Have a capacity for around 250 units
- b. Incorporate extra space for Monaltrie Park
- c. Provide extra parking opportunities for the Ballater games and other large events

The contrast between the proposals for the 2 centres is stark. I content that the claim of what is possible on the Ballater site in

nonsense: either the amount of space available for the purposes b and c is inadequate or the proposed density of housing is vastly excessive.

3. Page 70 states that 'The CNPA will work with the community, the developers and the Prince's Foundation to ensure that a masterplan that reflects the community's needs... is prepared for the site.' I believe that, if this is not to be regarded as a specious comment then the first priority is to create the necessary recreational space. Thereafter the remaining space can be assigned as deemed appropriate.

4. Although some low cost housing is required, I am aware of no report that indicates a need for a large number of houses in Ballater. The proposal to build such a number without a clearly defined need suggests that this site is seen as the solution to an external problem. The proposal therefore poses a clear threat to the nature of the community and the appeal of the village to visitors which is key to its economic well being.

5. Conditional Objection : the proposed site clearly lies in a flood plain. Any development on this site is not only subject to risk but increase the risk of flooding elsewhere in the village. It is therefore essential that any 'detailed flood risk assessment' carried out on this site is not only carried out by an 'independent' assessor but is seen to be so.

Modifications required to resolve objection:

1. Clearly defined recreational area of adequate size and suited to the needs of residents and visitors (minimum 2.5 Ha)
2. Clearly defined and suitably designed parking area for use with the Highland games and other events. This area to be distinct from recreational area.
3. Housing density reduced to a level appropriate for Ballater. Area also to include appropriate commercial and community buildings.
4. Any development to recognise that the view of Lochnagar looking south-west from Tullich is one of the finest in the National Park and this site is in the foreground. The design any development placed on this site much enhance, and not detract from, this view.

Summary

The density proposed for the site is out of keeping with similar sized sites elsewhere in the Park. The first priority should be to create the necessary recreational space and parking area and assign what is left. Although some low cost housing is needed in the area the allocation is excessive. The site also lies within the flood plain and any development should be subject to a detailed flood risk assessment carried out in a rigorous way.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** Gordon Findlay

Company

Objector Ref

077

Representation

1. Why do we need more housing in Ballater? Ballater is basically a small retirement village. This is what it was built on and I do not see it changing in the future
2. The plan talks about low cost housing. Why do we need this? As far as I know the local housing list contains only 13 applicants, so where are all the rest coming from?
3. There is no industry in Ballater besides Agriculture, Forestry and Tourism. If more people come into the area where are they going to work? The cost of transport plus the great lack of public transport will prevent any major business starting up in the area. As for the tourist industry, all jobs are low paid and most of them are filled by migrant workers.
4. The proposals are so vague, they do not allow any access routes to the proposed areas. The number of houses to be built in such a small area suggest that the design could take the form of a large housing scheme which would be completely out of keeping with the local area.

Summary

There is no need for such a large scale development in Ballater. Also why do we need low cost housing as there is no great number of people on the waiting list. There is no employment within the area and poor public transport links. Any jobs in tourism are poorly paid. Also the allocation marked on the plan is vague and should indicate accesses and design, since the density would suggest a large housing scheme out of character with Ballater.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** Ballater (RD) Ltd **Company** Ballater (RD) Ltd

Objector Ref

076

Agent Bryan Wright

Representation

1. The area of the site BL/H1 is 10.99 ha. At present an area of approx 2.8ha is used for car parking during the Ballater games, and the deposit plan proposes to retain this. Hence the net area available for development is 8.2 ha. The proposal to accommodate

250 houses would create density of about 30.5 units per ha. Which is not appropriate for a small rural settlement.

2.The previous draft Local Plan stated that 'housing should focus on providing for local needs and in particular on affordable housing for rent'. This proposal is supported by the vast majority of the community. Sites for 21 such units were identified in the draft plan. These should be retained. There is no evidence that there is a local need for 190 houses over the next 10 years, as proposed in the deposit plan.

3.Land in the Ballater area should not be designated for large housing development unless a prior environmental assessment indicates that it will not be detrimental to the community. Such an assessment should consider not only the effect on the natural environment, but other factors including road traffic, parking, tourism, age balance, and infrastructure. The economy of the area is heavily dependent on tourism, Further large housing developments are likely to have a damaging effect on the environment, character, and 'small village' charm of the area, which are the main attractions to tourists.

4.Over the past 7 years more than 130 executive type houses have been built in Ballater, causing a significant increase in population. It is essential that amenity areas are now developed to provide appropriate environmental/recreational assets. The site BL/H1 is the only suitable location. Ballater (RD) Ltd has proposed the creation of a community woodland on this site, which would provide these assets. The many public consultations carried out over the past 5 years indicate that the vast majority of respondents favoured the creation of an environmental/recreational area close to the settlement.

5.The site BL/H1 is on a flood plain of the River Dee and the maps produced by SEPA indicate that flooding is likely to occur at least once in 200 years. There is historical evidence to suggest that the probability of flooding is considerably more than once in 200 years. All methods of river flood prevention are either exceedingly costly or increase the risk upstream and downstream. Previous development on this flood plain has reduced its ability to store or move flood waters, thus increasing the risk. The designation of this site for housing may result in condemnation of the owners to a life without insurance or at a massive cost. If the site were designated for environmental/recreational use, the flood risk could be relatively easily managed. National Planning Policy Guidance 7 makes it clear that planning authorities should not encourage development on flood plains, and a revised policy is to be issued in the near future giving them more power to prevent such development. Clearly the site should not be designated for housing unless it can be demonstrated that the risk of flooding is at an acceptable level.

Summary

There is no evidence to support the requirement for such a large development within Ballater. The site as allocated covers the car parking used for the Ballater Games. This should not occur. The density proposed is not in keeping with a rural settlement and the development of this site would have an adverse impact on the character of the village. The site is also within the flood plain and development would not only impact on the site itself but have knock on effects elsewhere. The site should not be designated unless the risk of flooding is at an acceptable level. The site should instead be used to provide environmental and recreational assets needed to serve the growth in the village seen during the past 7 years.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation.

Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** Mrs Aileen M Barbrar **Company** **Objector Ref** 356

Representation

I object to the proposed housing in the area Site H1 to the west of the cinder path across to the access path to Monaltrie House. Access to the housing most likely would be by Monaltrie Avenue where the road width between nos 25 and 38 is restricted to 4m10 with no footpath. I consider any increase in the present traffic level, which includes guests of Monaltrie House, would create an unacceptable safety risk and further reduce the privacy of both properties.

Summary

H1 should not include land to the west of the cinder path across the access to Monaltrie House. The access to the housing site should not be along Monaltrie Avenue as the road network is not adequate to accommodate the potential level of traffic.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** Dominic Fairlie **Company** Scotia Homes Ltd **Objector Ref** 452b

Representation

The map should more correctly show the area of development which has been the subject to the Princes Foundation Design Workshops.

The wording fro the site BL/H1 on page 72 should relate to development land rather than specific to housing – thus enabling a mixed use development to take place.

Modifications:

Incorporate the plan as per the Princes Foundation Enquiry by Design

In the description delete the word “housing” on line 3 and insert the words “mixed use development” in its place.

Summary

The plan should reflect the work done by the Princes Foundation for Ballater. The wording for H1 should relate to development land rather than specifically housing, thus enabling a mixed use development to taken place. The wording should be changed from 'housing' to 'mixed use development'.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1	Name Serena Humphrey	Company	Objector Ref	066a
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Representation

Ballater is already suffering from too great an expansion. The infrastructure cannot support another large development. There are no employment opportunities in Ballater to hold young families and the new houses will be bought, as were the last two developments, by the retired or as second homes which is contrary to the Park's objectives. Also it is spoiling the unique structure and character of the village.

How to resolve this objection – removal of the housing development in Ballater

Summary

The allocation of H1 cannot be supported by adequate infrastructure and employment opportunities. The new developments will be bought by retiring people and be second homes and will end in destroying the character of the village.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** Scott Fraser **Company** **Objector Ref** 404

Representation

The plan for housing in the fields marked H1 will in 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 the future!!

Summary

Any allocation on this site must retain sufficient space for parking for the games and other social activities.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** Mr M Pietranek **Company** **Objector Ref** 405

Representation

I am the owner of Monaltrie House which is a B listed building of historic interest. Built in 1782 it was the first house to be built in what is now Ballater.

This was the home of Francis Farqharson of Monaltrie and founder of Ballater. The house plays a big part in local history. If houses were built on the small field to the left of the house, which is hardly 100/200 metres from the house, it would detract from the beauty of the house and its grounds.

Changes being sought -

Perhaps the future building development could be kept to the two lower large fields.

If this was the case at Monaltrie House we could plant trees in a certain position to block off this.

If the houses were in the field next to Monaltrie, this would be impossible

Summary

The housing allocation will adversely affect the setting of an important listed building and any allocation should be kept to the two lower fields, and include appropriate landscaping to screen it from the listed building.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation.

Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** Stuart Wright

Company

Objector Ref

030

Representation

I Object to the proposal for making this area a potential site for 250 more houses. If this development went ahead it would completely destroy the character of the village. The number of houses is far too many, and the site is very obvious and stark visually. This is also some of the best agricultural land in the area, further eroding the viability of agriculture in the area.

Ballater already has had several new housing developments, all of which are very visually intrusive, and a high percentage of which are second homes; a case of supply creates demand.

Changes being sought: - No more large scale, visually intrusive housing development are planned for Ballater and no more new built homes are allowed to be sold as second homes.

Summary

Development on this site, at this density would destroy the character of Ballater. It would also destroy a valuable piece of good quality agricultural land and therefore erode the economic viability of agriculture in the area. The area already has enough new houses, and too many holiday and second homes. There should therefore be no more large scale housing development and no more houses sold as second homes.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation.

Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** Simon Blackett **Company** Invercauld Estate

Objector Ref

442a

Representation

We are pleased to support the H1 allocation and will continue the very productive joint working with Ballater Community and the Princes Foundation. We suggest you consider flexibility on the H1 plan boundary to provide for future growth and to incorporate the re-modelling of the Games Park and parking to suit future needs i.e. not a straight edge to the development, but incorporate the park into the master planning of the development. The existing community wood beside Aberdeen cottage may not be in the most appropriate place and flexibility should be maintained to reallocate.

Summary

Greater flexibility should be included within H1 to provide for future growth and incorporate the re-modelling of the Games Park and associated parking.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** James and Evelyn Sunley

Company

Objector Ref

056u

Representation

7.1/7.16 We have stated our views on the Park Plan proposals for housing in the foregoing paragraphs. We therefore comment only on the map and legend as shown on pages 72/73. Area H1 is shown to have a planned capacity of 250 housing units yet the area is less in area than both the Monaltrie and Invercauld developments which contain only 85 housing units and even these were considered to be over dense at the time of planning. We therefore cannot support your proposal. Area H1 as designated for housing development in the Aberdeenshire Local Plan extends further east than shown on the Park Plan (Page 73).

Whilst you state on Page 72 'that the CNPA will work with the community developers and the Prince's Foundation' the area H1 and the areas further east and extending around Aberdeen cottage are shown in the Prince's Foundation proposal for development in Ballater. These proposals received much acclaim by the people of Ballater at the consultation meetings conducted during November 2006 and should be recognised on the Park's map on page 73.

Summary

The density of H1 is out of keeping with surrounding developments in Ballater. The proposal should reflect the findings of the

Prince's Foundation study of Ballater and the Aberdeenshire allocation previously agreed.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1	Name Colin Robertson	Company	Objector Ref	050
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Representation

I wish to object to any proposal whereby a vehicle or pedestrian access is made to the proposed housing development referred to as H1 on the Local Plan directly from Monaltrie Avenue.

What changes would be needed to resolve objection: In the avoidance of doubt I wish to make clear that I do not object to the proposed housing development. I wish to propose that joined up thought process begins at this stage and that Craigendarroch Walk is joined up, in a straight line with Craigview Road. This would mean that a new road would cross Monaltrie Avenue. It is important to note also that an existing Aberdeenshire Planning/Scotia and Transportation road narrowing / poor visibility oversight would be eliminated by the introduction of this new crossroads / junction over Monaltrie Avenue that would link Craigendarroch Walk with Craigview Road and provide a two road access in to the new housing development.

Summary

The development of H1 should be done in a way which does not require access through Monaltrie Avenue. Access should be provided through Craigendarroch Walk directly to Craigview Road.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Representation

I refer to the above Plan relating to Ballater, and have the following comments which I feel ought to be considered when the Plan is finalised:

1. The suggestion that the area concerned is to be considered for 250 units of Housing is in my opinion, overkill. Ballater has a current population of around 1,600, and while there is a shortage of affordable housing, an increase in the number of houses in the village by this amount would not in my opinion be in the interests of the village or its residents.. 250 units would suggest an eventual increase in population of around a third, which frankly the village could not sustain taking account of current amenities, including medical and educational resources.
2. The suggested density of housing in the designated area is ludicrously high, and certainly not in keeping with other parts of the village. Approaching Ballater from the East, one will be met with a wall of concrete, so close together will be the units. A view towards Lochnagar from Tullich, one of the joys of driving from the East, will be spoiled by a block of development. While I appreciate that affordable housing will entail smaller plots of land, not all of the units need to be affordable, and the number of units need not be so high.
3. One of the problems which could arise with so many units being built, is that many will end up as holiday homes, of which Ballater already has too many, If any affordable housing is to be included, there must be a limitation placed on who may purchase, or rent such properties both initially and in later years. At the same time. there is no case for Ballater being used as a social housing dumping ground. Any affordable housing, either rented or for purchase, should be restricted for occupation by persons who already have family associations within the village, or who have employment in the immediate area.
4. The screening of the development from the main A93 must be at least of the quality of that at the existing boundary on the edge of the Invercauld Park development. Such screening would assist in reducing the "concrete jungle" effect.

Summary

The proposed density for housing on H1 is excessive when compared to the population, and the influx of such a large addition of residents would not be sustainable for the village in terms of amenities, medical and educational resources. The density is not in keeping with the character of the village, and the entrance to the village from Tullich will be destroyed. The number of houses built need not be so high. Many of the houses built will end up as holiday homes, If any affordable houses are to be included there must be limitations on who can buy or rent them, and this should be linked to local family connection or local workers. Any new development must be adequately screened, at least to the standard of the Invercauld Park development.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community

to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** Mr George Inglis **Company** **Objector Ref** 053

Representation

I object to the housing proposal in site H1 with specific reference to the elevated area west of the Cinder Track across the access path to Monaltrie House. It is assumed access to this section of H1 would be Monaltrie Avenue. The road width between numbers 25 and 38 Monaltrie Avenue is reduced to 4.10 metres with no footpath, therefore the increase in traffic flow the housing would create, in addition to the existing traffic of clients to Monaltrie House, would create unacceptable safety and privacy implications to Numbers 25 and 38.

How would your objection be resolved? Remove the planned housing from the section of H1 to the west of the Cinder Path and access path to Monaltrie House.

Summary

Any development on this site should not be accessed through Monaltrie Avenue, and the site should be reduced in size to remove the area to the west of the Cinder Path and the access path to Monaltrie House.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** Mr K and Mrs R B Salthouse **Company** **Objector Ref** 367

Representation

- 1) allowing for an (unknown) amount of the land for the additional park, parking, road sand shops, it looks as though the house density will be high, especially for a rural village (? twice the density of the recent Pannanich Road / Lochnagar Way development)
- 2) While the flood risk might sound remote at 1 in 200, many places in the UK were caught unprepared this year by the amount of

flood water they received.

3) Are there sufficient services (especially sewage and drainage) and facilities (eg medical) for such a large increase in population when 250 housing units are completed?

4) Would there be a greater proportion of affordable housing than is often the case in local development?

5) Are so many units needed. There is a considerable number of housing units in the existing area which are not occupied full time, being second homes or holiday homes. Hearsay earlier this year was that only 1 unit of the Cornellan development was occupied as a full-time home, and very soon there will be another 36 flats at the Monaltrie Hotel site. Will there be any restrictions imposed on this development to prevent an increase in this empty housing scenario?

Summary

The proposals for H1 are too high in density for the character of Ballater, lies within the floodplain and would provide housing for second homes. There should be a greater proportion of affordable homes to meet local need and additional infrastructure to support the increased population.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1	Name James and Evelyn Sunley	Company	Objector Ref	056j
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Representation

5.7 (Policy 17,18 and 19) We fully agree with the need for good design in all proposed future developments. It is for this reason that the B&CCC fully support the endeavours of the Prince's Foundation and its proposals for the future development of Ballater. The Foundation's emphasis on the use of good design and materials in keeping with the style of our village is fully endorsed by Ballater & Crathie CC. We hope therefore that the Park Authority will recognise these aspirations and incorporate tangible support in the Park Local Plan with regard to the Prince's Foundation proposals.

Summary

The proposal for H1 should greater reflect the findings of the Prince's Foundation proposals for Ballater.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses,

access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** Ian Francis **Company** RSPB Scotland

Objector Ref

424r

Representation

Ballater - A new development here of the scale proposed and in this location should seek to enhance floodplain storage and associated biodiversity through the active creation of natural flood areas that go beyond compensation for flood plain loss as a result of the development.

Summary

Any new development should seek to enhance the floodplain storage and associated biodiversity through active creation of natural flood areas that go beyond compensation for flood plan loss as a result of the development.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** Dr Sheila Sedgwick **Company** Ballater & Crathie Comm Council **Objector Ref** 091h

Representation

5.7 The Community Council fully agrees with the need for good design in future developments and supports the work of the Prince's Foundation and its proposals for the future development of Ballater, with emphasis on the use of good environmental design and materials in keeping with the style of our village. We hope therefore that the Park Authority will recognise this and act on these proposals.

Summary

The work of the Prince's Foundation should be better reflected in the housing proposals for Ballater.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation.

Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** Hank Dittmar **Company** The Prince's Foundation **Objector Ref** 476f

Representation

Ballater

The Prince's Foundation is committed to working alongside the Community, the CNPA, Scotia Homes, Invercauld Estate and other stakeholders in working to ensure that environmental and flooding concerns are carefully considered and that the aspirations of the Enquiry by Design workshop are rigorously followed with the aim of achieving exemplary standards of development.

The Enquiry by Design proposal was based primarily on an analysis of appropriate and sustainable physical form rather than an abstract time period. We understand that as the anticipated long-term timeframe of the EbD proposal exceeds that of the Park Plan, the allocation for site BL/H1 does not cover the entirety of the masterplan vision. In order, however, not to compromise the possibility of completing the full plan in the future, we recommend that the complete extent of the masterplan framework on site BL/H1 be safeguarded in outline for future development. Based on the existing layout and pattern of buildings in Ballater, the suggested capacity of 250 units (p.72) is approximately the number that would be needed to establish development of a similar character. However, we would seek clarification in the Plan that these numbers would include provision for business units, shops and other uses. In order to maximise wider benefits to the community, improvements to Monaltrie Park and ensure a quality public realm, sufficient critical mass will be needed in the initial, and most costly, stages of development. We therefore suggest that 90 houses in the first 5 years may be too low (Table 4, page 44).

We object to the zoning of site BL/ED2 for economic development for reasons as stated above and would suggest that future uses of site BL/ED1 are not necessarily restricted to business, particularly as these sites feature prominently on the riverside approach into Ballater and have the potential to make a more positive contribution to the street.

Summary

The Prince's Foundation is committed to working with all key players and agencies to ensure that environmental and flooding concerns are carefully considered and that the aspirations of the Enquiry by Design workshop are rigorously followed with the aim of achieving exemplary standards of development.

The EbDesign proposal exceeds the time frame of the Local Plan, but in the allocation BL/H1 does not cover the entirety of the masterplan vision. To allow for the possibility of completing the full plan in the future, the complete extent of the masterplan

framework on site BL/H1 should be safeguarded in outline for future development. Based on the existing layout and pattern of buildings in Ballater, the suggested capacity of 250 units (p.72) is approximately the number that would be needed to establish development of a similar character. We would also seek clarification in the Plan that these numbers would include provision for business units, shops and other uses. In order to maximise wider community benefits, improvements to Monaltrie Park and ensure a quality public realm, sufficient critical mass will be needed in the initial, and most costly, stages of development. 90 houses in the first 5 years may be too low (Table 4, page 44).

We object to the zoning of site BL/ED2 for economic development for reasons as stated above and would suggest that future uses of site BL/ED1 are not necessarily restricted to business, particularly as these sites feature prominently on the riverside approach into Ballater and have the potential to make a more positive contribution to the street.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** Dr Sheila Sedgwick **Company** Ballater & Crathie Comm Council **Objector Ref** 091n

Representation

BL/H1 is shown to have a planned capacity of 250 housing units yet the area is less than both the Monaltrie and Invercauld developments which contain only 85 housing units, and this was at the time considered to be too dense. Many villagers can identify the detrimental effects on the village of these 85 houses built by Scotia Homes in the past few years. This figure of 250 units has raised more comment and concern within the Community Council area than any other feature of the Plan. Therefore we are unable to support this proposal. The Plan has failed to identify land required for shopping, sports development and amenity use.

Area H1 as designated for housing development in Aberdeenshire Local Plan extends further east than the area shown on the Park Plan (page 73) What is correct?

Whilst you state on page 72 'that the CNPA will work with community developers and the Prince's Foundation' the area H1 and the areas further east and extending around Aberdeen Cottage are shown in the Prince's Foundation proposal for development in Ballater. These proposals received much acclaim by the people of Ballater at the consultation meetings conducted during November 2006 and should be recognised on the Park's map on page 73.

Summary

The proposed density of the site H1 would not be in character with Ballater and the proposal does not identify supporting facilities such as shops and land for amenity use. The site is not in line with the site identified in the Aberdeenshire Plan. The proposal should better reflect the findings of the Prince's Foundation.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1	Name Harry Wright	Company	Objector Ref	401
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Representation

I enclose a petition against the about document. It is felt that the plan for the future development has not been thought through with sufficient sympathy applied to maintain the VILLAGE feeling of Ballater. To consider the building of 250 dwellings with an influx of around 1000 people is totally unacceptable to the residents at Invercauld Park.

There is a need for some housing to be built but not in the numbers stated in CI 1.6. It would be more to the point to identify the opportunity available for employment in the area prior to embarking on further house building. It may be better to put the horse before the cart.

There is surely an opportunity to develop small business pavilions aimed at the IT industry to encourage outsourcing to satellite stations. There are many businesses paying extremely high rental prices for office space in the major cities in Scotland. This is a market that could be attracted to the area and provide good jobs and income for the local area. The Old School which is falling into disrepair is an area that would be suitable for the afore mentioned opportunities.

(petition included with 27 signatures from residents of Pannanich Road and Lochnagar Way)

Summary

The allocation of land at H1 will destroy the character of Ballater and is at a level unacceptable to the residents. Whilst recognising a need for some housing the levels proposed are excessive, particularly since no additional employment opportunities are proposed. Such opportunities exist within the village to meet local need and encourage opportunities within the village, particularly in regard to the Old School.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1	Name Phillip John Swan	Company	Objector Ref	462d
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Representation

This objection relates to the same documentation as Objection 3, plus the declared aims of the National Parks (Scotland) Act 2000 Section 1, page 3. As a general comment the construction of new housing on the proposed scale in the proposed location is contrary to my understanding of the aims of the National Parks (Scotland) Act 2000 Section 1, as cited in the Plan. Specifically, the visual impact of these proposals on the impression gained by visitors to Ballater would damage the value of tourism to Ballater.

Requested change: reduce the target of 250 new houses to a more realistic number (maximum 50) and seek to satisfy this requirement by means of intelligent infill developments and upgrading/conversion of existing properties.

Summary

The new housing proposals are contrary to the aims of the National Parks, as the visual impact of the proposed houses would damage the value of tourism to Ballater.

Reduce the target of 250 houses with a more realistic number (max 50), and seek to satisfy this requirement by infill development and upgrading / conversion of existing properties

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1	Name Lord Hogg of Cumbernauld	Company	Objector Ref	080
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Representation

My attention has been drawn to the submission made by the Community Councillor for the area where I am resident, James D Sunley. I wish to place on record that I fully support the comments he has made.

Summary

Support for the comments made by James Sunley.

CNPA analysis

No modification considered necessary as a result of this representation.

Policy Settlements - Ballater H1	Name Alexander Copland	Company	Objector Ref	086
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Representation

As the current Chairman of Ballater Highland Games Ltd. I am required to reflect the Directors concern in the future development of this site in the Local Plan, which will determine the level of it's use beyond the next five years and the impact it may have on the staging of our Highland Games.

Notwithstanding that the site has capacity for around 250 units for housing development, but would incorporate additional space for Monaltrie Park to provide parking opportunities for Ballater Highland Games and other large events.

Parking for the Games is paramount and the minimum area required is highlighted in the attached diagrammatical plan. With an annual attendance of 6,000 spectators and some 500 motorised vehicles to be accommodated, our Highland Games would be in jeopardy if we could not sustain the present level of parking we meantime enjoy, through the kindness of the local tenant farmer. At this stage we are mainly stating our concern with an opportunity to be in any future discussions over design, construction and creating a surface capable of withstanding vehicle trafficking in inclement weather.

Summary

Adequate space should be identified within the map to ensure parking is protected for the Ballater Games.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Representation

I fully accept the need for more housing in Ballater and for a significant proportion of that to be "affordable". However, the proposal for the areas to the east of Monaltrie Park indicated up to 250 house. If account is taken of the need for a sizeable area for car parking for the Ballater Games and for tree screening at the west, the area available is considerably reduced and consequently the number of houses would be reduced significantly. That I suggest is in fact appropriate since an extra 250 houses in Ballater is a huge % increase and the nature of the village and its ability to cope make this undesirable.

I also feel that the proposal to allow building in the field to the west of Monaltrie House is inappropriate and would have a very severe impact on the approach to and environment of this important listed building.

What change(s) you are seeking in future modifications to the Local Plan which could resolve your objection:

1. reduce significantly the number of houses planned.
2. allow a meaningful area for parking for the Ballater Games.
3. ensure a screen at the east at least as wide and to the same high standard as recently established for the new housing area to the south of the proposed housing area.
4. no houses on the field to the west of Monaltrie House
5. a clear commitment that this indicates the limit of eastern expansion of the village in order to maintain the iconic view from the top of the hill on the A93 just to the east of the Pass of Ballater

Summary

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 in fact be more appropriate in scale to Ballater's needs, and the proposal 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 A93 east of the Pass of Ballater.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater H1 **Name** Mr & Mrs Houston

Company

Objector Ref

096

Representation

I have no problem with the "selected" NPP outcomes 2012 other than the outcomes and action programme as defined in '3' above. There is no statistical evidence that a 'need' exists for new housing in Ballater other than to satisfy second home owners (I estimate between 50-100 such properties at present) and pressure from Builders' Federations and Builder's Lobbyists - not to mention cash strapped landowners. I further object to so-called specialists who know nothing about how local communities function who simply allocate any vacant area to housing. Those properties not bought as second homes will be presumably purchased by local, younger people. Where are all the new jobs coming from to pay for their mortgages. There is only forestry, agriculture and tourism and there is certainly not going to be a massive expansion in these areas.

This is all ill-conceived policy requiring a re-think to identify the real need for housing rather than a government target.

Summary

There is no statistical evidence to support the housing allocation for Ballater, and land should not be allocated by people who do not understand the local situation. Also there is a lack of focus on providing supporting employment opportunities.

CNPA analysis

The allocated site at Ballater will be reviewed in light of additional information being sought from the Prince's Foundation. Additional information may then be added to reflect the findings of this study and provide a level of detail regarding mixed uses, access, densities, and areas to be protected from development. Further consultation will then be required within the community to assess the level of support for any modifications. The addition of extra information may impact both on the SEA and the Flood Risk Assessment for the site.

Policy Settlements - Ballater/Braemar

Name Rona Main **Company** Scottish Enterprise Grampian **Objector Ref**

425u

Agent Steve Crawford

Representation

Chapter 7 of the Local Plan discusses the settlement proposals with four key proposals identified as Housing, Economic Development, Community and Protected Open Space. Housing and Economic development are the key areas of interest to SE Grampian, in particular - employment development land allocations. Effectively SE Grampian operates on the eastern side of the Park so it is the proposals relating to settlements in this location are the focus of the following representations.

The Plan operates a hierarchy of settlements - Strategic or Intermediate. 5 out of the 6 strategic settlements are located in the west of the Park with only one — Ballater in the east. 7 out of the 9 intermediate settlements are located in the west with only one —

Braemar, located in the east. This is a strong move away from the Draft Local Plan where many other settlements were identified and this is of concern to SE Grampian. Indeed, these lists show that Braemar is not considered a strategic settlement yet it is at "the heart of the park". This effectively represents a housing and economic development strategy falling out of the settlement allocations but with no strategic discussion on which to comment.

Furthermore, the two settlements that are included as Strategic or Intermediate on the eastern side of the Park have very limited development associated with them:

Ballater (Strategic) — has one 250 unit housing site but this is limited to 90 units within the first 5 years of the plan. We understand it is also affected by flooding, so we would question whether it should be considered as part of the effective housing land supply. In effect, even though this site is allocated, the development constraints and viability do not appear to have been investigated.

Ballater also has 3 zoned business sites. 2 of these have existing businesses operating from them and the third is very small. Of significant concern to SE Grampian is that there are no major commercial development sites in Ballater.

Within the hierarchy of settlements, only 1 strategic and 2 intermediate settlements are in the east of the Park. Braemar should be considered a strategic settlement as it is at the 'heart' of the Park. Also the development proposals within Ballater are very limited and do not represent an effective forward development strategy. The whole approach represents a housing and economic development strategy falling out of the settlement allocations but with no strategic discussion on which to comment.

Summary

Within the hierarchy of settlements, only 1 strategic and 2 intermediate settlements are in the east of the Park. Braemar should be considered a strategic settlement as it is at the 'heart' of the Park. Also the development proposals for both Ballater and Braemar are very limited and do not represent an effective forward development strategy. The whole approach represents a housing and economic development strategy falling out of the settlement allocations but with no strategic discussion on which to comment.

CNPA analysis

The approach to settlement identification will be revised in light of the representations received, and the proposals maps will also be amended to provide an appropriate level of detail to guide developers and clarify to local communities the future growth potential of settlements. A more strategic view will also be included, within the context and introduction of the plan, to set the settlement strategy in context and clarify the approach in line with the overall vision for the local plan.

Policy Settlements - Boat of Garten

Name Roy Turnbull

Company

Objector Ref

390q

Representation

BG/H1 Object. This pinewood provides habitat for a European priority species, capercaillie, and development within it was formerly opposed by the CNPA. Contrary to the first aim of the Park. Contrary to the EU Habitats Directive.

Summary

Proposal H1 in Boat of Garten is contrary to the 1st aim of the Park and EU Habitats Directive.

CNPA analysis

The proposal will be reviewed in line with the aims of the Park and international and national natural heritage legislation. Any conflict will be reflected in an appropriate modification.

Policy Settlements - Boat of Garten	Name Seafield Estate	Company Seafield Estate	Objector Ref	455a
	Agent Jill Paterson			

Representation

Object to the non-allocation of land to the south of Deishar Road for residential use.

This site was zoned within the previous local plan for residential and is still considered suitable for development. The site can easily be accessed and has the capacity to accommodate between 15 and 20 units. Its allocation will provide further opportunities for development within Boat of Garten and be a logical extension to the settlement.

Modifications:

Identify site to the south of Deishar Road for residential use, for capacity 15-20 dwellings, and amend proposals map (as attached) accordingly.

Summary

Land south of Deishar Road should be allocated for 15-20 housing units, to provide a logical extension to the settlement. The land was previously included as an allocation.

CNPA analysis

The allocated sites within Boat of Garten 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. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Boat of Garten **Name** Frank Bardgett **Company** Boat of Garten Comm Council **Objector Ref** 092d

Representation

The Boat of Garten Scoping Study published by the CADISPA Project, Faculty of Education, University of Strathclyde in January 2004 highlighted features of key importance to this community: • "... the high quality of the (natural) environment in which the village is surrounded"

- "... the need for more businesses and other services within the village. It was felt that bringing such enterprises into the village would help to stimulate economic and social well-being, through providing more services and potential employment. Furthermore, many respondents indicated that there was not a lack of skills within the local population: rather, the difficulty was finding or providing opportunities for people to use existing skills."

- "Tourism is obviously an important market for businesses in the local area, reflected in the respondents confirming that encouraging tourism is essential to the future economic success of the village."

While encouraging the provision of additional housing in Boat or Garten, the Community Council also wishes to see the Local Plan guard the current balance of use of locations within the village. There are enterprises crucial to employment and to the village as a tourist centre that we would not wish to lose to housing. There are open spaces, equally, that very clearly ought to remain as open spaces. The Plan should have clear Open Space (OS) and Economic/Tourism (ED) proposals for this village as it has for other villages of similar size. General wording to resist 'chance of use' is not sufficient protection, particularly as development in H1 has yet to be agreed.

Changes being sought

Add the following OS and ED proposals under the section and map for Boat of Garten – and widen the area covered by the map in order to do so.

BG/OS1: Milton Loch and associated woodland and habitats are protected from development.

BG/OS2: The Playing field is protected as recreational/open space.

BG/OS3: The curling rink and adjoining woodland are protected as recreational / open space.

BG/OS4: The grounds of the Golf and Tennis club, including the Golf course, are protected as recreational / open space

BG/ED1: The Caravan and Camping site is retained for business/ tourism use.

BG/ED2: The building of the Boat of Garten Hotel is retained for business/tourism use.

BG/ED3: The Boat of Garten Station and the associated yards of the Strathspey steam railing are retained for business/ tourism use.

BG/ED4, ED5 and ED6: The premises in Deshar Road currently occupied by the Post Office, Anderson's restaurant and M&B Stores are retained for business/ tourism use.

BG/ED7: The sawmill is retained for commercial use.

The community council makes this submission after a period of public notice that it intended to recommend these proposals, and believes them to be acceptable and also compatible with the allocation of BG/H1 for sufficient housing for the lifetime of this Plan. Boundaries shown on the attached map are not intended to be accurate but merely representational.

Summary

The community wish to see greater emphasis within the proposals maps to secure the balance of activities and uses within the village. The general wording of resisting change of use is not strong enough. The proposals maps and supporting text should therefore be amended as follows:

BG/OS1: Milton Loch and associated woodland and habitats are protected from development.

BG/OS2: The Playing field is protected as recreational/open space.

BG/OS3: The curling rink and adjoining woodland are protected as recreational / open space.

BG/OS4: The grounds of the Golf and Tennis club, including the Golf course, are protected as recreational / open space

BG/ED1: The Caravan and Camping site is retained for business/ tourism use.

BG/ED2: The building of the Boat of Garten Hotel is retained for business/tourism use.

BG/ED3: The Boat of Garten Station and the associated yards of the Strathspey steam railing are retained for business/ tourism use.

BG/ED4, ED5 and ED6: The premises in Deshar Road currently occupied by the Post Office, Anderson's restaurant and M&B Stores are retained for business/ tourism use.

BG/ED7: The sawmill is retained for commercial use.

CNPA analysis

The level of detail on the proposals maps in support of the local plan will be reviewed in light of the representations received to allow for an appropriate level of detail to guide developers and clarify future development opportunities to communities. As part of this review a survey of the proposed sites in this representation will be undertaken to ascertain their qualities in meeting the development and other needs of the community and the impact it would have when assessed through the SEA. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Boat of Garten **Name** Susan Davies **Company** Scottish Natural Heritage **Objector Ref** 465z-g

Representation

We welcome the removal of earlier proposals for housing to the north of the village.

There is likelihood of significant negative effect on Natura interests, arising from allocation H1. We therefore note that development will only be permitted if it will not adversely affect the integrity of these interests. We further note your intention to complete an appropriate assessment which will address the effects of this proposal in due course and we will shortly advise you further in relation to the likely impact of this allocation on important natural heritage features.

Summary

Welcome the removal of earlier proposals for housing to the north of the village. There is likelihood of significant negative effect on Natura interests, arising from allocation H1. We therefore note that development will only be permitted if it will not adversely affect the integrity of these interests.

CNPA analysis

The comments are noted, and the site will be assessed in terms of the impact any development would have on the Natura interests in line with the relevant legislation. This assessment will be done prior to future modifications and the appropriate changes made at that stage.

Policy Settlements - Boat of Garten **Name** Dr A M Jones **Company**Badenoch & Strathspey Consvn Grp **Ref** 400i(m)

Representation

Object to H1 on grounds of excessive scale and conflicts with the 1st and 3rd aims of the Park.

Summary

The proposal is excessive in scale and conflicts with the 1st and 3rd aims of the Park.

CNPA analysis

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.

Policy Settlements - Boat of Garten C1 **Name** Adam Gordon **Company** **Objector Ref** 097

Representation

I am writing to object to the proposal BG/C1 for the intermediate settlement of Boat of Garten, contained in the Cairngorms National Park Deposit Local Plan. The proposal states:

“ The site to the west of the village and immediately west of the new village hall is to be retained for use by the community”. I object to the setting aside of this complete area for use by the community, and the change of zoning of the area previously set aside for business use in the first draft of the Cairngorms National Park Local Plan, under section B1, in the Boat of Garten section.

The grounds for my objection are:

1. The omission of the area zoned for business use, and the zoning of this area for community use, leaves Boat of Garten with no sites identified for business use in the National Park Deposit Local Plan. The area previously set aside for business use would have provided up to four separate sites, with the potential for four businesses to start up in the village.

2. the owners of the land, Strathspey Estates, have been involved, with myself, in looking at the possibility of developing zoned for business use, as sites for sale or lease, over the past eighteen months. This was regarded as work in progress. This provision of four much needed sites for business in Boat of Garten would be lost by the change from business to community use.

I understand that the land now zoned for community use may be used in the future as the site for a new primary school for the village. I would suggest as a possible solution to the loss of business sites and employment opportunities for the village, that the area zoned for community use is reduced slightly by allocating the roadside part of it for business use. This would leave plenty of space for a school to be built in the community zoned area.

Strathspey Estates have agreed that this would be a partial compromise, and would accommodate community and business use of this area of ground.

Summary

The site should not be retained for use by the community, and this site should be restored to that of the draft plan. The area does not have land zoned for business use, and the site does have potential to provide business units in part and the rest for community use leaving plenty of room for the development of a school if required.

CNPA analysis

The comments are noted, and the site will be reviewed to consider the options for future development in addition to that allocated in the deposit plan. Further work is also needed to ensure that there is an appropriate level of land allocated to meet the development aspirations of the community in terms of economic growth, and to ensure that these are directed to the most appropriate sites. Work will continue with the Chamber of Commerce and business interests in the community to ensure that future modifications provide for this.

Policy Settlements - Boat of Garten C1 **Name** Frank Bardgett **Company** Boat of Garten Comm Council **Objector Ref** 092c

Representation

The Boat of Garten Community Council wishes to place on record by way of representation that it does not object to the essence of proposal BG/C1. We do however object to the wording of BG/C1.

The community has expressed its desire to see a replacement for Deshar Primary School built, and the Community Council accepts proposal BG/C1 only on the understanding that such a designation would not preclude building a new primary school on this site. Indeed, more positively, we wish to plan for a new school on this site.

The Boat of Garten Community Scoping Study published by the CADISPA Project, Faculty of Education, University of Strathclyde in January 2004 stated: (Page 60) .."Another important issue, bearing in mind the possible increase in the population of the village, is the construction of a new primary school, located within the village itself, providing modern and comfortable accommodation for

pupils and teachers."

(Summary and Analysis of Survey Data: Section 1 "The Present and the Future Advantages and Disadvantages of life in Boat of Garten" – Urgent Social Issues)

The Community Council strongly endorses this conclusion and believes the Local Plan ought to make provision for such a school, even if (regrettably) the Highland Council is as yet to timetable the building project.

What modifications would resolve your objection:

Add a new sentence to BG/C1 to read:

" This site would be appropriate for a replacement for Deshar Primary School".

It is realised that such an additional sentence would not commit the Highland Council to building at site C1; yet such an addition could facilitate the process of obtaining the school when the Council is persuaded to schedule it. No one could then object that the site was not appropriate or that building a school there was not a 'community use'.

Summary

The community wish to see included the development of a new primary school to support the sustainable growth of the community. C1 should therefore clarify that development on this site could include a school if so desired by the community.

The wording should therefore read " This site would be appropriate for a replacement for Deshar Primary School".

CNPA analysis

The proposed wording and in a review of this site, the wording will be considered. Work will continue with the Highland Council to ensure that the approach taken and wording included is the most appropriate to meet the needs of all interested parties.

Policy Settlements - Boat of Garten H1	Name G Simpson	Company	Objector Ref	381
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Representation

I would like to object to the number and density of houses which are proposed for Boat of Garten, quite in contrast to the smaller sites and number of houses which were discussed at the consultation meetings. Why the change of plans? This development is in line with the suburban sprawl you see in Edinburgh, Inverness and lately in Aviemore and once started, it will be continued in years to come, only to please the big developers. There is no demand for more holiday homes. In my street alone there are still more holiday homes than permanent residents. It is preposterous to allocated 475 more holiday homes – so much for sustainable developments. The creation of the Park does not make any difference as far as housing policy is concerned. Shame on you! Modifications to resolve this objection – what we need in Boat of Garten is affordable houses (20-30) in small developments like the ones in Muirton Place, which were built by Albyn Housing Association. These houses fit into the village and are pleasing in design

and are affordable.

Summary

The housing proposal at Boat of Garten is in contrast to the other smaller sites and numbers of houses discussed at community meetings. The proposal is too large and dense and would create a suburban style development. There should also be restrictions placed on new houses becoming holiday homes. The proposal should be reduced to provide 20-30 affordable houses in the village in small developments which compliment the setting of Boat.

CNPA analysis

The allocation of land in the village is based on work done to assess local need, particularly for affordable housing, and also to take account of growth aspirations in the area in general. Further information will be produced to explain in detail the housing land and supply requirements and the needs for affordable housing. A review of the site will however be undertaken to ensure that the proposal is at the appropriate level, and takes proper account of the constraints on the site from all perspectives.

Policy Settlements - Boat of Garten H1 **Name** Davall Developments Ltd **Company** Muir Smith Evans **Objector Ref** 008
Agent Brian W Muir

Representation

We act on behalf of Davall Developments Limited. This letter, which relates to the Finalised Draft (Deposit) Local Plan, follows on from the submission (dated 22 February 2006) made by Aviemore & Highland Developments Ltd to your authority at the consultative draft stage of the plan. Davall Developments now owns the land in question.

CONTEXT: The original submission of February 2006 sets the context for this submission. No further comments require to be lodged in relation to the original submission.

COMMENTS ON THE FINALISED DRAFT (DEPOSIT): We enclose the official form in relation to the comments being lodged on behalf of Davall Developments Limited. You will note that, in Section 4 of the form we refer to this letter as representing the comments which our client wishes to make in relation to the finalised draft plan.

Davall Developments Limited welcomes the proposal within the finalised draft plan to allocate a housing site in Boat of Garten (BG/H1 and H1 of the proposals map). We note that the site identified extends to 5.8 hectares and that your authority considers it to have potential for the development of approximately 70 units. We can advise you that our client is currently preparing a masterplan for the site which will demonstrate that the site is indeed capable of accommodating the scale of development anticipated by your authority. This masterplan may be of assistance to you and we will contact you again in due course.

RESERVATION: although we hope your authority will receive no objections to Proposal BG/H1 we realise that some objections may be lodged. If such objections remained unresolved and therefore require to be considered at a Local Plan Inquiry, Davall Developments Limited reserves the right to re-engage with the Local Plan process and to participate in that process in support of Proposal BG/H1.

CONCLUSION: Davall Developments Limited supports Proposal BG/H1. Should other parties object to this proposal our client would wish to take part in the local plan process in support of the Proposal.

Summary

Support the allocation of H1 in Boat of Garten for housing development.

CNPA analysis

The comment is noted. No modifications proposed as a result of this representation.

Policy Settlements - Boat of Garten H1 **Name** Ian Francis **Company** RSPB Scotland **Objector Ref** 424s

Representation

BC/H1 — We object to this proposal. The Boat of Garten Woods hold a small number of capercaillie and also form an important link between the larger populations in the Kinveachy and Abernethy SPAs. A development of 70 houses would increase the level of human disturbance within the woods and several studies have shown that this is likely to have an adverse impact upon the birds. The appropriate assessment of the plan should consider the potential effect on these SPAs.

Summary

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

The comment is noted. Appropriate Assessment will be undertaken to inform the development of proposals for this site in line with the corresponding legislation and before any modifications are finalised and published for consultation. This will be done in collaboration with the CNP partners, and in particular SNH and Natural Heritage Section.

Policy Settlements - Boat of Garten H1 **Name** Ogilvie-Grant Estate **Company** Seafield Estate **Objector Ref** 454
Agent Jill Paterson

Representation

Support for designation of H1 for Residential. This site was allocated in the previous local plan and provides a suitable extension to the settlement and opportunities for future development.

It is however considered that the site can accommodate up to 80 units rather than the 70 units identified in the plan.

Modifications: Amend text to include reference to 80 units.

Summary

Support the allocation but the capacity should be increased to 80 units.

CNPA analysis

The comment is noted. An appropriate assessment will be undertaken for this site in line with the relevant legislation in regard to the natural heritage interests on the site. Any amendment to the capacity will be made after this assessment is carried out, and informs the modification process.

Policy Settlements - Boat of Garten H1, C1 **Name** Reidhaven Estate **Company** Reidhaven Estate **Objector Ref** 456n
Agent Jill Paterson

Representation

BOAT OF GARTEN - BG/H1 and BG/C1

The Estate support the designation of H1 and C1 within Boat of Garten however consider that part of the site allocated as C1 should be considered for business use.

There are no opportunities for businesses within the village. Part of this site was allocated in the previous local plan for business and it is our view that this zoning should be retained. The Estate have been in discussions with a business user in respect of this site, therefore demand exists and would be in line with the aims of the Park. The allocation of the front part of this site for business use would not compromise the viability of the remainder of the site for community use, which the Estate support.

Modifications: Amend proposals maps (as attached) to zone part of the site C1 as business use and amend text accordingly.

Summary

The front section of C1 should be considered for business use to meet a currently unmet demand for such use within the village. The remainder of the site should be retained for community use.

CNPA analysis

The comments are noted, and the site will be reviewed to consider the options for future development in addition to that allocated in the deposit plan. Further work is also needed to ensure that there is an appropriate level of land allocated to meet the development aspirations of the community in terms of economic growth, and to ensure that these are directed to the most appropriate sites. Work will continue with the Chamber of Commerce and business interests in the community to ensure that future modifications provide for this.

Policy Settlements – Braemar **Name** The Proprietors of Mar Centre **Company** The Proprietors of Mar Centre **Objector Ref** 394b
Agent Roddy d'Anyers Willis

Representation

Tourism - In order to make more housing available to those living and working in the area it is necessary, in our opinion, to reduce the amount of holiday accommodation available within Braemar. We believe that purpose built holiday houses (perhaps chalets) should be made available outwith the village.

We have in mind such a development that could be linked strategically with a Core Path. Again, if the planning authority approved the concept we would ask for the Deposit Local Plan to allow for such development.

Summary

The amount of holiday accommodation should be reduced within the village, and to meet the continued demand there is opportunity to build holiday houses/chalets outwith the village on a site linked to the core path and the local plan should make provision for such development.

CNPA analysis

The comments regarding holiday homes is noted. The allocations for housing have been calculated to take into account the fact that the purchase of open market houses as second or holiday homes cannot be controlled by the planning authority. The aim of the policies is therefore to focus development on those aspects which can be controlled and make an appropriate allowance for open market houses. Within the village any housing development will have to comply with the earlier policies in the plan regarding affordable housing provision. The wording in the plan, particularly in the housing section will be amended to reflect this.

Policy Settlements - Braemar **Name** The Proprietors of Mar Centre **Company** The Proprietors of Mar Centre **Objector Ref** 394a
Agent Roddy d'Anyers Willis

Representation

We refer to the above plan and compliment those who have endeavoured to draft a strategy for the Cairngorms National Park which protects the landscape and the rural environment without stifling economic and social progress.

Our clients, the Proprietors of Mar Estate own much of the land to the west of the River Clunie incorporating the greater part of the village of Braemar and spreading westwards to the Ey Burn between the settlements of Inverey and Little Inverey. To the north the estate is bounded by the River Dee. The plan is of particular relevance to the future expansion of Braemar and to a lesser extent the settlements of Inverey and Little Inverey.

The Estate has considered the scope for both short term and medium to long term development and we would welcome the opportunity to discuss our thoughts. Of particular interest is the scope for a 20-30 house development on land which currently lies outwith the village envelope but within the Conservation Area.

We regularly receive requests from local families wanting to build or buy a house of their own to enable them to live and work in

the area. It is impossible to satisfy demand and because of this we have considered where best the Estate could provide a site for a substantial development on which a high proportion (ie in excess of CNPA minimum requirements) of Affordable Housing together with recreational facilities could be located. We believe we have identified a near perfect site to accommodate such a scheme.

If the planning authorities approve the concept in principle we would ask that the Deposit Local Plan is amended accordingly. We believe there is scope for further development outwith the village envelope which would enhance Braemar. The village envelope boundary should in our opinion remain flexible.

Further development opportunities exist at Corriemulzie at the site of the old sawmill/estate workshop. We believe there would be merit in relocating the estate workshop/sawmill buildings to Inverey thereby allowing for the redevelopment of Corriemulzie. We believe that there would be merit in providing for some development in Inverey. This is a settlement much favoured by visitors to Upper Deeside. Carefully planned small scale development could be carried out without detriment to the existing 'village'.

Summary

The Estate has considered the scope for both short term and medium to long term development and would welcome the opportunity to discuss in particular the scope for a 20-30 house development on land which currently lies outwith the village envelope but within the Conservation Area, to provide housing for local families largely at affordable costs, together with recreational facilities. The local plan should be amended accordingly to allow further development outwith the village envelope which would enhance Braemar. The village envelope boundary should therefore remain flexible.

Further development opportunities exist at Corriemulzie at the site of the old sawmill/estate workshop. There would be merit in relocating the estate workshop/sawmill buildings to Inverey allowing for the redevelopment of Corriemulzie. We believe that there would be merit in providing for some development in Inverey which is much favoured by visitors to Upper Deeside. Carefully planned small scale development could be carried out without detriment to the existing 'village'.

CNPA analysis

The comments are noted, and the allocated sites within Braemar 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. (TECHNICAL ADVICE REQUIRED FROM NATUAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Braemar **Name** Simon Blackett **Company** Invercauld Estate **Objector Ref** 442b

Representation

The provision of small industrial units should be considered on the former ambulance station site on Castleton Place. There is also an opportunity to create a small development of houses or small industrial units to the west of Balnellan Place. Finally the opportunity presents for future housing to the north east of the Invercauld Arms Hotel.

Summary

In Braemar consideration should be given to allocating the former ambulance station site for industrial units. A small area of housing or industrial units could also be developed west of Balnellan Place. Also land north east of Invercauld Hotel could be used for housing.

CNPA analysis

The comment is noted, and the plan aims to provide adequate development land to meet the economic aspirations of the community. In line with this the proposed site will be assessed and a review made to the proposals map in accordance with the findings of this work. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Braemar **Name** Susan Davies **Company** Scottish Natural Heritage **Objector Ref** 465z-k

Representation

The National Park Plan Priority for Action on Outdoor Access includes an action to 'Discourage camping alongside public roads at un-managed sites and improve provision of managed campsites' (2j). The Cairngorms Outdoor Access Strategy priorities for Action Area B specifically identifies the need for a managed campsite close to Braemar (and in the Angus Glens). Given this strategic context, it would be helpful to identify a site for a proposed campsite or campsite extension were identified on the settlement map. We suggested a possible location in our response to the Consultative draft Plan.

Summary

Seeking identification of sites for managed campsites at Braemar and in the Angus Glens, in line with the Cairngorms Outdoor Access Strategy.

CNPA analysis

The comment is noted, and the plan aims to provide adequate development land to meet the economic and tourism aspirations of the community. In line with this an assessment will be undertaken to identify a site within the village. (ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND LOCAL COMMUNITY COUNCIL).

Policy Settlements - Braemar **Name** John Macpherson **Company** Braemar Community Council **Objector Ref** 428a

Representation

On behalf of Braemar Community Council I wish to make the following observations regarding the Proposed Local Plan as it affects this community.

No allowance has been given to the provision of an area for future Commercial Units. This has been brought to light by the possibility of current storage area used by at least four commercial businesses in the former Fife Farm buildings no longer being available. This Council would like to propose that consideration be given to allocating either the area around the disused Snow Plough shed and disused Ambulance Station or the field area to the south of the Balnellan houses and to the east of the farm track, an area currently used as an unsightly dump and clearly of no agricultural value. We feel very strongly that there must be such an allocation in this plan.

Summary

The proposals for Braemar should include land for commercial units. Land suggested is at the Snow Plough Shed/Ambulance station or land to south of Balnellan houses.

CNPA analysis

The comment is noted, and the plan aims to provide adequate development land to meet the economic aspirations of the community. In line with this the proposed site will be assessed and a review made to the proposals map in accordance with the findings of this work. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Braemar **Name** Stuart Robertson **Company** Aberdeenshire Council **Objector Ref** 474c

Representation

1)The flood issues associated with H2 could be addressed with the measures outlined for H1 in Ballater. The field opposite the caravan park on the A93 may be considered as an alternative or addition to H1 suitably landscaped from the southern approaches as being outwith the main areas of flood risk. The fields to the north of the Invercauld Arms Hotel likewise. Similarly the field immediately to the south of the existing settlement edge on the west side of Golf Course Road could also be developed being on rising ground and without the inherent flood risks of H2. However in order to finance substantial community infrastructure and affordable or mixed tenure housing required to service developments in this location a larger number of housing units would be required.

2)The effect would hopefully be to keep mixed demographic within the settlement that would be more inclined to establish either tourism related ventures or other commercial operations and so assist in sustaining the established business in the settlement

throughout the year.

Summary

H2 - Flooding issues could be dealt with the same as H1 in Ballater. CNPA could consider the field opposite the caravan park on A93, and the fields to the north of the Invercauld Arms as alternatives or in addition to H1 as they are outwith the main flood risk areas. The field south of the settlement on the West side of Gold Course road could also be developed without the same inherent flood risks as H2. However, in order to achieve levels of planning gain required to provide infrastructure / affordable housing provision, a larger number of housing units is required in Braemar. These proposals should help retain a mix demographic in the settlement, and hence assist in sustaining the established business in the settlement throughout the year.

CNPA analysis

The comment is noted, and the current planning application for the site will be carefully monitored to ensure that the proposal map accurately reflects the position in the event the permission is granted. Due to the timescales the current application it will be determined in line with the policies in the Aberdeenshire Council Plan. In the event that the detailed application is refused, the situation will be revised. .

Policy Settlements - Braemar H1 **Name** John Macpherson

Company Braemar Community Council **Objector Ref** 428c

Representation

Site H1 is indicated and noted as planning permission granted for 20 houses and we wonder why the Invercauld Farm site is not so marked as it also has planning permission for a significant number of houses.

Summary

The land owned by Invercauld Farm which has planning permission should be shown on the proposals maps.

CNPA analysis

The comment is noted and the proposals maps will be amended to ensure a consistent approach it taken throughout.

Policy Settlements - Braemar H3 **Name** John Macpherson

Company Braemar Community Council **Objector Ref** 428b

Representation

Also we wish to refer to the proposed housing area H3 which it is felt inappropriate for further housing. It is a locally valued amenity site on a popular walk for locals and visitors alike. Again we would mention the field adjacent to the Balnellan houses were it not required for commercial use.

Summary

No further housing should be allocated at H3 as it forms an important amenity area.

CNPA analysis

The comment is noted. Further consultation will be held specifically with the objector to ensure that the community views are properly reflected in the plan.

Policy Settlements - Carr-bridge **Name** Angus Yarwood **Company** Woodland Trust Scotland **Objector Ref** 393f

Representation

C/H1 and C/OS2: We strongly oppose the development of the site at C/H1. Our interpretation of the Ancient Woodland Inventory tells us that the southern section of this development appears to directly border ancient semi-natural woodland and would be sandwiched between this and the C/OS2 area of bog woodland to the north. This is the kind of site that should be given over to buffering these two important habitats on either side of it, not be part of a 117 house building project.

We also have concerns as to the effects on the hydrology of the bog woodland should the housing development go ahead. The C/OS2 site will effectively be surrounded by development on all sides and we question whether the important features of the site will not be lost. We would urge the CNP to refer to its stated 'Outcomes for 2012' on page 10 of the DLP, bullet points 'v' and 'vi', and to assess if these aims will be achieved in this case. The Park should actively be discouraging fragmentation of these habitats.

Summary

C/H1- the southern section appears to directly border ancient semi-natural woodland and would be sandwiched between this and the C/OS2 area of bog woodland to the north. This is the kind of site that should be given over to buffering these two important habitats on either side of it and not be part of any development site. WTS are also concerned as to the effects on the hydrology of the bog woodland should the housing development go ahead.

OS2 will effectively be surrounded by development on all sides which could result in the loss of what is important about this site. In line with 'Outcomes for 2012' (page 10 of the Local Plan) 'v' and 'vi', the site must be assessed in terms of these aims. CNPA should actively be discouraging fragmentation of these habitats.

CNPA analysis

The site has outline permission granted and a detailed application has now been submitted which is being dealt with by CNPA. Due to the timescales 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. .

Policy Settlements - Carr-bridge **Name** Susan Davies **Company** Scottish Natural Heritage **Objector Ref** 465z-h

Representation

We support the proposal for OS1, which may have positive effects on the River Spey SAC.

Summary

Support the proposal for OS1, which may have positive effects on the River Spey SAC.

CNPA analysis

No modification considered necessary as a result of this representation.

Policy Settlements - Carr-bridge **Name** DW and IM Duncan **Company** **Objector Ref** 037r

Representation

The proposals to build 117 houses within the existing Carr Plantation should be re-thought.

Summary

The site for 117 houses in Carrbridge should not be included.

CNPA analysis

The site has outline permission granted and a detailed application has now been submitted which is being dealt with by CNPA. Due to the timescales 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. .

Policy Settlements - Carr-bridge **Name** James Gibbs **Company** HIE Inverness and East Highland **Objector Ref** 421g

Representation

Whilst the advantages of designating a brown-field site are evident in Carr-Bridge, the access to this particular site, passing as it does under the railway may not make it reasonably practicable to develop to its full potential capacity. We would welcome consideration being given to some additional designations for business uses in this village.

Summary

Some additional land should be included for business uses within the village.

CNPA analysis

The comment is noted. Modifications will endeavour to ensure a more appropriate balance is struck between development opportunities, allocation of land for services to support this including creating the appropriate level of opportunities for employment growth, and the protection of the special qualities of the area as identified as a National Park. 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. As a result of this consultation process further work will be undertaken to link more closely the demand for housing to economic prosperity and the need to work within the aims of the Park. This will be linked to the work ongoing relating to sustainability. (WORK WITH NATURAL HERITAGE SECTION AND ECONOMIC AND SOCIAL DEVELOPMENT SECTION)

Policy Settlements - Carr-bridge **Name** Roy Turnbull **Company** **Objector Ref** 390r

Representation

C/H1 Object. This is a species-rich pinewood. Development would increase the size of Carr-bridge by about one third. Contrary to the first aim of the Park.

Summary

This proposal is contrary to the 1st aim of the Park.

CNPA analysis

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.

Policy Settlements - Carr-bridge **Name** Dr A M Jones **Company** Badenoch & Strathspey Consvn Grp **Objector Ref** 400i(n)

Representation

Object to H1.

Summary

Object to this proposal

CNPA analysis

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.

Policy Settlements - Cromdale	Name W Cassells	Company	Objector Ref	048a
	Agent MA Munro			

Representation

1 My client owns H1 which you have zoned for residential use in the draft local plan
2 The area hatched red to the north forms part of the same field and will become redundant if H1 is developed
3 There is a need for affordable housing, and by increasing the area to include the red area, would assist in the viability of having a proportion of affordable housing.
Future modifications to the plan
1 I propose that the local plan be modified to include the area of land covered by my client hatched red as above as a housing site in order that the aims and objectives of the Local Plan can be met.
2 The site topography is gently sloping in places and will not require extensive re-structuring
3 The site has natural defendable boundaries and there is also the opportunity to create landscaping zones within the site
4 The site 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 development abut onto the existing development
5 This proposed modification to the plan is supported by national planning policies – outwith the settlement limits as defined by town and village boundaries
6 Further, where brownfield and infill sites cannot fulfil the housing requirement it is necessary to release greenfield land next to built up areas.
7 Policy 5.41 of the local plan states that ‘an additional 800 houses land for which must be identified’.
8 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.
9 I would emphasize that 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.

Summary

An additional area to the north of H1 forms part of the same field and will become redundant if H1 is developed and should therefore be included within the allocation. The topography of the site is sloping in places and would not require extensive re-structuring. It has natural defendable boundaries and there is also the opportunity to create landscaping zones within the site. Development of the site would be adjacent to existing housing stock and any extension of this is in accordance with the Scottish Government wish to have new development abut onto the existing development. The proposed modification is supported by national planning policies – outwith the settlement limits as defined by town and village boundaries. Further, where brownfield and infill sites cannot fulfil the housing requirement it is necessary to release greenfield land next to built up areas. The local plan identifies the need for an additional 800 houses and this site could in part be used for affordable housing. The site is deliverable in the short term.

CNPA analysis

The allocated sites within Cromdale 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. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Cromdale

Name W Cassells

Company

Objector Ref

048b

Agent MA Munro

Representation

1 My client owns the ground hatched in red on the enclosed plan

2 The current village envelope stops at an illogical point some 40 yds short of the very heavily wooded area hatched in green

3 There are existing houses all the way along the road, then there is this gap to the woods

4 I would that this can be deemed to be an 'infill site'

5 This would provide the opportunity to create two house plots in an area that is desperately short of houses.

Future modifications to the plan

1 I propose that the local plan be modified to include the area of land covered by my client hatched red as above as a housing site in order that the aims and objectives of the Local Plan can be met.

2 The site topography is gently sloping in places and will not require extensive re-structuring

3 The site has natural defendable boundaries and there is also the opportunity to create landscaping zones behind the site as my client owns the land

4 The site 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 development abut onto the existing development

5 This proposed modification to the plan is supported by national planning policies – outwith the settlement limits as defined by town and village boundaries

6 Further, where brownfield and infill sites cannot fulfil the housing requirement it is necessary to release greenfield land next to built up areas.

7 Policy 5.41 of the local plan states that 'an additional 800 houses land for which must be identified'.

8 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 contribution to the affordable housing fund.

Summary

An additional site should be included as a housing allocation within the settlement. The current boundary stops at an illogical point 40yrs short of a heavily wooded area, and this site would take the boundary to this natural edge. The site is therefore considered an infill site to create two house plots in an area in need of additional housing land. The site topography is gently sloping in places and will not require extensive re-structuring. It has natural defendable boundaries and there is also the opportunity to create landscaping zones behind the site as my client owns the land. 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 development abut onto the existing development. The modification is supported by national planning policies – outwith the settlement limits as defined by town and village boundaries. Further, where brownfield and infill sites cannot fulfil the housing requirement it is necessary to release greenfield land next to built up areas. The local plan states the need for an additional 800 houses. This site could be used to make a contribution to the affordable housing fund.

CNPA analysis

The allocated sites within Cromdale 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. (TECHNICAL ADVICE REQUIRED FROM NATUAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Cromdale

Name **Company** Munro Chartered Quantity Surveyors **Objector Ref** 004
Agent Mr Mike Munro

Representation

Further to our recent meeting, I confirm that this firm acts for the owners of the land zoned at H1 on the attached plan. This land was zoned without consulting the farmer and he has no real problem with that, but the adjacent field will become redundant as a result. Consequently, I confirm my request that this land you have zoned, be extended to include the area hatched in green (map included). This would also assist the viability issue taking the requirement for affordable housing into account.

Summary

Add land identified in Cromdale to existing allocated land H1 to provide additional land for housing.

CNPA analysis

The allocated sites within Cromdale 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. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Cromdale **Name** Glenmore Properties Ltd **Company** Glenmore Properties Ltd **Objector Ref** 453q
Agent Steve Crawford

Representation

Glenmore Properties are interested in the Cromdale Settlement. In particular we support the allocation of site H2 for new housing. The plan, however, does not fully reflect the position within the town. The area to the east of H2 already has outline consent for 14 houses (Outline consent awaiting the S.75 to be signed) and should form part of the overall H2 site with an increased allocation of housing to reflect the larger consolidated site. The site allocations for such sites within settlements should be considered indicative and actual development capacities should be determined at the time of any planning application. The Plan should make this clear.

Modifications: Alter policies to reflect comments in summary.

Summary

To reflect current planning consents, the land to the east of H2 should be included within its boundary (permission for 14 houses). The wording should reflect the larger consolidated site and allocate additional housing numbers. The wording throughout should make clear that site capacities are indicative and will only be determined at the time of any planning application.

CNPA analysis

The proposals maps will be reviewed in light of the comments received to provide the most accurate level of detail and guidance, including reference to extant planning permissions. The wording in support of such proposal sites will be amended to reflect more accurately the position. The comments regarding capacity are also noted, and further clarity will be included to explain this position.

Policy Settlements - Cromdale **Name** Anne MacNamara, Planning Dir **Company** Scottish Government **Objector Ref** 423j

Representation

Proposal CD/H1 indicates that the 3.63Ha site could accommodate around 50 house units. No indication is provided however as to how it is proposed to access this proposed development site. Transport Scotland objects to the fact that the Local Plan does not contain a reference to the presumption of no new trunk road access for this development. Part of the proposed site fronts the A95 trunk road. Transport Scotland advises that SPP17 paragraph 22 states that "There is a general presumption against new motorway or trunk road junctions" whilst paragraph 22 also states that "Direct access onto strategic roads should be avoided as far

envelope be amended at that point to incorporate the land which would allow the creation of a maximum of two house plots.

Summary

Extend settlement boundary to add land identified.

CNPA analysis

The allocated sites within Cromdale 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. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Cromdale **Name** Dr A M Jones **Company** Badenoch & Strathspey Consvn Grp **Objector Ref** 400i(o)

Representation

Object to H1 and H2 on grounds of excessive scale and conflicts with the 1st and 3rd aims of the Park.

Summary

The proposal is excessive and conflicts with the 1st and 3rd aims of the Park.

CNPA analysis

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.

Policy Settlements - Dalwhinnie **Name** Bill Carr **Company** **Objector Ref** 052a

Representation

As secretary of the Dalwhinnie Community Council, I am writing on behalf of the Community Council to formally object to the Dalwhinnie Proposals as summarised on page 80 of the CNP Deposit Local Plan. The Community Council has reviewed the Dalwhinnie proposals in detail, and has a general concern with a number of housing developments proposed for the village which have not been previously discussed with the Community Council, all of which are individually 'below the limit' for a mandatory proportion to be affordable housing but which taken together would substantially increase housing stock within the village.

This approach appears to be in fundamental conflict with the CNPA's stated philosophy of encouraging sustainable communities

through the provision of affordable local housing and as such the Community Council has agreed that it should formally object to the plan as proposed.

Summary

The housing sites proposed would all fall below the limit for a mandatory proportion to be affordable housing but which taken together would substantially increase housing stock within the village. This approach is contrary to the CNPA's stated philosophy of encouraging sustainable communities through the provision of affordable local housing.

CNPA analysis

The policies regarding affordable housing apply to all developments, regardless of size. The wording however seems to be unclear and will be amended to give greater guidance on the position.

Policy Settlements - Dalwhinnie H1	Name Mr Bill Carr	Company	Objector Ref	052c
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Representation

Why on a site of this size is the proposal only for six houses, which would therefore not require an 'affordable housing' component?
Why has this not previously been discussed with the Community Council?

Summary

Within H1 why has a density of only 6 houses been identified, which would therefore not require an 'affordable housing' component?

CNPA analysis

The policies regarding affordable housing apply to all developments, regardless of size. The wording however seems to be unclear and will be amended to give greater guidance on the position.

Policy Settlements - Dalwhinnie H2	Name Mr Bill Carr	Company	Objector Ref	052d
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Representation

The owner of the site as shown is apparently unaware of the proposal. Where did it originate from?

Summary

Why has this site been allocated?

CNPA analysis

The site has been included to provide a level of choice, and was considered to be a gap site where new development could compliment the character of the settlement. The allocation could be removed however, and any new development considered

on its merits since the site is a small site within the settlement boundary. The sites in Dalwhinnie will therefore be reviewed to ensure that they are in line with the requirements of the community, and provide an appropriate level of guidance to comply with the requirements of SPP1.

Policy Settlements - Dalwhinnie H3	Name Mr Bill Carr	Company	Objector Ref	052e
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Representation

The Community Council's understanding is that the planning application in respect of this site was amended to request permission in respect of only nine houses. Is this correct? If not, will a proportion of these houses be required to be affordable?

Summary

How many houses will be developed on this site and how many will be affordable?

CNPA analysis

The policies regarding affordable housing apply to all developments, regardless of size. The wording however seems to be unclear and will be amended to give greater guidance on the position. The capacity of the site will also be reviewed in light of the comments and an indicative figure included to give greater clarity.

Policy Settlements - Dalwhinnie H4	Name Mr Bill Carr	Company	Objector Ref	052f
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Representation

Why on a site of this size is the proposal only for six houses, which would therefore not require an 'affordable housing' component? Again, why had this not previously been discussed with the Community Council.

Summary

Why on a site of this size has a density of only 6 houses been proposed, which would therefore not require an 'affordable housing' component

CNPA analysis

The policies regarding affordable housing apply to all developments, regardless of size. The wording however seems to be unclear and will be amended to give greater guidance on the position.

Policy Settlements - Dalwhinnie OS1 **Name** Mr Bill Carr **Company** **Objector Ref** 052g

Representation

The Ardverikie Estate have advised the Community Council that the proposed woodland development will not now proceed, and have since failed to respond to various requests from the community to discuss the future use of this field, including a formal request to consider selling the field to the local community for community purposes. The Community Council has since been advised that the Estate now believe the field to have development potential. The Community Council are clear that it was and is their understanding that entire area of this field, rather than the limited area designated OS1 in the proposal, should be protected from development, to ensure that this designated amenity area would not in future be surrounded by piecemeal housing development.

Summary

The entire area and not just the section allocated at OS1 should be protected from development.

CNPA analysis

In light of the comments received, the sites in Dalwhinnie will be reviewed to ensure that they are in line with the requirements of the community, and provide an appropriate level of guidance to comply with the requirements of SPP1. Amendments will then be made to reflect any additional information received from the community and the landowner.

Policy Settlements - Dulnain Bridge **Name** Seafield Estate **Company** Seafield Estate **Objector Ref** 455b
Agent Jill Paterson

Representation

There are additional opportunities for housing at Dulnain Bridge as shown on the attached plan. These sites offer a logical extension to the village. Additional residential development will help to sustain existing rural services and providing new housing opportunities within existing settlements. It is our view that some or all of these sites be identified for residential.

Proposed modifications - Amend the settlement to include allocations for residential as shown on the attached plan.

Summary

Land at Dulnain Bridge should be allocated for housing development as it forms a logical extension to the settlement and will help sustain existing rural services.

CNPA analysis

The allocated sites within Dulnain 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. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Dulnain Bridge **Name** Dr A M Jones **Company** Badenoch & Strathspey Consvn Grp **Objector Ref** 400i(p)

Representation

H1 Object to boundary line. Recommend that the south east of the site is excluded from the development area, to enable there to be a woodland corridor to connect woodland outwith the settlement boundary with the woodland within H1, which is presently used by red squirrels.

H2 Recommend that the area of alder and the wet marsh areas associated with the drain should be retained and properly safeguarded.

Summary

The boundary of H1 should exclude the south east of the site to retain a woodland corridor to connect woodland outwith the settlement boundary with the woodland within H1, which is presently used by red squirrels. Within H2 the area of alder and the wet marsh areas associated with the drain should be retained and properly safeguarded.

CNPA analysis

In light of the comments received, a review of the boundary will be undertaken to assess the issue raised. The comments regarding H2 are noted. This site has an extant planning permission which will be reviewed to consider the nature of the permission. Any influence that can be made on any future applications for the site will be included within the text for the site. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Grantown on Spey **Name** Dr A M Jones **Company** Badenoch & Strathspey Consvn Grp **Objector Ref** 400i(j)

Representation

Object that fields around Revoan should be allocated as Open Space.

Summary

The fields around Revoan should be included as open space.

CNPA analysis

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Grantown on Spey	Name Reidhaven Estate	Company Reidhaven Estate	Objector Ref	456q
	Agent Jill Paterson			

Representation

Grantown On Spey - Additional Residential Site

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

Modifications: Amend proposals map and text to include site to the west of Grantown on Spey for residential as per the attached plan.

Summary

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

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. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Grantown on Spey	Name Roy Turnbull	Company	Objector Ref	390p
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Representation

GS/H1 – Object Contrary to the first aim of the Park.

GS/H2 – Object Contrary to the first aim of the Park.

Summary

The housing proposals in Grantown on Spey are contrary to the 1st aim of the Park.

CNPA analysis

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.

Policy Settlements - Grantown on Spey

Name WKW Partnership Ltd

Company WKW Partnership Ltd **Objector Ref** 466a

Agent Leslie Hutt

Representation

The proposals GS/H1, GS/H2 and GS/OS1 address only the issues of peripheral outward expansion of Grantown on Spey. The deposit local plan makes no reference to the opportunities of substantial regenerative growth within the existing urban structure on expanded brown field sites within the present town. Significant and meaningful contribution can be made to the Grantown on Spey housing stock within the present town boundaries, giving the opportunity to develop a local style and character with modern housing within the present village structure, supporting vulnerable listed buildings on the main street frontage. Development land available in the village should be identified and supported in preference to expanding settlement boundaries. In town developments will be similar in unit numbers and will provide a better integration of significant new housing within the town. This should be promoted in preference to the GS/H1, GS/H2 and GS/OS1 considerations, which could be argued as premature, of the present town's urban structure.

Summary

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

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. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT). 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.

Policy Settlements - Grantown on Spey

Name James Gibbs **Company** HIE Inverness and East Highland **Objector Ref** 421e

Representation

Comments that we have received from the business community suggest consideration should be given to providing additional capacity for commercial and business use in Grantown-on-Spey. We suggest either, that the possibility of adjacent to Achnagonalin should be investigated, or other areas nearby be considered

Summary

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

CNPA analysis

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. (WORK WITH NATURAL HERITAGE SECTION, ECONOMIC AND SOCIAL DEVELOPMENT SECTION, LOCAL CHAMBER OF COMMERCE AND TOURIST BODIES)

Policy Settlements - Grantown on Spey boundary

Name Sandra McKelvie & John Fleming

Company

Objector Ref 027

Representation

Further to our telephone conversation with regard to the Grantown on Spey Local Plan, I am enclosing a layout map to show the extent of the Caravan Park so that you can adjust your local plan as it chops us in two at present. Please can you let us know when it is accomplished. If you need further information please contact us as soon as possible. It is very important to us that our business should not be divided up in this way. The Caravan Park has been in existence for many years and under our tenure for twenty years.

Summary

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

CNPA analysis

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.

Policy Settlements - Grantown on Spey
Boundary

Name BMS Dunlop **Company**

Objector Ref

358a

Representation

The map shows an existing path through the Highland Council Yard and Lorry Park at the industrial estate, and to the track bed of the disused railway line heading south. To the north of the line is path is incorrectly depicted meandering up the banks and through the fence of the dismantled railway.

Modifications being sought - the path should be deleted as there is not and never was a path here – the lorry park gates were locked and the track bed blocked by dumped rubbish and overgrown. Planning approval granted to relay railway in near future. To the north the path should be accurately located in the centre of the former track bed.

Summary

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

CNPA analysis

Once adopted the core paths will be included within the Local Plan proposals maps for information.

Policy Settlements - Grantown on Spey H1 **Name** Dr A M Jones **Company** Badenoch & Strathspey Consvn Grp **Objector Ref** 00i(h)

Representation

The site is used by waders, includes at least 1 red listed vascular plant, a good variety of waxcap fungi, contributes positively to the landscape setting of Grantown and to public amenity. This proposal conflicts with the 1st and 3rd aims of the NP, and arguably with all 4 aims. The proposal layout apparently requires a long length of road to service small numbers of houses and is therefore inefficient in use of space. The scale of this proposal is excessive.

Summary

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

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.

Representation

My comments relate to the plan for Granttown on Spey. I have lived here & taught at the secondary school since 1972. I am concerned about an apparent anomaly in the plan. On P44 it states 75 houses in yrs 0 - 5, 90 in yrs, 5 - 10, and 85 thereafter. This seems quite reasonable. Why then on P 66 is area GS/H1 stated as having 200 units developed over just 5 yrs? Granttown (inc. its schools) does not have the capacity to cope with this. Also such a huge development would affect it's very nature which is against the Park principles. Local builders could not cope with this development so work would be given to firms from outwith the area - working against sustainability.

It does seem strange that there is currently an application in from Muir Homes to do such a development. Access to area GS/H1 would be difficult. Mossie Rd is too narrow and the possibility of crossing the burn on the SW edge was ruled out by the surveyors when their machinery sank in. I am pleased to see the protected area of moss has been slightly enlarged but extra development ground has been added on the SE corner. This area is extremely boggy. If it were drained the moss would be adversely affected. Area GS/H2 is recognised as a site "used" by wading birds. GS/H1 should also be so recognised. It is an important breeding ground for waders including lapwings, oyster catchers & snipe. hope you will take these comments into serious consideration.

Summary

The figures for housing allocation in Granttown 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 Granttown. 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

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.

Policy Settlements - Granttown on Spey H1 **Name** Robert Maund **Company** Scottish Coun for National Parks **Objector Ref** 434q

Representation

Granttown-on-Spey: The proposal at H1 is a loss of informal amenity land and will have a negative affect on breeding waders nearby, while there may also be further disturbance to Anagach Community Woodland by displaced dog walkers.

Summary

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

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.

Policy Settlements - Granttown on Spey H1 **Name** Frank Jemmett **Company** **Objector Ref** 090

Representation

Potential egress from this new development onto Seafield Ave, Granttown on Spey will have serious implications for traffic on a road which already suffers from difficulties of congestion at its junction with High Street/The Square. This particular junction is often obstructed by parked lorries delivering to the Co-Op store, shoppers' cars and vehicles, including caravans, trying to exit or enter the junction. This creates a real hazard for the many pedestrians crossing at this point and walking to the shops. Further consideration should be given to the fact that during school term time there is a school crossing patrol operating across The High Street at this junction for children making there way to and from the local schools. Egress from Seafield Avenue is already difficult for the above stated reasons with the added danger that a driver's view to the right when egressing Seafield Ave is often obstructed by cars parked in the High Street.

These current problems inevitably lead to Grant Road and Mossie Road being used as 'rat runs'. Neither road is suitable to take additional traffic as, in places, both of these roads lack pavements on one side.

What change(s) you are seeking in future modifications to the Local Plan which could resolve your objection: Should the development go ahead as planned then serious consideration must be given to improve both the junction of Seafield Avenue with High Street/The Square and upgrading the pavements in Grant Road and Mossie Road. In addition consideration should be given

to limiting the egress from the proposed development onto Seafield Avenue

Summary

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

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.

Policy Settlements - Grantown on Spey H1 **Name** Bryan Grozier **Company** **Objector Ref** 046

Representation

The plans for Grantown alone (200 + houses) make a mockery of the National Park and the continued sprawl of Aviemore is worrying. I think that the main problem is the action of Reidhaven/Seafield Estates who still have an extensive land bank in the area and are continually pushing to develop areas within the park.

Summary

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

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.

Policy Settlements - Grantown on Spey H1 **Name** Mr & Mrs L Evans **Company** **Objector Ref** 014

Representation

My first objection is having to prepare a second objection to the proposed development when our first objection has been pigeon holed after we were given the firm understanding that our original objection, sent to the Highland Council has been passed to you

and would be considered by your good selves (see your ref 06/320/CP dated 06 Sept 06). I am well aware that the plans have been amended by Deposit Local Plan but the principle to the planned development is still there and therefore our original objections still hold watertight. I have enclosed a copy of the original objection alongside our further objections.

1. The original notice from the developers, Muir Homes, plan for 228 plus 7 dwellings whereas the revised plan show in the Deposit Local Plan (D.L.P) on a reduced area GS/H1 "a 9.6ha area, a planned development of around 200 units" which must mean a greater density is being allowed than the Muir Plans. By what standard are such plans being accepted even allowing for the time cycle of 5 years?
2. The term 'protected as open space' (page 66 GS/OS1) what does it mean in relation to the term "protected open space" as defined by 7/11 on page 66? Does that imply that 'protected open space' mean it is protected for ALL time as opposed to the alternative for a five year period only? On what basis have the boundaries between the proposed development and the open space been decided upon and why has the OPEN SPACE not been listed as a CONSERVATION AREA?
3. With the wedge of land lying to the north west (rear of the gardens of existing houses in Mossie Road) shown as the new development being made, it serves no purpose at all other than to isolate town folk from enjoying access to the open space (whatever you designate as its official title).
4. By what criteria does the authority arrive at the conclusion that so much and such dense development is required in Grantown on Spey (or indeed) the whole of the National Park? There is no pressure from the industry or commerce to require such development except for second homes and a downturn in the national economy could soon put a stop to that.
5. Can the existing road widths particularly in the town area cope with even more road usage?
6. No reference is made in the D.L.P. made to the ratio of affordable homes, why not?
7. Land to the north of Church Avenue / on Mossie Road is not shown for development, why not?
8. What provision is being made to protect the lower end of the town (area known as the Silver Bridge) to protect it from flooding in severe rain storms, rapid drainage from the mossie would directly affect this area. An area concreted over means somebody has to suffer the consequences, re the flooding in the Severn, Thames, and York areas of England. Who picks up the bill, certainly not the developers, they have long since gone with their bank balance looking that much healthier.
9. Can anyone guarantee that civic amenities will be provided at the rate required to maintain 21st century standards? Water / sewerage / schools / health including maternity / care of the aged / public transport / etc etc. Some of the issues raised were also given in our original objections but greater emphasis has been given here. Nevertheless the two documents should be considered together. (original letter submitted 28th August 06 enclosed with submission)

Summary

- 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 Granttown 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 e.g. Water, sewerage, schools, health care, care for the elderly, public transport, etc.

Also see previous representation made on the submitted planning application.

CNPA analysis

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.

Policy Settlements - Granttown on Spey H1	Name Gregor MacKenzie	Company	Objector Ref	444
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Representation

My objections and comments are confined to the Granttown-on-Spey area of the Cairngorms National Park and are centred on the size, time scale and nature of the housing development which is proposed for this area.

Since the CNPA plan includes the construction of a new settlement at An Camas Mor which is expected to extend to a community of 1,500 homes, the question which one must ask is "why is it necessary to destroy the character and culture of the surrounding villages and towns by allowing excessively large and unnecessarily dense developments which are certainly not required by these communities?" The National Parks (Scotland) Act 2000 section 1(a) states that the Parks' objective is "to conserve and enhance the natural and cultural heritage of the area", which is a far cry from the development proposals contained in the Deposit Local Plan for Granttown-on-Spey.

Section 5 of the CNP Deposit Local Plan, entitled "Living and Working in the Park", emphasises the importance of sustainability with regard to communities, employment, economy, housing, tourism and development and throughout this section it repeatedly stresses that the priority must be for affordable housing in various forms, for those who live and work in the Park. Despite all of these fine words however Table 2 on page 43 indicates an allocation of development land for 475 second homes during the period up to 2016, which represents more than 25% of the total allocation for this period. This is surely not consistent with the stated principles of the CNP.

Turning now to Page 44 and Table 4, the Grantown-on-Spey area is allotted a target of 75 houses for the first 5 year period, 90 houses for the second 5 year period and 85 houses for the medium to longer term period, which equals a total of 250 houses to be built over a period of somewhere presumably in the region of 15 to 20 years. This output could very easily be handled by our local building firms, all of whom use local employees and build houses which blend in with the existing architectural design of the area. This would be a clear example of sustaining local business, local resources and the local economy. However reference to page 66 indicates that some other official or department within the CNPA has decided that the same development area with the same number of houses (assuming that the other 50 houses are those allocated to Cromdale) would require to be phased over at least 5 years. This disparity of some 10 to 15 years suggests that the lines of communication within the CNPA require some improvement. However it is also an unfortunate coincidence that the CNPA planning department has before it, at this time, an application to build some 230 houses on this site and that the applicant, unlike the local builders, is large enough to complete the work in this minimum period, regardless of the fact that Grantown does not require this number of new houses and lacks the infrastructure to cope with such a sudden increase in population.

One of the aims of the National Parks (Scotland) Act 2000, as stated in section 1 (d) is "to promote sustainable economic and social development of the area's communities", but this laudable objective has clearly been totally disregarded when allocating a time scale for the Grantown development (page 66). In defence of its own credibility the Cairngorms National Park Authority needs to make it abundantly clear to the residents of the Park, that it will not be deflected from its stated aims and objectives by large developers or land owners, otherwise the its very purpose must be questioned.

My remaining comments relate to the plan of the development area in Grantown. An enlarged copy of the relevant section of which is enclosed. I am pleased to note that area OS1 has been extended in a North Easterly and South Westerly direction to encompass most of the moss, but I am surprised to see that the area which I have outlined in red and labelled "A" and which was previously shown as part of the protected area, is now shown as building land. While this area has one or two dryer high spots, it is essentially very much part of the wetland area and during investigative drilling about eighteen months ago it was shown to be predominantly peat, extending to a depth of three metres in places. Not only is this area far from ideal building land, but any attempt to lower the water table for construction purposes would adversely affect the water level in the moss and this in turn would destroy the very habitat OS1 is intended to protect.

Label "B" identifies an area adjacent to the burn which was chosen as a possible crossing point for an access road bridge, but the drilling team found this ground to be so wet that they failed even to move in and erect their drilling rig.

I feel the information in the two previous paragraphs is worthy of serious consideration not least because the proposal shown in Highland Region's plan, to use the small lane off Mossie Road as an access to this area would be completely unworkable due to the narrowness of both the lane and of Mossie Road. This route would be incapable of handling the traffic generated by an additional thirty homes.

Summary

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

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.

Policy Settlements - Grantown on Spey H1 **Name** Goldcrest (Highland) Ltd **Company** Goldcrest (Highland) Ltd **Objector Ref** 445c
Agent Ryden LLP

Representation

Our client, Goldcrest (Highland) Ltd have set out in Objection 1, justification for an increase in the housing land supply in section 5 of the Cairngorms National Park Deposit Local Plan.

If this is not accepted, it is the contention of Goldcrest (Highland) Ltd, that the Local Plan makes an overprovision of housing in Grantown on Spey to the detriment to other settlements in the area. Whilst it is acknowledged that Grantown on Spey is capable of accommodating additional growth, the scale of development is excessive and will do nothing to sustain other, smaller settlements in the area. Site H1 should be reduced in terms of scale and housing allocation and my clients site, as highlighted on the attached plan, should be allocated to a new site in Nethy Bridge, in line with Objection 2. This would help sustain the settlement of Nethy Bridge by providing future residential land in an area that has no such sites identified in the Deposit Local Plan. This site is a logical area for expansion being adjacent to the boundary of Nethy Bridge.

In summary, Goldcrest (Highland) Ltd object to the scale of development proposed in Grantown. This objection seeks to reduce the capacity of site H1 in Grantown on Spey and identify a future housing site in Nethy Bridge.

Modifications:

Capacity in Grantown-on-Spey should be reduced.

An additional site should be identified in Nethy Bridge, as shown on the attached plan, for residential development.

Summary

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

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.

Policy Settlements - Grantown on Spey H1	Name Miss Margaret Ann Campbell	Company	Objector Ref	101
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Representation

Very concerned for the infrastructure and character of our town if the 200 units at the above location are built. Our town needs to be protected from sizeable housing estates based on a 'central belt' concept not at all suited to the town which is the headquarters of the Park. The area between the caravan park and Seafield Court in particular should be left open.

Proposed modifications - GS/H1 reduced. Development only at Hospital end of town. Number of units reduced by one third.

Summary

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

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.

Policy Settlements - Grantown on Spey H1	Name Alistair McLeod	Company	Objector Ref	062
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Representation

I object strongly to the field opposite Rhuarden between the Caravan site and Seafield Court being zoned for housing. What modifications are needed to resolve this objection - my objection would be withdrawn if this field was set aside as an amenity area, not for housing. If this field is developed for houses there would be no natural break of housing development, the increase in traffic would be intolerable, the crossings at Ravenscourt and the Bank of Scotland are already extremely dangerous.

Summary

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

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.

Policy Settlements - Grantown on Spey H1	Name Janet Eileen Jemmett	Company	Objector Ref	028
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Representation

Density and siting of proposed housing in Southern end of GS/H1 adjoining the caravan park and Seafield Avenue. The caravan park makes a significant contribution to the local economy and benefits especially from its location close to amenities but in a rural

setting. A housing development bordering the caravan site and in-filling the rural space between it and the town would remove these attractions and in turn adversely affect its contribution to the local tourist industry

Density of housing (200units in 9.6 Ha ie 20.8/Ha)is out of character with Northern end of town and neighbouring streets- Mossie Road, Seafield Court, Seafield Avenue & Rhuarden Court. This density is also the highest compared to other proposed developments where the area has been specified- see page 62 Aviemore AV/H3 (12.7/Ha),page 68 Kingussie KG/H1 (18.7/Ha), page 70 Newtonmore NM/H1 (10.25/Ha), Page 74 Boat of Garten Bg/H1 (12.1/Ha). This proposed development density in Grantown on Spey is out of proportion to the other proposed developments in the Park and could adversely impact the character of the town.

Potential egress from this new development onto Seafield Ave, Grantown on Spey will have serious implications for traffic on a road which already suffers from difficulties of congestion at its junction with High Street/The Square. This particular junction is often obstructed by parked lorries delivering to the Co-Op store shoppers' cars and vehicles, including caravans, trying to exit or enter the junction. This creates a real hazard for the many pedestrians crossing at this point and walking to the shops. Further consideration should be given to the fact that during school term time there is a school crossing patrol operating across The High Street at this junction for children making there way to and from the local schools.

Egress from Seafield Avenue is already difficult for the above stated reasons with the added danger that a driver's view to the right when egressing Seafield Ave is often obstructed by cars parked in the High Street.

These current problems inevitably lead to Grant Road and Mossie Road being used as 'rat runs'. Neither road is suitable to take additional traffic as, in places, both of these roads lack pavements on one side.

How to resolve this objection - Move or extend proposed open space (OS1) to border caravan park and at least part of Seafield Avenue. This would create a green space adjacent to the caravan park and preserve a semblance or a rural setting. A reduction in the density of units in GS/H1 to be comparable to those developments proposed in the surrounding villages, particularly in the Southern end of GS/H1 adjoining Seafield Avenue.

Should the development go ahead as planned then serious consideration must be given to improve both the junction of Seafield Avenue with High Street/The Square and upgrading the pavements in Grant Road and Mossie Road. In addition consideration should be given to limiting the egress from the proposed development onto Seafield Avenue

Summary

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

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.

Policy Settlements - Grantown on Spey H1	Name James Mitchell	Company	Objector Ref	051
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Representation

I refer to the map of Grantown on Spey which details proposed housing development sites. In particular I refer to area H1 and more specifically to the area between Seafield Court and Grantown Camp Site which I shall now refer to as 'the field'. The field has previously been zoned for housing in Highland Council plans. These plans were shallow and took no account whatsoever of the economic impact that such development would have on the town.

The CNPA and many others recognise that tourism and recreation are vitally important to Grantown which offers a unique base from which to explore the surrounding countryside.

Grantown Campsite is exceptional in that it is close to the town yet still in the country. It offers tranquillity, wildlife and a special ambience that only a rural camp-site can. The campers enjoy views of the Cromdale hills and Cairngorms from their own front doors. Tourists go camping to be in the country and not to look at, and be overlooked by, a sprawling housing estate.

Would you go on a camping holiday to a National Park to look into the back gardens of 1 and ½ and 2 storey houses?

This campsite attracts many thousands of visitors to Grantown throughout the year. Without it, many local businesses would fail and the economy of Grantown would nose-dive.

Large scale development of the field would surely see the demise of the camp site which is the largest single attractor of tourists to Grantown. Tourism is part of Grantown's culture. To allow large-scale and inappropriate development of the field would fly in the face of the National Park, (Scotland) Act 2000, which aims to:

Conserve and enhance the natural and cultural heritage;
Promote the enjoyment of the special qualities of the area by the public;
Promote sustainable economic development of the area's communities.

In accordance with current CNPA policy, "this Camp Site should be protected and enhanced". The CNPA also recognises that "a good range of quality accommodation is vital to a healthy tourist industry".

What steps would be needed to resolve this objection – if it were not for the town's campsite, the field may have been more suitable for housing development on a larger scale. Any future small scale development will have to be sympathetic to the tourists and the campsite. It would have to be aesthetic and match the current built environment of Seafield Court where only single story, low density bungalows exist.

There are undulations in the field which rise up to 3 metres. These undulations would need to be levelled before any small scale development took place; otherwise even a bungalow would be as high as a 2 storey house.

There is a need for housing in Grantown but this must be balanced against the destruction of Grantown's fragile tourist industry. There are other areas in Grantown which are zoned for housing which are more suitable for larger scale development.

I regretfully suggest that if development of this field must go ahead then:

- there should be a considerable 'green' border between it and the camp site;
- housing must only be single storey to preserve the views from the camp site;
- the undulations of the field must be levelled to preserve views;
- that any such development must be dispersed and not dense.

Summary

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

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.

Policy Settlements - Grantown on Spey H1	Name Mrs Beryl MacRae	Company	Objector Ref	402
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Representation

My letter concerns the Grantown-on-Spey area of the Cairngorms National Park and the apparent contradictions regarding the size and timing of the proposed housing development.

Since the Deposit Plan includes the proposed new settlement at An Camus Mor which is expected to consist of 1,500 homes, I do not understand why it is necessary to destroy the character and culture of Grantown by allowing a large development of houses which are out of character with the rest of houses in the area and which are not required for people living and working in the park. The Deposit Local Plan states that the Parks' objective is to conserve and enhance the natural and cultural heritage of the area and this will certainly not be achieved by building two storey houses in an area which consists of housing of the bungalow style.

The Deposit Local Plan stresses the importance of sustainability of housing development, tourism, economy and particularly development of affordable housing for those who live and work in the Park. However, Table 2 on page 43 shows an allocation of 475 second homes during the period up to 2016, which is surely not consistent with the objectives of the National Park.

On the following page (44), Table 4 shows the Grantown area having a target of 75 houses for the first 5 year period, 90 houses for the second 5 year period and 85 houses for the medium to longer term period, which equals a total of 250 houses to be built over a period of between 10 and 15 years. This rate of development could very easily be carried out by our local building firms, all of whom use local employees and are familiar with the existing architecture of the area and additionally this would guarantee sustainability of local businesses, local resources (human) and the local economy. However page 66 states that a development of around 200 would require to be phased over at least five years, which is in complete contrast to the information in table 4 on page 44.

Since planning decisions are ultimately made by a committee of laymen (and laywomen) it would surely to be helpful if there was a degree of consistency running through the Local Plan.

Summary

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

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.

Policy Settlements - Grantown on Spey H1, OS1 **Name** Reidhaven Estate **Company** Reidhaven Estate **Objector Ref** 4560
Agent Jill Paterson

Representation

Support in principle the designation of H1; however object to the extent of GS/H1 and GS/OS1 as shown on the proposals maps.

The extent of H1 should be extended to include part of the area designated as open space. This area of land could be developed without impacting upon the existing fens and mires and protect the wetland area. Subsequently the area identified as OS1 should be reduced accordingly. There is an opportunity for the OS1 designation to be extended to the west to provide a suitable boundary between the residential development and caravan park.

Modifications: CS/H1 and GS/OS1 designations should be amended on the proposals map (as per attached).

Summary

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

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.

Representation

Objection to the extents of areas GS/OS1 and GS/H1.

Area GS/H1 – the extents of the area do not reflect the area of agricultural land which may be developed for housing without influence upon the existing fens and mires contained within area GS/OS1. The zoning of the northern sector of GS/H1 should be extended to encompass this area to form the opportunity for a more cohesive development area, protecting existing wetland.

Area GS/OS1 – this area should be reduced in the north east due to the reasons described in the objection to area GS/H1 but should be expanded along its western boundary to incorporate the land between GS/H1 and the caravan park to safeguard the open space provision.

A Plan is attached indicating the areas to which we refer.

Changes being sought -

We seek to have the area GS/H1 expanded in land area terms however we do not object to the housing capacity number amended.

We seek to have the area GS/OS1 amended in form.

Summary

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

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.

Representation

Object to H2 on grounds of excessive scale, and that it conflicts with the 1st and 3rd aims of the Park.

Summary

The proposal is excessive and contrary to the 1st and 3rd aims of the Park.

CNPA analysis

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.

Policy Settlements - Grantown on Spey H2

Name Reidhaven Estate

Company Reidhaven Estate

Objector Ref 456p

Agent Jill Paterson

Representation

Support the designation of H2, however the extent of the site should be extended to the north (as per the attached plan) and the capacity increased accordingly.

The extended site is suitable for development and the aspen trees can be protected from development. The plan makes reference to use of the area by wading birds, however the Strategic Environmental Assessment outlined that existing disturbance from surroundings properties and predation means the loss of the area would be of minor significance.

Modifications: Amend proposals maps to increase the extent of H2 and amend text to increase capacity of site.

Summary

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

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. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Kincaig

Name Dr A M Jones

Company Badenoch & Strathspey Consvn Grp

Objector Ref 400i(q)

Representation

Object to H1 and H2 on grounds of excessive scale and conflicts with the 1st and 3rd aims of the Park.

Both sites include native woodland, of which that in H1 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. Both sites support at least one vulnerable or endangered species of vascular plant and make a positive contribution to the landscape. The absence of any indication of the scale of recent development is highly unsatisfactory and impairs the public's ability to provide properly informed comments on the proposals at Kincaig.

Summary

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

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.

Policy Settlements - Kincaig	Name Susan Davies	Company Scottish Natural Heritage	Objector Ref	465z-j
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Representation

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

Summary

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

CNPA analysis

No modification considered necessary as a result of this representation.

Policy Settlements - Kincaig	Name Roy Turnbull	Company	Objector Ref	390s
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Representation

KC/H1 Object Contrary to the first aim of the Park.

Summary

This proposal is contrary to the 1st aim of the Park.

CNPA analysis

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.

Policy Settlements - Kincairg	Name DW and IM Duncan	Company	Objector Ref	037s
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Representation

Further development around the school area will have a negative impact on the character of the village. This ground here is also of significant botanical interest.

Summary

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

CNPA analysis

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITE)

Policy Settlements - Kincairg H1	Name Ralph C Wylie	Company	Objector Ref	347
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Representation

Wilburn homes has nearly completed a development which is tagged onto Kincairg. It is a housing estate like any housing estate that you would see in suburban areas throughout Scotland. It is glaringly out of place. As such it does not conserve and enhance the natural and cultural environment found within the CNP, nor does it enhance the landscape quality surrounding the development site. It does not reinforce the pattern and character of the surrounding area and it does not reinforce the local vernacular and local distinctiveness. The development obscures the grandeur of the Cairngorms which epitomises the distinctiveness of the area, the bright roughcast finish detracts from the surrounding area, and the landscaping in terms of planting is of poor quality and lacking any imaginative design. It follows that the grounds for my objection would be that development for site KC/H1 must strictly adhere to Policy 18. A housing estate like the Wilburn Homes one would fail on, at least, 75% of Policy 18. Also, the idea that housing should be consolidated round the school is invalid. Housing at site KC/H2 would detract from the amenity of the school and such a proposal would not meet with the last sentence of Policy 18.

The changes that I am seeking in future modifications to the local plan which could remove my objection would be:

- No development on site KC/H2
- Development on site KC/H1 should be reduced to not more than 30 house units. The landscaping and planting should be imaginative and of good quality so that it reinforces the local vernacular and distinctiveness and agrees with other aspects of Policy 18. The house units should be of different design and different external finish. The external finishes should not 'shout out' and detract from the Cairngorms behind and so they should blend with the environment. They should meet with exacting standards of energy conservation.

Summary

Any new development at H1 must closely adhere to policy 18 regarding design standards. The density should be reduced to no more than 30 dwellings to meet the local need and the site at H2 should be removed as it conflicts with policy 18 and would detract with the amenity of the school.

CNPA analysis

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Kincaig H1, H2	Name Ralph C Wylie	Company	Objector Ref 087
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Representation

Wilburn Homes has nearly completed a development which is tagged onto Kincaig. It is a housing estate like any housing estate that you would see in suburban areas throughout Scotland. It is glaringly out of place. As such it does not conserve and enhance the natural and cultural environment found within the CNP, nor does it enhance the landscape quality surrounding the development site. It does not reinforce the pattern and character of the surrounding area and it does not reinforce the local vernacular and local distinctiveness. The development obscures the grandeur of the Cairngorms which epitomises the distinctiveness of the area, the bright roughcast finish detracts from the surrounding area, and the landscaping in terms of planting is of poor quality and lacking any imaginative or innovative design. It follows that the grounds for my objection would be, that development for site KC/H1 must strictly adhere to Policy 18 – Design Standards for New Development. A housing estate like the Wilburn Homes one would fail on, at least, 75% of Policy 18. Also, the idea that housing should be consolidated round the school is invalid. Housing at site KC/H2 would detract from the amenity of the school and such a proposal would not meet with the last sentence of Policy 18.

The changes that I am seeking in future modifications to the local plan which could remove my objection would be:

- No development on site KC/H2
- Development in site KC/H1 should be reduced to not more than 30 house units. The landscaping and planting should be imaginative and of good quality so that it reinforces the local vernacular and distinctiveness and agrees with other aspects of Policy 18. The house units should be of different design and different external finish. The external finishes should not 'shout out' and detract from the Cairngorms behind and so they should blend with the environment. They should meet with exacting standards of energy conservation.

Summary

Recent development in Kincaig 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

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Kincaig H2	Name Mr J Partridge	Company	Objector Ref	406
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Representation

1. The site is outwith the visual envelope of the village and would extend it beyond reasonable bounds.
2. Kincaig has suffered massive growth over the last few years and needs to be allowed a period of peace for consolidation. Changes being sought - Deletion of the proposal

Summary

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

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Kingussie **Name** Davall Developments Ltd/
Allan Munro Construction **Company** Davall Developments Ltd/Allan Munro
Allan Munro Construction **Objector Ref** 460
Agent Gary Johnston Building Consultants Ltd

Representation

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 of objection: The Highland Council's Badenoch and Strathspey Local Plan (Adopted September 1997), in the Kingussie Village Chapter 7, under Housing - Small Sites at paragraph 7. 1.4 identifies the following: -

- (c) 1ha. at West Terrace with a capacity for 4 houses.
- (d) 6.5ha. at Ardvonie Road with a capacity of 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 to 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 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 at 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 principle 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 have also made separate objections to the proposed affordable housing policy.

Modifications to resolve this objection

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.
2. Allocate the following sites for housing: -
 - (a) St Vincent's - 0.76 ha. for 4 houses with vehicular access from the Gynack Road and a remote footpath link south to Ardvonie Road.
 - (b) West of Ardvonie Road — 1 ha. for 4 houses with vehicular and pedestrian access from Ardvonie Road /Middle Terrace.
 - (c) North East of Ardbroilach Road —0.64 ha. 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 portion 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 houses 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.

Summary

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 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.

CNPA analysis

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. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Kingussie **Name** Davall Developments Ltd **Company** Davall Developments Ltd **Objector Ref** 461b
Agent Gary Johnston Building Consultants Ltd

Representation

Kingussie Statement, page 68, KG/H 1:

- (a) access requirement; and
- (b) timescale for preparing development brief

We have major concerns about the following parts of the Statement: -

- (1) 'This 16.05Ha site would provide land/or short- and longer-term housing supply in Kingussie.'
- (2) "The site requires a new mo/or 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 for a future link east 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 road 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/or 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 area.

Modifications to resolve this objection

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.

Summary

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

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.

Policy Settlements - Kingussie	Name Susan Davies	Company Scottish Natural Heritage	Objector Ref	465z-f
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Representation

We support the proposal for OS1, which may have positive effects on the River Spey SAC.

Summary

Support the proposal for OS1, which may have positive effects on the River Spey SAC.

CNPA analysis

No modification considered necessary as a result of this representation.

Policy Settlements - Kingussie **Name** Dr A M Jones **Company** Badenoch & Strathspey Conservation Group **Objector Ref** 400i(k)

Representation

Object to H1 on grounds of excessive scale and conflicts with the 1st and 3rd aims of the Park.

Summary

The proposal is excessive and conflicts with the 1st and 3rd aims of the Park.

CNPA analysis

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.

Policy Settlements - Kingussie **Name** Planning, Environment & Dev **Company** The Highland Council **Objector Ref** 469j

Representation

In Kingussie, the land allocations at Dunbarry 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. It is essential to activate the strategic land supply for housing in the southern parts of the National Park.

Summary

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

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.

Policy Settlements - Kingussie **Name** Fred Mackintosh **Company** The Highland Council **Objector Ref** 472j

Representation

The level of development proposed for Kingussie, H1, causes me some concern. This is a challenging site in terms of its topography. Construction of a suitable road network will be difficult and the drainage impact of further development will be a major consideration. If the area is to be developed it is recommended that the number of units proposed is limited to a figure more in line with the current local plan allocation.

Summary

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

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.

Policy Settlements - Kingussie	Name Mr L Aardenburgh	Company	Objector Ref	433
	Agent	Andrew MacCafferty Associates		

Representation

Introduction

These objections are made on behalf of Mr Lucas Aardenburg who owns approximately 13.76 ha (34 acres) of land on the north east side of Kingussie. Appendix 1 is a plan showing the full extent of this area and distinguishes that part which is rough grazing and the part that has been planted with a mixed plantation of broadleaf trees and Scots Pine. MrAardenburg has owned this area since 1983.

The land subject of these objections is bordered by the A9 along its eastern boundary, the A86 to the south and a detached house and grounds to the west. The land rises away from the A86 towards the north where there is more rough grazing and woodland.

Badenoch and Strathspey Local Plan (adopted September 1997) -

This is the current adopted local plan covering the land subject of these objections. Relevant extracts are contained in Appendix 2 including the proposals map inset for Kingussie. Kingussie is recognised as a main service and employment centre and the policy objective in this plan is to continue its expansion. The town has a railway station and good accessibility onto the A9. There is a secondary school and a range of commercial, business and community services. The preferred direction for major growth of the town is on the north east side and this has been facilitated through investment in roads and drainage. Paragraph 7.1.1 sets out Highland Council's aspirations for development of this major growth area. I summarise the main elements as follows:

- Extension of Dunbarry Road to form a new distributor road linking with the B9152, phased from either direction;
- Segregated footpaths and cycleways together with additional play space;
- Major compartments of mixed woodland and adjoining forest edges.

A development brief was to have been prepared by Highland Council to include guidelines about the phased provision of infrastructure and other amenities. Development on the site is to reinforce the relationship of the town with its landscape setting by

ensuring that;

- existing trees, landforms and new structural planting contain the settlement and define its edges; and
- new building, through detailed siting and design, re-emphasises the prevailing “vertical” characteristics which are an integral feature of the community’s appearance.

An area of 4.5 ha adjoining Kerrow Farm is allocated for tourist-related commercial use, including accommodation and leisure facilities. This allocation is described as a prestigious but prominent location requiring high design standards and sensitive siting of buildings to integrate development within the landscape. Setback from the A9 and reinforcement of existing woodland will be required. An area of 2.0 ha of land, known as Kerrow Farm, is allocated for future business needs (para.7.2.6). Landscaping and bunding will be required to separate neighbouring uses and provide screening from the A9.

The Objections

Mr Aardenburg objects to the non-allocation for development of his land on the north and south sides of Kerrow Cottage.

Specifically, he requests the following:

- a) The area of land currently allocated in the Badenoch and Strathspey local plan for business/industry should be retained in the Cairngorms National Park local plan and allocated for a broader range of uses such as employment, (Classes 4, 5 and 6) and leisure use including hotel.
- b) That part of the area of land currently allocated commerce/tourism which is within his ownership Park local plan and allocated for residential use. say 10-15 per ha (4-6 per acre). At this density units in the Badenoch and Strathspey local plan for should be retained in the Cairngorms National I envisage low density housing in this location, the capacity of the additional area is 30 — 50 Appendix 3 contains a map which shows the additional allocations that are requested in these objections.

The proposed additional allocations are not excessive and would simply reinstate existing allocations that appear in the current local plan. They also represent added value to help off-set the cost of accessing site I-II from the A86.

Messrs. Fairhurst, transportation consultants, have provided recommendations for access to the site from the A86 and for construction of a new internal distributor road, which will be constructed to a standard sufficient to serve the whole of the Hi allocation. A copy of their technical note on access considerations is enclosed at Appendix 4. The additional allocations that we are seeking are in a location that integrates well with the proposed Hi allocation. The structural landscaping that has been undertaken by the objector along the boundary with the A9 will ensure that development on the areas subject of these objections will not cause visual harm, particularly from the A9. The addition of 30-50 units to the total of 300 anticipated housing land supply for Kingussie would not harm the Plan’s strategy. The figure of 300 units is recognised in the text on page 68 as being approximate. Inclusion of an economic development site is appropriate, particularly because the plan does not allocate any land in Kingussie for employment/leisure purposes. Both sites integrate well with the settlement shape and are enclosed by the proposed Hi allocation, the A86, the A9 and woodland/new planting to the north and north east. Both sites can access the A86 and A9 easily

and the railway station is also accessible. Drainage of both sites is achievable and there is no risk of flooding. Both sites are developable and effective in terms of Scottish Ministers' advice on employment and residential development.

We request the following changes to the Cairngorms National Park Deposit Local Plan:

(1) the areas shown on the plan in Appendix 3 of these objections be included within the settlement boundary of Kingussie;
(2) an area of approximately 2.0 ha at Kerrow Farm is allocated for employment (Classes 4,5 and 6) and leisure uses including hotel;

(3) an area of approximately 3.24 ha adjoining Kerrow Farm capacity of approximately 30-50 units.

Draft heads for a planning brief for development of site KG/Hi, as (3), are attached to this objection.

is allocated for residential use with a amended by the above changes (1) - (3) are attached this objection.

(Attached supporting information also supplied -

- Detailed heading for a potential planning brief for additional site,
- Plan of proposed additional site,
- Extract from Badenoch and Strathspey Local Plan, 1997.)

Summary

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

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. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Kingussie	Name J S Grant Washington	Company	Objector Ref	413
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Representation

1) All data submitted by us in response to the draft plan, on file, remain valid

2) KG/OS2 "An area of woodland within Kingussie is (to be?) protected as open space"

Kingussie has several open spaces / parks near the town centre (include Ardvonie) It would appear to be unjustified to create more protected area, given the layout of the town, low density, and the wild surroundings and large gardens (particularly on the west side). Any provision would need to be centred around the area H1 development for 300 Houses (if at all!). We would

Response faxed in and rest of words lost in transit....

Changes being sought -

As stated in our objections to the draft plan, the housing policy proposed is questionable and will not bring the desired results. Also, the termination of the "Dual A9" between Perth and Inverness must be top priority after 30 years delay. Also our comments on the SEA are equally valid for the deposit stage.

Summary

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

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.

Policy Settlements - Kingussie Boundary **Name** Sandra Hebenton **Company** Network Rail **Objector Ref** 368d

Representation

We note that the area of former sidings adjacent to Kingussie Station, in the ownership of Network Rail, has not been included within the settlement boundary. We must therefore reiterate our objection to this as it might hinder Network Rail from using it for operational purposes or otherwise making best use of its assets. However as brownfield land, immediately adjacent to the settlement it would be appropriate to include it within the settlement boundary.

Summary

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

CNPA analysis

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.

Policy Settlements - Kingussie H1 **Name** Anne MacNamara, Planning Dir **Company** Scottish Government **Objector Ref** 423g

Representation

Proposal KG/H1 indicates that the 16.05 Ha site would provide land for around 300 housing units. The proposal also indicates that the site requires a new major access to be taken from the A86 to provide vehicle access to the site. There is no detail of the location or form of the suggested junction nor any justification why a new access from the A86 should be provided.

Transport Scotland objects to the fact that the Local Plan does not contain a reference to the presumption of no new trunk road access for this development. Transport Scotland advises that SPP17 paragraph 22 states that "There is a general presumption against new motorway or trunk road junctions" whilst paragraph 72 also states that "Direct access onto strategic roads should be avoided as far as practicable".

Modifications to resolve this objection -

Transport Scotland requests that the statement on page 68 of the Local Plan related to the requirement for a new major access to be taken from the A86 be removed and replaced with the statement provided below. "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."

Summary

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

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.

Policy Settlements - Kingussie OS1 **Name** DW and IM Duncan **Company** **Objector Ref** 037p

Representation

Encouraging to see that the woodland surrounding the town is not included in the settlement area, but where is the local requirement for an additional 300 house units?

KG/OS1: The word 'valley' is incorrect in both geographical and cultural terms – should be replaced with 'gorge'.

Summary

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

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. .

Policy Settlements - Kingussie OS2 **Name** Davall Developments Ltd **Company** Davall Developments Ltd **Objector Ref** 461a
Agent Gary Johnston Building Consultants Ltd

Representation

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.

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 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 clients' 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.

Modifications which would resolve your objection

It is also our clients' 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.

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.

Summary

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

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.

Policy Settlements - Kingussie/Newtonmore **Name** James Gibbs **Company** HIE Inverness and East Highland **Objector Ref** 421f

Representation

Kingussie and Newtonmore - We would welcome additional site designations for business and commercial use in both Kingussie and Newtonmore and believe that both of these communities could benefit from some appropriate business infrastructure, such as a business park.

Summary

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

CNPA analysis

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.

Policy - Kingussie/Newtonmore **Name** Anne MacNamara, Planning Dir **Company** Scottish Government **Objector Ref** 423i

Representation

The Local Plan states that the combined proposals of KG/H1, NM/H1 and NM/H2 would extend to some 520 new housing units. Whilst the Local Plan indicates that appropriate assessment will be required for each development, Transport Scotland objects to the fact that the Local Plan does not demonstrate that the close proximity of the development sites will not result in an unacceptable cumulative impact on the A86 and A9 trunk roads.

Transport Scotland advises that SPP17 paragraph 33 states that "They (Local Plans) should set out:..... policy for transport assessments and travel plans to be submitted in support of planning applications."

Modifications to resolve this objection - Transport Scotland request that the Local Plan be modified to clearly demonstrate that the close proximity of the development sites will not result in an unacceptable cumulative impact on the A86 and A9 trunk roads.

Summary

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

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.

Policy Settlements - Nethy Bridge **Name** C P Group **Company** C P Group **Objector Ref** 459b
Agent Jules Hall

Representation

Indigo Planning is instructed by CP Group to maintain representations made to Cairngorms National Park Authority Deposit Local Plan ("the Deposit Plan"), made on two previous occasions, dated 4 February 2005 and 10 February 2006. These previous representations are attached for ease of reference.

These further representations are submitted to the National Park Authority in respect of land lying 60Gm to the north east of the identified settlement boundary of Nethy Bridge, Strathspey. Our client is seeking to promote the site to provide self-catering tourist accommodation in the form of a maximum of 20 wooden lodges. The development will employ sustainable construction

techniques and utilise sustainable materials from local sources wherever possible. In addition, it is proposed that the lodges will be energy efficient, making use of sustainable energy production technologies and appliances. The demand for self-catering tourist accommodation is identified in Indigo's two previous representations.

These representations relate to policies within the Deposit Plan which affect the development of tourist accommodation. The policies considered are:

- Policy 1 — Development in the Cairngorms National Park
- Policy 4—Other Important Natural and Earth Heritage Sites and Interests
- Policy 7— Landscape; and
- Policy 33—Tourism Development

CP Group supports the Deposit Plan approach where it encourages tourism development that enhances the range and quality of facilities that has a beneficial impact on the economy. However to ensure a consistent approach with the National Parks (Scotland) Act 2000 ("the National Parks Act"), CP Group considers that equal weight should be given to all the stated aims of the National Park. CP Group is seeking the allocation of its land for tourist accommodation at Nethy Bridge, in the absence of any available land within the settlement boundary.

Summary of Representation

Indigo maintains its representations made previously to the Deposit Plan. Policy 1 of the Deposit Plan should be consistent with legislation contained in the National Parks Act and give equal weight to the four aims of the Park. Tourism is a significant contributor to the local economy and there is a recognised demand for self-catering accommodation, the largest single form of tourist accommodation in the area. The Deposit Plan recognises that due to physical constraints Nethy Bridge cannot accommodate the proposals within the settlement limits. It states that tourism developments should be located within or adjacent to existing settlements. The proximity of the site to Nethy Bridge and its ability to accommodate self-catering tourist accommodation will help to satisfy existing demand and benefit the local economy and would be compliant with other policies in the National Park Authority Deposit Local Plan. In the absence of suitable and available land within the settlement of Nethy Bridge, the site should be specifically allocated for tourist facilities on the Proposals Map. The Maps, at Appendix 1 of the Deposit Plan, are drawn up at a scale which is too small to identify the precise limits of land allocated for Nature Conservation and areas of Semi-natural and Ancient Woodland. It is suggested that these are produced at a larger scale to identify the extent of these designations.

Previous Representations

Indigo's two earlier representations demonstrate that the redevelopment of the site would not have a detrimental effect on the local environment due to its limited scale and nature. Furthermore, a development of the site for a maximum of 20 wooden lodges would help to meet the demand for self-catering tourism in the area. In addition, the two previous representations identified that

the Deposit Plan seeks to restrain the unlimited urban sprawl of Nethy Bridge and identified that there are no suitable sites for this development within the defined limits of settlement, These previous representations suggested that the Deposit Plan should recognise the potential for sites outside the settlement limits to accommodate tourism.

The Deposit Plan

There have been revisions to the policies contained in the Deposit Plan from Indigo's two earlier representations. However, the modest changes to the policies do not alter the stance previously adopted by the National Park Authority. As such, the previous representations remain pertinent to our client's position and we therefore retain our previous representations.

Policy 1 establishes that development making a positive contribution to the aims of the National Park and doesn't significantly conflict with any other aim, will be supported. The Policy recognises the importance of promoting economic and social development, where any adverse impact on the Park's special qualities are outweighed by the positive contribution to one or more of the four aims, set out in the National Parks Act.

Policy 1 states that greater weight will be given to securing the first aim than any other aim or objective. The National Parks Act does not give precedence to one aim over any other and the Policy should be amended to provide equal weight to the four aims, in considering development proposals in order to be consistent with the legislation.

As identified in Indigo's previous representations, the modest development of self-catering tourist accommodation at Nethy Bridge would support and complement the recognition of the significant role that tourism plays in the Highland economy.

Policy 4 deals with development affecting ancient woodland sites, semi-natural woodland sites and other nationally, regionally and locally designated areas. The Policy states that development will be permitted where the reasons for the designation and its overall integrity would not be compromised or, where there are significant adverse affects caused by the development, they are outweighed by social or economic benefits of importance to the National Park aims and mitigation is provided.

Policy 7 states that development should be sited, laid-out, designed and constructed in materials that make a positive contribution to the landscape quality of the National Park. Development having an adverse impact on the special landscape qualities will only be permitted where those adverse effects are outweighed by social or economic benefits and that impact has been minimised and mitigated.

Chapter 6 deals with 'Enjoying and Understanding the Park'. Tourism is recognised as one of the key economic drivers for the National Park.

Paragraph 6.3 identifies that promoting a healthy tourism industry is vital to the area. The paragraph also identifies a growing interest in 'sustainable tourism'.

Paragraph 6.4 recognises a need to support the enhancement of the range of visitor facilities.

Paragraph 6.7 states that:

“A good range and quality of tourist accommodation is vital to a healthy tourism industry. There are always opportunities to enhance and add to the existing provision.’

It goes on to state: tourism developments should generally be located within or adjacent to existing settlements...”

Policy 33- This policy promotes tourist related development which enhances the range and quality of offer, which has a beneficial impact on the local economy and which doesn't have an adverse impact on the environment or landscape.

Maps The Maps for the Deposit Plan, produced in Appendix 1, at a scale that makes proper identification of the site hard to distinguish in relation to any allocations. Indigo's earlier representations indicate that part of the site may be allocated as a Special Protection Area and Ancient Woodland. Given the scale of the Maps, it is not possible to determine whether this is the case. The Proposals Map for Nethy Bridge shows only the defined limits of settlement and new allocations, including two areas of residential development on the eastern edge of the village. The site is not shown on the Proposals Map.

Further Representations

The Cairngorms National Park remains important for tourism, representing a significant revenue stream and employment resource in the Highlands. There is a recognised demand for development that provides tourist accommodation in suitable locations that enhances the economy. Allocating CP Group's land for 20 wooden self-catering lodges would enhance the range of visitor facilities and improve the local economy both in terms of employment creation and generation of revenue from tourist spending.

Indigo recognises the four aims for the Park, established by the National Parks Act. These aims should be given equal weight in the consideration of proposals for development in Policy I of the Deposit Plan, to ensure that it is consistent with the legislation. The development of 20 wooden lodges accords with Policy 33 of the Deposit Plan in that it will enhance the range and quality of tourism facilities on offer.

There are no suitable available sites for tourism accommodation within the defined settlement boundary of Nethy Bridge. CP Group maintains its position that the Deposit Plan policies should support development opportunities of suitable sites for tourist accommodation that do not have detrimental visual or environmental impacts, thereby helping to meet a defined need for self-catering accommodation in the area.

The Maps in Appendix 1 of the Deposit Plan are at a scale that does not make it possible to determine the precise extent of allocations under Policy 4. Indigo suggests that the Maps are provided at a larger scale to determine the precise extent of land

allocations.

The Proposals Map for Nethy Bridge shows only the defined limits of settlement and not a wider local context. The CP Group land is capable of supporting self-catering tourist development in an appropriate and sustainable location in relation to Nethy Bridge. The Proposals Map should identify land in suitable locations, close to the settlement boundary, that is capable of supporting tourist development, which otherwise could not be provided in this area. The site should be specifically identified and allocated for tourist facilities on the Nethy Bridge Proposals Map.

Summary

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

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. (WORK WITH NATURAL HERITAGE SECTION, ECONOMIC AND SOCIAL DEVELOPMENT SECTION, LOCAL CHAMBER OF COMMERCE AND TOURIST BODIES)

Policy	Name	Company	Objector Ref	
Settlements - Nethy Bridge	Gillianne Clegg			019

Representation

The whole of the field bordered by the Nethy Bridge Hotel, the B970 road, the Mountview Hotel and the Wilburn Homes development at the top end of the field by Balnagowan Steading should be designated as protected open space. More than enough building has taken place at the top of the field already and to build more houses in this field would remove a very important area of open ground within the Village of Nethy Bridge.

Summary

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

CNPA analysis

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.

Policy Settlements - Nethy Bridge	Name C P Group Agent Jules Hall	Company C P Group	Objector Ref	459a
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Representation

Indigo Planning is instructed by C P Group to submit representations to the Cairngorms National Park Deposit Local Plan ('The Deposit Plan'). These representations relate to land owned by C P Group to the north east of Nethy Bridge, Strathspey. The site is identified on the enclosed plans. Our client is promoting the site to provide three high quality residential dwellings that will complement the existing properties in this location.

Summary of Representation: C P Group objects to the approach of the housing policy in the Deposit Plan which fails to provide a framework for the creation of mixed communities and a range of housing types and tenures in locations that would result in the provision of a cohesive group of properties of similar design and scale, consistent with National Planning Guidance contained in Scottish Planning Policy 3: Planning for Housing and advice contained in Planning Advice Note 38: Housing Land (revised 2003). In particular C P Group objects to Policy 24 that requires the on-site provision of affordable housing on all housing developments of two or more dwellings and a financial contribution towards affordable housing on proposals for single open market houses. C P Group also objects to the wording of Policy 26, which deals with housing proposals outside settlements. The wording of the Policy relates to affordable housing, which is dealt with under Policy 24. Reference to affordable housing in Policy 26 should be removed.

The Deposit Plan should adopt a more positive approach to the provision of open market housing, in appropriate locations and, in the absence of available land within defined settlement boundaries, on land with good links to existing settlements. The subject site is available, close to and well related to Nethy Bridge; the site should be allocated for residential development. Scottish Planning Policy 3: Planning for Housing ("SPP3") Paragraph 23 recognises the need to provide a choice of housing types and that not all sites will be capable of satisfying the full range of housing requirements.

The Scottish Executive acknowledges the need for planning policy to create mixed communities. Paragraph 24 states that policies should encourage: .. more diverse, attractive, mixed residential communities, both in terms of tenure and land use. To create mixed communities, a range of housing types is needed, providing for the needs of all in the community, and all segments of the market, from affordable housing and starter homes to executive housing, and including homes for families, older people, and people with special housing needs." SPP3 recognises that the re-use of previously developed and should be in preference to Greenfield sites and paragraph 37 states that: "Where there is a supply of previously developed land, planning authorities should normally give priority to its re- use, in preference to Green field development."

In dealing with housing in rural areas, paragraph 49 expressly recognises that sites adjacent to existing settlements are appropriate for residential development stating that "most housing should be met within or adjacent to existing settlements." It also recognises that due to changes in the rural economy, some aspects of policy on housing in the countryside may need to be adjusted. Paragraph 56 states that, even where there is a policy resisting new housing outside settlements: "Some limited new housing along with converted or rehabilitated buildings may be acceptable where it results in a cohesive group well related to its landscape setting. However, redevelopment should not automatically extend to the replacement of wholly derelict buildings or development of a different scale or character from that which existed previously. Planning Advice Note 38: Housing Land (Revised 2003) ("PAN38") Planning Advice Notes provide advice on good practice and PAN38 seeks to encourage public and private sectors to develop a long term view of housing land provision, including the location of future housing development. Paragraph 12 identifies that planning authorities should consider land supply within a twenty year time horizon. It also recognises the need to maintain a continuous five year supply, recognising that: 'The land supply should take into account the need to provide for different tenures as well as a mix of house types.'" In order to assess whether a site can be considered as contributing to an effective land supply, paragraph 29 states that: "It must be demonstrated that within the period under consideration, the site will be available for the construction of housing."

In order for a site to be considered available, paragraph 29 identifies that it should be free from constraints, including the site is in the ownership or control of a party which can be expected to deliver it; it is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development; it is not contaminated or, if it is, the land can be remediated to allow it to be developed to provide marketable housing; and it is either free of infrastructure constraints, or any infrastructure required can be realistically provided. Paragraph 30 goes on to state that: "The contribution of any site to the effective land supply is that portion of the expected output from the site can be developed over the period under consideration."

The Deposit Plan

Paragraph 5.22 of the Deposit Plan acknowledges that the Cairngorms National Parks population is expected to rise and that as a consequence there will be an increase in households seeking accommodation. In addition to the likely increase in households,

paragraph 5.30 states that: "...supply of new housing has been limited in the Cairngorms National Park area during the past five years. The limited supply of effective land has meant that, in Badenoch and Strathspey in particular fewer homes have been built than were anticipated in the Development Plan."

Paragraph 5.36 states that the Deposit Plan must provide enough "effective" land for both market and affordable housing growth to meet the social and economic needs of settlements in the Plan area, outside the identified Main Settlements. This includes Nethy Bridge. Table 3 of the Deposit Plan identifies that, in Badenoch and Strathspey, there is a total land supply requirement to accommodate 1,565 dwellings. There are currently 390 dwellings that are identified with the benefit of planning permission, leaving a residual supply requirement of 1,175 dwellings. Table 4 identifies an indicative capacity of additional sites that have been identified that can accommodate 2,605 dwellings. The Table states that the land supply figures for the first 5 years of the plan are "target numbers of units" and that those for 5— 10 years are an "indicative target". In addition, 1,100 dwellings, indicatively identified for the new settlement of An Camas Mor, will be provided beyond the plan period. Table 4 does not represent an effective land supply, nor does the Deposit Plan indicate that all of the sites identified in Table 4 are available in terms of the advice provided by PAN38.

Policy 24 states: "Proposals for housing developments of two or more units will be required to incorporate a proportion of the total number of units as affordable housing. This housing would include social rented housing provided through Communities Scotland grants as well as low cost home ownership and/or rent options provided through public subsidy or by the developer. Where public subsidy is available to help fund affordable housing, the overall affordable contribution of the development will be expected to be 50 percent, with any shortfall between the public subsidised element and 50 percent target made up by the developer. Where no public subsidy is available, the developer will be required to provide all of the affordable housing on a site to a target of 30 percent. Proposals for single open market houses will also be required to make a contribution towards affordable housing in the Cairngorms National Park area. This will be a cash payment towards the development of affordable housing in the local area." Paragraph 5.47 states that: 'This Policy is intended to ensure the delivery of a wide range of housing options to a wide range of households in the park. The increased range of affordable housing options and numbers of units that would be delivered through this policy will change the availability of housing for a wide range of potential occupants who cannot currently access the open housing market'. Policy 24 and Paragraph 5.47 are not consistent with National Planning Guidance, provided by SPP3, in that they restrict the ability to provide for mixed communities. Policy 26 deals with housing proposals outside settlements. It states that: "Proposals for new affordable housing outside settlements will be considered favourably where there are no suitable sites within settlements and/or they meet a demonstrable local need in the rural location." The reasoned justification for the Policy, provided in Paragraph 5.65, states that: 'The policy is intended to allow for the development of affordable and essential housing outside settlements and to maintain thriving rural communities.' The Policy and the reasoned justification are inconsistent with National Planning Guidance in that they do not allow the provision of residential development to accommodate mixed communities. In

addition to which, the reference to affordable housing is unnecessary as affordable housing is dealt with elsewhere in the Deposit Plan

The Proposals Map

The Proposals Map for Nethy Bridge identifies, as allocations, three sites within the settlement boundary for housing and a further site for Community Uses that can accommodate residential development. Proposal NB/Hi identifies land that is suitable for affordable or sheltered housing for approximately 10 units. Proposal NB/H2 is an allocation of two sites in the east of Nethy Bridge, both of which have the benefit of planning permission. Proposal NB/C1 allocates 1.09 hectares for Community Uses and states that some of the site could also be developed to provide affordable housing for the community.

The Deposit Plan limits housing supply in Nethy Bridge to the three allocated sites. Opportunities for further residential development within Nethy Bridge are highly constrained. The allocated housing sites are all Greenfield, demonstrating that there is no suitable previously developed land, capable of supporting residential development. The Deposit Plan therefore accepts that residential development on Greenfield sites is appropriate. There are no further sites within the settlement boundary that are suitable for residential development. Given that there is a land supply requirement, within Badenoch and Strathspey, of 1,175 dwellings (excluding those sites with planning permission), suitable and available sites should be considered favourably outside the settlement boundary, particularly where they can support a mixture of type and tenure to support a mixed community, consistent with National Planning Guidance provided in SPP3. The C P Group land is close to the settlement boundary and well related to Nethy Bridge.

Representation

The Deposit Plan should reflect and be consistent with National Planning Guidance, contained in SPP3, to provide residential development that creates mixed communities and that accommodates all segments of the housing market, including open market housing and homes for families. The Deposit Plan should consider favourably residential development opportunities on land that is available and free from development constraints, where other Local Plan policies are satisfied, on land close to settlements and where there is no available land within that settlement; particularly in locations where there is existing residential development. Such opportunities should be capable of contributing to providing a mixed community and should be at a scale and density appropriate to the location. The C P Group land is close and well related to Nethy Bridge. There is only limited housing allocation in the settlement and, in allocating these, the National Park Authority has accepted that residential development of Greenfield sites is appropriate. Further residential development opportunities in Nethy Bridge are highly constrained. The site is available and suitable for residential development and is capable of complementing existing residential properties on its boundaries. The site should be allocated for residential development.

Policy 24, together with its reasoned justification in paragraph 5.47, restricts the ability of residential development to provide for a mixed community by placing an onerous requirement for affordable housing on all residential development. The requirement to provide affordable housing should be considered on the merits of each individual site. The reference to affordable housing in Policy 26, together with its reasoned justification in paragraph 5.65, is unnecessary as affordable housing is specifically dealt with in Policy 24. Any reference to affordable housing in relation to Policy 26 should be removed. The Policy, as currently provided in the Deposit Plan is inconsistent with National Planning Guidance, contained in SPP3, as it does not make allow for of a full range of housing to provide for a mixed community.

Summary

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 Nethy bridge 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 no consistent with SPP3 as it does not allow for a full rage of housing to provide for a mixed community.

CNPA analysis

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. (TECHNICAL ADVICE REQUIRED FROM NATUAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Nethy Bridge	Name Reidhaven Estate	Company Reidhaven Estate	Objector Ref	456r
	Agent Jill Paterson			

Representation

Nethybridge has the potential to accommodate future growth.

New Site - Former nursery to the South East - The former tree nursery to the south east of Nethy Bridge should be allocated for housing (as per attached plan). This site offers a unique opportunity to provide a low density development within the landscape setting providing a suitable transition as an entry point to the village. This site was zoned in the previous local plan and therefore

should be reinstated.

New Site – Duackbridge - A suitable site for housing also exists at Duackbridge to the west of the settlement. This site would provide a logical extension to the village, reflecting its character and layout as it is close to the centre of the village that other allocated sites.

Modifications: Amend proposals map and settlement text to identify both additional housing sites.

Summary

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

The allocated sites within Nethy Bridge 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. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Nethy Bridge	Name Speyburn Homes Ltd	Company Speyburn Homes Ltd	Objector Ref	450
	Agent MBM Planning & Development			

Representation

It is considered that the land should form part of a revised settlement boundary as a potential development option for a low density development and /or high quality affordable housing set within a strong landscaped setting particularly along the road frontage. This would be consistent with the way in which sites H2 and ED1 across the road have already been identified in the deposit local plan.

Summary

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

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. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Nethy Bridge **Name** Ian Francis **Company** RSPB Scotland **Objector Ref** 424t

Representation

NB/H2 - We object to this proposal. School Wood holds a small number of capercaillie and also forms an important link between the larger populations in the Craigmore and Abernethy SPAs. Developments in this area would increase the level of human disturbance within the woods and several studies have shown that this is likely to have an adverse impact upon the birds. The appropriate assessment of the plan should consider the potential effect on these SPAs.

Summary

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

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.

Policy Settlements - Nethy Bridge **Name** Ronnie Rickard **Company** Strathmore Hotels **Objector Ref** 415

Representation

I am managing director and the major shareholder of Strathmore Hotels, the owners of the Nethybridge Hotel. I understand that this piece of land is part of subjects whose classification is being considered under the consultation process. Unfortunately this representation is late in the day as, being based in East Kilbride, I am not always made aware of what is happening locally. The concern from the hotel perspective is that this land, if not protected by suitable classification, will eventually succumb to pressure by developers to build housing on the site. This could have serious consequences for the commercial interests of the hotel and the village. I am not adverse to structured and sensible growth of highland communities however any building in this specific area would, I believe, be seriously detrimental to the attractiveness of the village itself. This, after all, is the 'main street' and presently, as for decades, it typifies a classic highland village much loved by those visitors who

make the effort to come to us.

As a company we have invested considerable sums in improving the hotel as well as large and sustained sums on sales and marketing. Profitability does not come readily in such locations and we do have other hotels in the group where any such investment would achieve a better return. However our affection for the hotel, village and the area, has warranted this investment and this has been rewarded with increasing visitor numbers to the area. This progress also sustains employment with around 50 staff employed in the hotel. We accommodate over 20,000 guest nights every year in the hotel and I know from reading the many compliments by guests just how much they love the village and its setting of the hotel and gardens within it.

The setting of the hotel within the village is important to the perception of the Nethybridge. Both in summer and winter the village remains very picturesque – a solid asset to attract tourism and this should be retained at all cost.

As you may know we own a considerable area of gardens and lawns in front of the hotel, and although gardens can be a cost liability, it would never occur to me to allow this land to deteriorate or to be sold off for development. I hope the continued efforts we make will remain worthwhile and that the genuine affection I have for Nethybridge is shared by the appropriate local decision makers. Clearly protecting the environment in this part of the village it is a crucial commercial necessity and I would be pleased to offer any further information or evidence to support this view.

Summary

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

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.

Policy Settlements - Nethy Bridge

Name William Stuart Paterson

Company

Objector Ref

409g

Representation

I would like to see a new area of open space encompassing the field between the Mountview Hotel and the Nethy Bridge Hotel down from the new development at present being built by Wilburn homes. This area is I believe already protected by section 75. Changes - Protected open space between Mountview Hotel and Nethy Bridge Hotel below the new development of Wilburn homes.

Summary

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

CNPA analysis

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.

Policy Settlements - Nethy Bridge	Name Inverburn Ltd	Company Inverburn Ltd	Objector Ref	408a
	Agent Mark Myles			

Representation

Further to my previous letter on 14th February 2006, I write to reaffirm my client's position with regard to Nethybridge and in addition, submit general comment on the provision of affordable housing within the Cairngorms National Park.

As stated in prior submission, my clients would wish to make the following representation in respect of their current interests in Nethybridge as shown on the attached plan, emphasising their commitment to meeting the needs of the immediate locality and the strategic aims of CNPA.

This land currently forms good amenity woodland for the village and as such it is considered that the land should form part of the settlement boundary along with the golf course that lies to the north. The revised settlement 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 and as such it is considered that there are no reasons why all should not be included within a revised settlement boundary.

It is therefore considered that the local plan should identify the land as a potential long term option for a low density development and/or high quality affordable housing set within a strong landscaped setting. This would be consistent with the way in which sites H2 have already been identified in the deposit local plan.

Summary

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

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. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Nethy Bridge	Name William G Templeton	Company	Objector Ref	407b
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Representation

2) There is no mention in the document re the site currently being developed at Balnagowan Brae – the area on the map which includes the village name (above the hotel). Work is currently well underway – in fact local rumour suggests that the completed houses will be very expensive and that the majority of them have already been ‘spoken for’. I lodged an objection with the Local Planning Authority when the Plans were made known last year – on the grounds that any houses built there would be expensive and would attract mainly either retired people from outwith the area or property to be used as holiday homes either on a personal basis of for letting out to holiday makers. The scheme, now under build, has, in understand been reduced in number of houses (at this stage) but I fear that like Dirdhu Court, some half mile or so further up the same route, the majority of houses will be occupied by retired people from outwith the area or kept as holiday homes. Two of the houses (at least) are let out for self-catering at very high rates. The very regrettable fact is that this kind of housing development has a sad feature – there are no children of school age attending the local school. I am not sure of the circumstances regarding development of some five or six houses, plus a tearoom in the area beside the former BR railway station but I fear that perhaps the same may apply here – expensive houses well outside the affordability of local workers.

Summary

Mention should be made in the Plan for Nethy Bridge to the new development at Balnagowan Brae.

CNPA analysis

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.

Policy Settlements - Nethy Bridge

Name Barbara Paterson

Company

Objector Ref

426

Representation

I am writing in response to the Cairngorms National Park Plan and would like to congratulate the park on retaining the current footprint of Nethy Bridge.

However I do have a few points I would like to raise:

I believe that the draft local plan showing the current settlement boundary, which allows for a large increase in the number of houses in Nethy Bridge, as listed, should be retained and an area around the settlement should be created to safeguard the village. This would enable the community of the proposed developments to integrate over the next few years.

10 houses at Balnagowan at present underway but not shown on the plan).

2 'affordable houses' at Balnagowan (no plans submitted as yet)

5 houses at the Nethy station (plans approved but not shown)

13 homes for Elderly/disabled at the Polyanna site (planning at Stage H1)

2 areas for homes in School woods H2.

I feel that maintaining the current footprint of the village will assist in keeping the landscape and character of 'Nethy Bridge, The Forest Village'. Other villages in the area have been developed beyond their boundaries.

Planners should be given the authority to advise developers of the specific styles of housing to be built which should be in keeping with the original village.

I would like to see the area of open space and woodland 'OS1' bounding the river Nethy expanded to include the area on either side of the river Nethy within the settlement boundary. This is at the southern end of the settlement, and is a small area between Dell Road and Lynstock House and Park.

A new area of open space should be entered encompassing the field between Mountview and the Nethybridge Hotels from the new development at present being built by Wilburn Homes. This area is, I believe, to be protected by a Section 75.

The area identified at C1 for Community Use should have the words "Community Housing" deleted and be kept for community use. This area is used by the community to hold the Abernethy Highland Games. These Games have been held in the village for the past 185 years and are an integral part of the life of the village and of the area as a whole. To lose this site would jeopardise the Games and, in my view, considerably reduce the number of visitors to the Cairngorms National Park area.

People purchasing into the National Park area should be required to keep their property and land for a 5 to 10 year period before being allowed to divide property/plots and build additional housing.

Community Councils have been asked to identify land for Affordable housing, but after a recent development of 17 houses in Nethy Bridge where only 3 local residents managed to upgrade to larger homes, I would suggest that this is a flawed policy. It appears that these homes can be given to people within the wider area who then require to travel increased distances therefore increasing the carbon footprint of the area.

It would appear that the Plan makes no reference to the Cairngorm National Park holding a database or register, as was discussed at the consultation meeting, of those wishing to purchase property within the Park area. How then would the demographics of this wishing to move into the area be found. This information would identify the type of property and the purpose for which it would be used. i.e. permanent residence, holiday home, 2nd home, letting house, holiday tourist accommodation etc. The register could also be used to indicate the price bracket which would be affordable. This register would give a profile³ of those wishing to reside within the area whether they be young families with children requiring schools, nurseries etc. retired people with future needs of social services including care homes or sheltered homes.

The wording of "affordable housing" is, in my view, misleading and does not allow for the residents of highland villages to enter the housing market. A 2 bed roomed flat selling for £115,000 is unaffordable to a couple working in the local economy earning the minimum wage with seasonal work. The Park should be looking to let a body, similar to the Highland Council, to build and regulate the use such properties.

Developer will give a small area for "Affordable Housing" and then submit plans to build houses that are unaffordable to the local community on an adjacent area. This leaves the planners in an unenviable position.

Summary

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 houses.

CNPA analysis

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES) 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.

Policy Settlements - Nethy Bridge	Name Mr R Lawson	Company	Objector Ref	081
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Representation

I wish to comment with respect to the Local Plan for Nethy Bridge.

1. The huge increase in house numbers/residents proposed should be capped to prevent unsustainable growth.
2. The current settlement boundaries should be retained to contain sprawl of the village.
3. The Area of Scientific Interest around the River Nethy should be expanded to include presently undeveloped land.
4. The undeveloped area between the Nethy Bridge Hotel, Mountview Hotel and Balnagowan Wood should be protected from further development.
5. The area C1 beside the Highland Games field should be retained for the Games' use and to give a greener feel to the heart of the village.
6. In general, a stronger presumption against scattered development outside villages should be made. The present rate of scattered roadside development will in time lead to an assumption of further building and infill between villages, detrimental to the scenic value of the area and contrary to the aims of the National Park.

Summary

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

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES) 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.

Policy Settlements - Nethy Bridge

Name Mr P Boyce Kenyon

Company

Objector Ref 373

Representation

The Plan for Nethybridge fails to address the stated desire of the community as expressed during the original consultation. The plan does not offer protection to major areas that are important to maintaining character of the Village.

The frontage of the field, between the Mountview and Nethybridge Hotels, should have been designated as Protected Open Space. This area is so prominent and important in maintaining the existing diversity of Nethy that it should, without doubt, be protected from further development.

Furthermore, the plan, through setting such a tight boundary on the Village, does not offer any real protection to key areas around the settlement. Balnagowan Wood and School Wood(beyond H2 designation) are two of the areas that should be protected from any building or development. Such areas should formally be protected, even though they currently fall outside of the proposed Village boundary area.

It is the wish of the majority in Nethy that the area zoned for Housing (H1 on the attached plan)is used for sheltered housing only. Significant affordable housing has already been, or is planned to be, built in Nethybridge.

Proposed modifications to resolve this objection: Designate Balnagowan field as protected open space. Protect Balnagowan and School Wood from further development or exploitation.

Designate H1 as 'Sheltered' housing only.

Summary

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

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES) 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 any future development.

Policy Settlements - Nethy Bridge **Name** Paul and Susan Culliford

Company

Objector Ref 355

Representation

We believe the housing land requirement calculation assumption is flawed (section 5.39 table 2, p.43). A 50% allowance for second homes is unnecessarily generous. One third of new-build houses should not be holiday homes. There is already a sufficient supply in the area, especially in communities such as Nethybridge and Boat of Garten where holiday homes account for over 40% of the total. Table 4 (p.44) indicates that approx 50 houses already have consent but have yet to be built in Nethybridge. The table indicates that 50 houses is the total plan target. Does this mean that no new housing will be approved in the village during the life of the plan? (this needs clarification).

Policy ref: Nethybridge

NB/H1 – this area should be designated for sheltered housing only. This is what the community wants and needs and is the only suitable, centrally located site for it. We object to 'affordable housing' on this site. There has never been any mention of such a housing requirement for that field.

NB/C1 – we agree this site should be designated for community use. Interest in it as such has already been identified to you nu Abernethy Highland Games Committee, among others. It should be kept open and not built on at all. Reference to affordable housing development should be deleted.

NB/OS1 – we are glad to see that the old nursery is now designated as 'Protected open space'.

We have concerns about housing approvals outwith the 'settlement boundaries'. Nethybridge is not just the village but the wider area encompassing eg Dorback, Lurg and Tulloch as well. Building controls need to be far tighter and more strictly enforced than in the past. Some areas of Tulloch have been so developed recently that they resemble a 'small rural settlement' and look more like suburbia. If policy 26 (pg 50) on Housing outside Settlements I vigorously adhered to, then it should minimise some of the worst abuses. We would like to see the adoption of specific height limits (in metres) for planning consent, as opposed to the present

'one and a half storey' system, which has led to monstrous houses ruining the country landscape (ie should be low level to blend in).

There is a particular concern with the development pressure just outside the village settlement boundaries on the Tomintoul Road, Lettoch Road and at Mondhuie. For example, the developer Goldcrest homes already owns the woods on the east side of the Lettoch road just outside the village and intends to eventually build houses on the site, further diluting the 'forest village' nature of Nethybridge. We fear that by the time this Local Plan is finally in place in November 2008, such developments may have already made the plan redundant.

Summary

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

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.

Policy Settlements - Nethy Bridge	Name Rachel Gallagher	Company	Objector Ref	072
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Representation

There appears to be an intention to substantially increase the housing in this village beyond what exists as development plans already approved. I am thinking of the Wilburn development at Balnagowan Hill already under construction, and the approved station and school wood developments. These developments are likely to absorb the additional sewage capacity which was

brought into full operation in late autumn 2006. And there is a backlog of existing dwellings which, whilst committed to be Scottish Water, are yet to be directly connected to the sewer system. This is only one element of infrastructure which will swiftly come under pressure were there to be yet more housing zoned for the next 5 years.

It would make sense to curtail further approvals at this point, thus allowing integration of what is already on the stocks. The planners, I'm sure, will appreciate the need to see to the commissioning of additional infrastructure as a necessary prelude to any proposed further development beyond the 5 year horizon. One possible exception to this could be the issue of affordable housing, And here I am talking about housing for local young people, not social or council dwellings. I understand that the village owns a number of sites within the boundary settlement, for example, 2 fields to the north of the Nethy Hotel but on the opposite side of the road. This land may, of course, be already earmarked by the Community Council for some other project but it is certainly worth exploring.

At this point in time it seems sensible to retain the village boundary as it currently stands retaining the attractive features of "greater Nethy" and continuing to encourage tourists and visitors to the area. Further large scale development beyond the current approvals would bring havoc where strategy is not supported by physical facilities on the ground.

Summary

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

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.

Policy Settlements - Nethy Bridge	Name Mrs Ann E Nutt	Company	Objector Ref	071
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Representation

I am writing to comment on the Cairngorm National Park Local Plan as it affects Nethybridge. The approved developments will significantly increase the size of the village. However I would support the plan if it is made clear that no further development can take place in the village. Any further development would place unacceptable pressure on the local infrastructure and significantly damage the character of the village. The community should be allowed the period of the next local plan to integrate the proposed developments already approved and therefore the current settlement boundary should be retained. Retaining the

current settlement boundary will also help keep the landscape character of "The Forest Village". Nethybridge will still look and feel like Nethybridge not just any modern sprawling village.

For clarity the area of open space and woodland OS1 bounding the River Nethy should be expanded to include the area either side of the River Nethy, within the settlement boundary, at the southern end of the settlement; a small area between Dell Road and Lynstock.

A new area of open space should be created by encompassing the fields between Nethy Hotel, Mount View Hotel and Balnagowan wood outwith the existing 'Wilburn Development' – safeguarding the remaining open land there from further development.

The area C1 identified as being for community use should not be allocated in part for community housing as it is required for the Highland games.

All existing woodland should be protected and any approved development within the plan should be required to ensure that the maximum number of trees are retained. Developers and the local authority/National Parks Authority should be encouraged to initiate new planting that will enhance the look of the village as the 'Forest village'.

Summary

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

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.

(WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES) 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.

Representation

I am writing to comment on the Cairngorm National Park Local Plan as it affects Nethybridge. The approved developments will significantly increase the size of the village. However I would support the plan if it is made clear that no further development can take place in the village. Any further development would place unacceptable pressure on the local infrastructure and significantly damage the character of the village. The community should be allowed the period of the next local plan to integrate the proposed developments already approved and therefore the current settlement boundary should be retained. Retaining the current settlement boundary will also help keep the landscape character of "The Forest Village". Nethybridge will still look and feel like Nethybridge not just any modern sprawling village.

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The area C1 identified as being for community use should not be allocated in part for community housing as it is required for the Highland games.

All existing woodland should be protected and any approved development within the plan should be required to ensure that the maximum number of trees are retained. Developers and the local authority/National Parks Authority should be encouraged to initiate new planting that will enhance the look of the village as the 'Forest village'.

Summary

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

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES) 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.

Policy Settlements - Nethy Bridge **Name** Kevin and Caryl Shaw **Company** Heatherlea (Scotland) Ltd **Objector Ref** 351

Representation

We wish to make representation concerning the above proposal for Nethybridge. Our specific concern relates to the field between Mountview Hotel and the Nethybridge Hotel. We feel very strongly that the remaining green area in this field should be zoned as Amenity Open Space in its entirety.

Business Reasons – urban fabric

- Heatherlea (Scotland) Ltd is one of Scotland's largest providers of residential wildlife holidays, and the Mountview Hotel is our headquarters and base. Since purchase in 1998 we have developed a flagship tourism business on this site. The Hotel holds three starts from visitScotland, two starts from AA, two AA rosettes for food, and is home to the PCV Operator Company and a visitScotland four star wildlife Experience. All these assets are dependent on our status in a countryside location in the heart of the National Park. The open aspect from the hotel towards the Cairngorms is particularly important. If this were to be compromised or lost, Heatherlea would be unable to operate from this site. Any further building in this field would have this consequence.
- It is unlikely that the hotel can survive without this operating niche. When we purchased Mountview Hotel, it employed only its owners. The CNPA has clear objectives regarding support for businesses and the existing tourism fabric, and ought to consider this when designating this land.
- The whole field is currently owned by a developer of luxury houses. This developer has already submitted five proposals to the CNPA for building in the field, only the last of which met the requirements of the then Local Plan. The first submission was for building directly to our boundary, covering the whole field. In this environment it is necessary that CNPA make clear provision for future use of their field, without ambiguity. Without this, we do not have confidence to continue here.
- In the current Local Plan the field is zoned as amenity space. When we bought Mountview Hotel we were aware of the designation for housing in part of the field and the rest for amenity space. Likewise the developer would read the Local Plan and the designation for amenity space when he bought the field. Because the developer has been granted planning permission for all the area designated for housing, we suggest that the balance between building and open space has been observed and it is appropriate to retain amenity status for the rest of the field, especially since our business is dependent upon this.
- The development currently underway has been very disruptive to the hotel. With earthworks and fencing originally placed only 8 metres from our boundary, even though the finished houses will be eighty metres away. Further development, however small, would lead to an associated level of disruption which would significantly affect the hotel from the outset.

- Our contribution to the community of Nethybridge can be directly quantified. We have a payroll of over 20 employees, virtually all of whom live in Nethybridge or neighbouring Boat of Garten; we support the local shop/post office, buying more than 30,000 stamps per year; hotel residents are encouraged to use the shop and with approx 5000 bed-nights per annum this is significant. The Hotel employs local tradesmen and we buy provisions from local suppliers. This is an important ongoing asset to the community.
- This is a matter of great concern to everyone at the hotel. There has been much correspondence and representation to the Park already, by ourselves and by the local community. We are very disappointed and concerned that the remainder of the field is apparently no longer protected. This is an important chance to status made by your office and a very serious matter.

Community Reasons – open space and recreational resource

- This area is very important to the setting and fabric of Nethybridge. The field is used for access to the woods and for dog walking by local villagers, and is a much valued asset within the community. Planning permission given recently to the developers contains Section 75 provision for the maintenance of recreational aspects on this filed in perpetuity, and this alone should be sufficient to zone the land as open space.
- The village community has requested that the field remain green on many occasions, most notably in consultations taken in Jan 2005, in letters from the Community Council and again to you by Community Council Chairman Mr R Renton in this round of representation.

Finally may we request that officers of the CNPA planning team visit the Hotel in person to see the potential impact of any further building in this field. We are confident you will immediately appreciate the critical nature of your decision regarding this matter.

Summary

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

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.

Policy Settlements - Nethy Bridge

Name Mr D Black
Agent MA Munro

Company

Objector Ref

047

Representation

1 There is a need now to provide mainstream and affordable housing in the village

2 The two sites at H2 zoned in the Draft Plan have that designation for some time and no more has been made to achieve detailed Planning Permission to enable building work to start

3 These two sites are very unlikely to be effective in the short to medium term

4 These two sites are under mature woodland and were subject to major local objection at the time of zoning. This Draft Local Plan states at page 86, 'Development on these sites will retain enough woodland to allow for the movement of species between areas of woodland to the sides of the site'. This very appropriate restriction in the development will in turn hinder and reduce the opportunity for the number of affordable homes.

5 As part of your Strategic Objectives for Housing, you have to ensure that there is effective and for market and affordable housing – these two sites are not effective, they have not produced any housing to date. You have acknowledged this at 5.30 where you state that 'For a variety of reasons supply of new housing has been limited in the Cairngorms National Park area during the past 5 years'.

6 The only other housing site in the draft local plan is H1, which is mainly used for community use and only recently, the Community Council were re-assured by the planning authority that they would not lose any of this land for housing land.

7 Consequently, Nethybridge has no short to medium term housing sites available, so on behalf of my client as above, I object to the plan referred to above, in that it does not provide the necessary housing land for the foreseeable future as required by the Objectives of the Plan.

Future modifications to the Plan

1 I propose that the local plan be modified to include an area of land owned by my client as above as a housing site in order that the aims and objectives of the local plan can be met.

2 I enclose a plan showing the site on Lettoch Road, outlined in green

3 The site is located immediately outwith the 30mph limit, just as the two housing sites H2 are. It would not create issues to extend the limit further along the road.

4 Visibility at the entrance to the site is not an issue, as any position of the entrance provides the necessary visibility.

5 The site topography is gently sloping in places and will not require extensive restructuring.

6 The site has natural defensible boundaries and there is also the opportunity to create landscaping zones within the site.

7 The site 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.

8 This proposed modification to the Plan is supported by national planning policies – outwith the settlement limits as defined by town

and village envelopes.

9Further, where brownfield and infill sites cannot fulfil the housing requirement it is necessary to release greenfield land next to built up areas.

10Policy 5.41 of the local plan states that 'an additional 800 houses land for which must be identified'.

11We 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.

12In 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.

13I would emphasis that 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.

14Cairngorms National Park Authority recognises the rise I population and there are growing employment opportunities in the Nethybridge/Grantown area and there is no house building going on at present, this site can be delivered in the short term.

15Sustainability (5.3) – this site fits well with this key objective in that it is well located but also it will encourage young people to stay, return and come to Nethybridge 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.

Summary

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 the 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 ay 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

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. (TECHNICAL ADVICE REQUIRED FROM NATUAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Nethy Bridge	Name Penny Lawson	Company	Objector Ref	082
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Representation

I would like to submit the following comments regarding the draft Local Plan.

There should be no further allocation of land in or around the village for housing of any kind additional to that proposed. Further growth of the population would be unsustainable in terms of the villages supporting infrastructure and would impinge on valuable farmland and woodland habitat.

Within the boundary, existing key green spaces should be protected from development. This includes what remains of the area between the Nethybridge Hotel, the Mountview Hotel, and Balnagowan Woods, the area adjacent to the River Nethy and the area around the primary school.

The games field and field adjacent (C1) are essential not only for the Highland Games itself but also as a well used and appreciated amenity for the community. Any building on the area C1 would seriously affect the open, green character of the village centre. The plan should ensure that the current settlement boundary is not breached, so as to limit the size of the village and retain its woodland character. Finally the plan should include provision for preventing further 'ribbon development' along all the roads approaching the village, especially the B970.

Summary

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

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. 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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES). 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.

Policy Settlements - Nethy Bridge	Name Mr Mark Cox	Company	Objector Ref	054a
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Representation

I am concerned that the proposed village boundary of Nethybridge does not realistically offer protection to 2 key areas of ground that are likely to see attempted development. The first area is Balnagowan Wood (area bounded by Golf Course, School Road and housing on Balnagowan Brae); the second area is the open land to the east of the River Nethy and adjacent to the new housing at Lynstock Park.

I believe that the consultative plan fails to protect key areas of land around local villages. I do not believe that it is good enough to say that applications will be considered against the aims of the plan/park. The intense pressure that large developers can bring to bear and their readiness to both appeal and re-submit applications is going to prove difficult to deal with. As a community Nethybridge has indicated that it would like to see the boundaries of the village maintained. The truth is that communities such as ours are keen to see managed development but are worried by the continued sprawl of some local towns. While the Local Plan has 'protected open space' the Plan appears to completely ignore the next level of almost equally important land. There are a number of areas what are considered to be strategic to the maintenance of the village and its current character. The two areas of land identified fall into this category.

Balnagowan Wood is criss-crossed by a myriad of naturalised walking trails and provides a direct route from the centre of the village to the school. School Wood (across the road) has already been designated for development. This makes it more important than ever to offer some protection to this remaining woodland area. Its diversity of wildlife and the recreation and amenity that it offers to locals and visitors alike is special. The CNPA has made some efforts to protect the front of the Balnagowan Brae field area

(on the other boundary of Balnagowan Wood) and create a viewpoint and footpaths through Section 75 limitations. The access from Balnagowan Brae field into the wood is a route that is valued in the village. As such the whole area should be preserved. The open views that can be found on the Lettoch Road, as soon as you leave the Village, contribute diversity to a settlement that many consider to be a 'Woodland' village. Two small new housing developments have already expanded this boundary, but they still allow views to the Cairngorms from quite literally a few minutes walk from the heart of Nethybridge. The proposed Nethybridge boundary is only satisfactory if it also offers protection to land just outside the boundary. If there is any chance that it does not do this then further protection must be sought for the areas that are key to the strategic setting of the village.

How would your objection be resolved? Protect and/or designate the town areas of land, identified above, so that they cannot be developed. If the 'protected open space' status does not suit these areas, that are adjacent to or only just outside the village boundary, then create a further category. Some 'green belt' styled land is going to be necessary around many local settlements and this should be recognised.

Summary

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 village.

CNPA analysis

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Nethy Bridge	Name Ian Leach	Company	Objector Ref	361
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Representation

I write to support the above draft plan for Nethy Bridge. I believe that it is a good idea to retain the current settlement boundary. This should help to retain the character of the village. The draft plan provides for a reasonable increase in the number of homes in the village. The existing proposals will increase the size of the village quite substantially but it does need more housing. I do not consider that any more housing is necessary or appropriate for the village.

I believe that the village should be allowed the period covered by the local plan to integrate the new developments and that the current settlement boundary should therefore be retained

Summary

Support the proposals for Nethy Bridge.

CNPA analysis

No modification considered necessary as a result of this representation.

Policy Settlements - Nethy Bridge	Name Mr Mark Cox	Company	Objector Ref	054b
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Representation

I am writing to object to the lack of protection given to an area of open ground in the heart of Nethybridge. The area in question is the frontage of the field known as the 'Braes of Balnagowan'. This area lies between the Nethybridge Hotel and the Mountain View Hotel, is bounded to the west by the B970, and to the east by the new housing development access road (not shown on your map).

The consensus of opinion in the village overwhelmingly supports the protection of this area; indeed, this was one of the key areas identified during the consultation phase as land that should be protected and maintained for important amenity use. This land has traditionally seen daily community use as it is one of the few areas, in this predominantly woodland village, which offers extensive views across the Strath. It makes a key contribution to maintaining the diversity and setting of the village. It is a highly visible area from 3 of the 4 roads into the community and the view of the Nethybridge Hotel against this backdrop is part and parcel of what makes Nethybridge unique. It also provides an important link between Balnagowan Wood (with its footpath network) and the centre of the village, and visitors and locals alike can be seen enjoying this access and amenity on a DAILY basis.

This status has been reinforced by the CNPA itself. The planning approval granted by the CNPA to Wilburn Homes, the owners of the land, required them to formalise the footpath network on this area and to create a Viewpoint.

This area is frequented by a diversity of wildlife that can be seen on this open ground in the heart of the village; the area should be protected from any further development and its status recognised.

What action is needed to resolve this objection: the area is important to both the amenity and setting of the village and should be given protection as protected open land.

Summary

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

use.

CNPA analysis

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.

Policy Settlements - Nethy Bridge	Name Mr Steven Broadhurst	Company	Objector Ref	055
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Representation

An important areas in Nethybridge have not been designated as protected open spaces. The area of land that lies between the Nethy Hotel and the Mountview Hotel, the road to the west and Wilburn development in the east should be designated an open space.

Villagers opinion overwhelmingly supports the protection of this area as part of the villages open views and regular amenity area. It is at the heart of the village and provides an important link between the centre of the village and Balnagowan wood with its network of paths. This area should be protected from any future development and its status recognised. The area of open land an woodland OS1 bounding the Neth should be expanded to include the area either side of the Nethy, within the settlement boundary at the southern end between dell road and Lynstock.

The woods known as Balnagowan Woods should be afforded protected status as an important area within the forest village. With housing proposed for School forest it would allow a means of access to the centre of the village via the network of paths. The forest itself is of similar appearance to some areas of the Abernethy Forest, which is well protected from most activities. Balnagowan wood should be afforded the same protection.

What action is needed to resolve your objection: protect the open spaces and Balnagowan forest.

Summary

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

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Nethy Bridge	Name Nick Semple	Company	Objector Ref	058
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Representation

In the recent deposit plan an area close to the Highland Games site is indicated by the National Park as worthy of consideration for the building of affordable housing. I don't propose to examine the merits of this suggestion; many others will already have done so. But I understand that there are one or two other parcels of land, owned by the village, which might form an interesting solution. "Affordable housing" should mean housing which is accessible to young Nethy citizens. As such, social or council housing developments do not fit the bill because they all require to be allocated on a points basis in an all-Scotland geography. But if some of the village land were made available to, say, a Housing Association or other local enterprise it would be possible to:

- provide building plots on a very cost effective basis to new local owners;
- develop affordable housing within the existing settlement;
- show very demonstrably that the village was really meeting the requirements of its own local young people.

Of course, part of the problem with this idea is that it is stymied by attitudes to conservation within the village area. It would therefore be important to rethink some elements of policy which currently apply within the village boundary.

Some time back the Community Council intimated that any village expansion should be pursued in the Lurg Road area. Why it should be so is unclear since there was no mandate emerging from any section of the citizenry that the boundary be extended. Residents close to the area were neither approached nor had their opinions sought in relation to any such proposal. It would thus be important for the Community Council too to revisit its approach. Of course, the Community Council may have the various parcels of village land earmarked for other purposes. But whether or not any process of prioritizing has been implemented to determine strategic directions also remains unclear.

Summary

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

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.

Policy Settlements - Nethy Bridge	Name Keith Duncan	Company	Objector Ref	376
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Representation

I object to the absence of protection for an area of native woodland and footpath within the boundary of Nethy Bridge. I have highlighted this woodland on the attached map. The area of woodland supports mature native trees including specimen trees, a scrub layer and juniper and a field layer associated with native woodland. The woodland supports a footpath that provides access between the Causer Road and Balnagowan Wood. The absence of protection could lead to development proposals that could result in the loss of this woodland and public access.

Modifications to resolve this objection – my objection could be resolved by highlighting this woodland for protection, similar to that given to the woodland corridor along the River Nethy.

Summary

An additional site in Nethy Bridge should be allocated as protected open space on land linking the Causer Road and Balnagowan Wood.

CNPA analysis

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Nethy Bridge	Name Mrs EM Farnell	Company	Objector Ref	069
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Representation

I am writing to comment on the Cairngorm National Park Local Plan as it affects Nethybridge. The approved developments will significantly increase the size of the village. However I would support the plan if it is made clear that no further development can take place in the village. Any further development would place unacceptable pressure on the local infrastructure and significantly damage the character of the village. The community should be allowed the period of the next local plan to integrate the

proposed developments already approved and therefore the current settlement boundary should be retained. Retaining the current settlement boundary will also help keep the landscape character of "The Forest Village". Nethybridge will still look and feel like Nethybridge not just any modern sprawling village. For clarity the area of open space and woodland OS1 bounding the River Nethy should be expanded to include the area either side of the River Nethy, within the settlement boundary, at the southern end of the settlement; a small area between Dell Road and Lynstock.

A new area of open space should be created by encompassing the fields between Nethy Hotel, Mount View Hotel and Balnagowan wood outwith the existing 'Wilburn Development' – safeguarding the remaining open land here from further development.

The area C1 identified as being for community use should not be allocated in part for community housing as it is required for the Highland games.

All existing woodland should be protected and any approved development within the plan should be required to ensure that the maximum number of trees are retained. Developers and the local authority/National Parks Authority should be encouraged to initiate new planting that will enhance the look of the village as the 'Forest village'.

Summary

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

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES) 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.

Policy Settlements - Nethy Bridge **Name** Alison Robb

Company

Objector Ref

349

Representation

As the deposit plan is currently 'out' for consultation, I felt it necessary to express my views. Currently the draft local plan allows for a large increase in the number of houses in Nethybridge. At present there is development going on at Balnagowan by Wilburn

Homes, planning at the Old Station has been approved, two areas within School Wood have planning to be developed and I believe there is still an area opposite the football pitch which has existing planning. Surely this is enough development for a place the size of Nethy. This is going to significantly increase the size of the village, and in my opinion is already too much development for the next five years. These developments will increase the village by some 70 houses (180-220 people) – allowing Nethy to grow by up to 40% in five years.

There is definitely no need for any more houses in the plan and the community should be allowed at least the period of the next local plan to integrate the proposed developments and the current settlement boundary should be retained. We want a village, we do not want sprawling ribbon developments out of every road and every green patch filled with houses. It is after all “the forest village”. If anything, new areas of open space should be created to safe-guard further development, for example, an area encompassing the fields between Nethy Hotel, Mountview Hotel and Balnagowan Wood outwith the existing Wilburn development (which is a shocker and should never have been allowed).

The area wets of the playing fields (C1) identified as being for community use, should not be allocated in part for community housing as it is required for our Highland Games.

I firmly believe that no further planning should be considered as there is definitely plenty that has not even started yet and the village need sot take stock and be given a breathing space to see what it is like when these areas are developed

Summary

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

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES) 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.

Policy Settlements - Nethy Bridge **Name** Dr A M Jones **Company** Badenoch & Strathspey Cnsvn Grp **Objector Ref** 400i(s)

Representation

Object to line of settlement boundary not continuing around the garden boundaries up to the development currently under construction between the Nethybridge and Mountview Hotels. This would exclude from the settlement an area of high quality woodland with for example granny pines, juniper and red squirrels.

Object to 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) not being designated as open space, to complete the protection of land beside the river and the habitat corridor this provides. It is particularly unsatisfactory that the DLP does not indicate the nature of the land that is proposed for development. As a result the public have no way of knowing that School Wood is an ancient woodland site.

Summary

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

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Nethy Bridge **Name** Dr A M Jones **Company** Badenoch & Strathspey Cnsvn Grp **Objector Ref** 400i(r)

Representation

Object to H2 on grounds of excessive scale and conflicts with the 1st and 3rd aims of the Park.

Object to ED1 on grounds of inappropriate site and conflicts with the 1st and 3rd aims of the Park.

Summary

The proposals are excessive and contrary to the 1st and 3rd aims of the Park.

CNPA analysis

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.

Policy Settlements - Nethy Bridge	Name Lorna Crane	Company	Objector Ref	345
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Representation

I write in response to your consultation on the deposit local plan section on Nethybridge.

Nethy seems to be targeted for a lot of the 1030 houses required in the National Park over the next 5 years. While I understand that existing permissions mean that there is little you can do but agree to these, I do fear that the village will grow too quickly and that we are in danger of losing the character of Nethy. However, that said there should be no additional development than those outlined in the plan and to ensure this you should retain the village boundary as shown in the plan.

The area of open land OS1 should be extended to include the land between the Nethy Hotel and Mountain View Hotel outwith the 'Wilburn development' to protect this from more houses.

You must make sure that the safe route to school through H2 between the 'causer' and the school is retained. This is an extremely important facility used by many primary school children, including my own. If access is required across this path to H2 then pedestrian and cyclists should have priority over vehicles. There are many examples of school children having priority over cars in mainland Europe but in Scotland any ideas on sustainable transport seem to be about 20 years behind. Let's change this for the future.

The way marked path around school wood (H2) should also be retained.

Any planning gain from H2 should be targeted to the primary school which is badly in need of an efficient heating system. A ground source heating system for the school funded by the developer of H2 would seem to offer a 'win win' situation not least because it is the school that will suffer most from this development.

Summary

OS1 should be extended to include land between Nethy Hotel and Mountview Hotel to protect it 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

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES). 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.

Policy Settlements - Nethy Bridge	Name Peter Crane	Company	Objector Ref	346b
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Representation

Existing developments and land allocated in the plan amount to some 70 new houses in Nethybridge over the next 5 years (Wilburn development, station yard, H2 school wood and H1). This amounts to 6.7% of the total housing required in the National Park and this is likely to increase the population of the village by 40%. This is too much but as permissions already exist I consider that you should not increase this and to ensure that no more houses are built in the next 5 years you should retain the boundary of the village as drawn in the deposit local plan.

Any additional developments will not only expand the village beyond the capacity of the social infrastructure to cope but they will also have harmful effects on the landscape character and the setting of Nethybridge: a danger identified in your Strategic Environmental Assessment. Nethy is a 'forest village' and developments beyond the existing village boundary will change that and have a negative impact on a special place within the National Park.

Summary

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

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.

Policy Settlements - Nethy Bridge **Name** Richard Renton **Company** Nethybridge & Vicinity Comm Council **Objector Ref** 348b

Representation

Affordable housing. Policies NB/H1 and NB/H2 provide for an allocation of affordable housing opposite the Games Field and in School Wood. A response has also been given to the CNPA about the reference to affordable housing on the area C1 which we feel is inappropriate. We understand that this reference is to be deleted from the Plan in its final form.

If the community energy project proceeds, the NCDC would wish, as a priority, to use the revenues to provide some affordable housing which would remain within the control of the community and so allow local people who required low cost housing for work or social reasons to be allocated these houses. This is not the case with housing provided by Albyn and Communities Scotland. We do not envisage that the requirement for such housing to be very large, but we would wish the Plan to make provision for this type of development.

Summary

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

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.

Policy Settlements - Nethy Bridge **Name** David Dean OBE **Company** **Objector Ref** 354

Representation

The wording of earlier CNPA local plan drafts suggest more a thorough level of protection of the character of Nethybridge as a forest village. This CNPDLP appears somewhat anaemic by comparison and avoids engaging strongly enough with the strength of

measures needed to allow the village to grow organically rather than at a pace which would suit the various developers who have already impacted upon us and may fully intend to continue doing so. Adequate measures should be enshrined within the DLP to ensure developments in all settlements reflect and enhance local sensitivities, aspirations, history and wisdom.

Arguably Nethybridge, in particular, has a sufficiency of new build houses in schemes covering the 'affordable' and private sector and a further sufficiency of permissions for further developments. Is it therefore not in the interests of the community to have its current levels of infrastructure and services stretched even further at a time when its residents are currently working to come to terms with the social ramifications of these existing new developments. While there may be a case for allowing new individual houses on ground used by past settlement outwith the current settlement boundary it is argued that an expansion of the boundary could only impact adversely on the ambience and social cohesion of the village.

The gateways of the village need very special attention in the DLP. The gateway from Boat of Garten should not be further damaged by more housing provision being allocated for area C1. This field is required for use by the Abernethy Highland Games and together with the adjacent amenity woodland should be protected from development.

The gateway from Dorback is heavily wooded and has a character of its own. The controversial development area H2 on this road together with its counterpart on School Road is, I understand still a matter of dispute and may yet be saved from a building programme. If it has to go ahead then the DLP should stipulate that the approved housing between the Caochan Fuaran burn and Dhirdu Court be set back from the road and screened adequately by existing and a further planting of native species trees. These measures would allow more southerly light to reach the new houses and make redundant any move there might be by residents in the new houses to gain light by cutting trees on the opposite side of the road. The area ED1 should have similar care exercised in the way it is allowed to develop. Furthermore, nuisance from sound, storage and any other issue which allows this development to impact adversely on adjacent housing should be disallowed.

The gateway from Grantown has a different ambience again with the gold course enhanced by mainly quite noble Victoria buildings. It would be against the best interests of the village for the existing new build permissions, hidden from the road, in the area of the field between the Mountview and Nethybridge Hotels to be extended in any way other than for the provision of amenity land. Measures should be taken by CNPA to resist any creeping erosion of the clear permissions already granted to the developer. It must be remembered that, in the public consultation process which took place, it was the clear will of the village that this whole field should remain 'green'.

The area OS1 seems perhaps not adequately to encompass the natural woodland and open ground which borders the River Nethy itself. It should do so.

The ambience and character of the village should be far more responsibly protected than in recent scheme developments. The lack of precision regarding the permitted height of one and a half story houses as proposed for the Zurich International land developments and for the site opposite the Highland Games field will otherwise result in the unhappy clash of house styles and heights which has been achieved when comparing the Dhirdu Court development with the adjacent Dorback Place development. Equally, the choice of renderings and colour schemes should lean more towards reflecting an environmental influence than has been achieved to date.

Summary

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

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)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.

Policy Settlements - Nethy Bridge

NameRichard Renton **Company** Nethybridge & Vicinity Comm Council **Objector Ref** 348d

Representation

Abernethy Old Kirk and Castle Roy. The old Kirk is now surplus to the requirements of the Parish, but it remains an important local building as does the ruined Castle Roy close beside it. The Community Company and the Abernethy congregation are working on ideas to retain the building in some for of community use so that it can be maintained. This could involve a link with Castle Roy and would again depend on the community having income from the Community Energy Project.

Explore Abernethy. This local heritage project combines development of local access, an interpretation centre in the Village Hall, and the provision of a Ranger service, the only community based ranger service in the National Park. Plans for the project include upgrading and extending the local path network, refurbishing the interpretation centre and providing a year round, rather than seasonal, Ranger service. All these projects develop, we will of course consult with the CNPA over any planning issues that arise. However we feel that it is important that the CNPA are aware of our plans to improve local quality of life and economic activity, in line with the aims of the National Park Plan. We would be happy to discuss any of these further with you and your staff.

Summary

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

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.

Policy Settlements - Nethy Bridge	Name Mrs A Ritchie	Company	Objector Ref	064
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Representation

I write to you as a resident of Nethybridge. I have seen a copy of the Local Plan for this village and wish to record my full support and approval for the National Park proposals. Nethybridge is renowned as an area of natural beauty and is a habitat for a rich variety of wildlife. This is fast destroyed by recent developments. The local residents can only watch in dismay - helpless and powerless - except we do have a voice.

Summary

I support the Local Plan in its efforts to protect the special qualities of the Park.

CNPA analysis

No modification considered necessary as a result of this representation.

Representation

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 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.

Other documents the CLBAP refers to as Policy Drivers for woodland management are:

- 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.
- Local authority development plans provide guidance on land use/development issues.

Summary

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.
- Local authority development plans provide guidance on landuse/development issues.

CNPA analysis

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.

Policy Settlements - Nethy Bridge	Name George Ritchie	Company	Objector Ref	088
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Representation

N/C1 This area should remain for Community Use as it is a vital element in the success of the Abernethy Games.

NB/H2 This Woodland is an integral part of the `Forrest Village` image of Nethy Bridge.

What change(s) you are seeking in future modifications to the Local Plan which could resolve your objection:

With the current infrastructure of shops, schools and services, I do not think that a significant increase in housing over a short period is in the long term interest of the village. Clearly there is a need for additional affordable housing, but future developments should be geared to an increase in housing on a selective basis as has been the case in previous years.

Summary

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

CNPA analysis

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.

Policy Settlements - Nethy Bridge	Name Mark Cox	Company	Objector Ref	084
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Representation

I believe that the mapped boundary at the southern edge of the village fails to represent the true area of the 'Nursery', adjacent to Dell Road, Nethybridge. The area of the 'Nursery' that has fallen within the Village boundary has attracted 'Protected Open Space' status. I feel that this designation is entirely justified, and that the Village Boundary should be moved south to encompass the full

area of ground.

What change(s) you are seeking in future modifications to the Local Plan which could resolve your objection: Move boundary south to protect full area of ground.

Summary

The village boundary should be extended to include the whole of the 'Nursery' and the whole should be protected as open space.

CNPA analysis

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.

(WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Nethy Bridge	Name Roy Turnbull	Company	Objector Ref	390†
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Representation

NB/H1 Support. This area is particularly suited for housing for the elderly, being on a level site close to the village centre, and should be retained for use by elderly residents of Nethy Bridge as much as possible.

NB/H2 Object This is an area of species rich ancient woodland. Contrary to Policy 4. Contrary to the first aim of the Park.

NB/ED1 Object This is an area of species rich ancient woodland. Contrary to Policy 4. The site is wholly unsuitable for business development. European priority species, otter, uses the nearby Caochan Fhuarain. Contrary to the first aim of the Park. The area is 0.76ha.

NB/OS1 Support It is good to see the areas near to the Nethy and the old nursery protected. There is a small area of mature pinewood, containing some very fine granny pines and with a ground flora rich in creeping ladies tresses (*Goodyera repens*) at the eastern end of the field with "Nethy Bridge" in it (currently being built on by Wilburn Homes), that should be included in NB/OS1.

NB/C1 Support Any housing provision on this site should only be considered were it to very sensitively designed and of a very small scale, providing rented accommodation by a housing association.

Summary

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

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.

Policy Settlements - Nethy Bridge **Name** Jane Linda Cox **Company** **Objector Ref** 083b

Representation

The land adjacent to the area currently under development by Wilburn homes, between the Nethy Bridge Hotel and Mountview Hotel, is not annotated with any protected status even though this was a condition of the Wilburn Homes Planning Application. It is used for amenity by local people on a daily basis and provides a link between the woodland footpath network and the village centre. This open space also allows a view point across the valley, and provides a natural route for wildlife through the heart of the settlement. The mosaic of open space, woodland and dispersed housing that gives accessibility to people and wildlife alike is one of the many things that makes Nethy Bridge special.

Modifications needed to resolve this objection: The undeveloped area between the Nethy Bridge Hotel and the Mountview Hotel to be given 'Protected Open Space' status.

Summary

Land between Mountview Hotel and Wilburn Homes should be protected from future development and allocated as protected open space.

CNPA analysis

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.

Policy Settlements - Nethy Bridge **Name** Richard Renton **Company** Nethybridge and vicinity Comm council **Objector Ref** 040

Representation

I am writing with regard to the green space between the Nethybridge Hotel and the Mountain View Hotel and the lack of designation of this field below the Wilburn Homes Balnagowan development as recreational parkland for community use in the CNPA Deposit Local Plan.

Please note that when the National Park approved the development of ten houses by Wilburn Homes the Nethybridge Community

Council requested a Section 75 to ensure that no further development could take place between the current houses under construction and the B970. At that time the CNPA Planning Department advised that a Section 75 was not necessary because the site would be protected in the new Local Plan.

There is no mention of the protection in the Depot Local Plan. In fact, the area seems to be in limbo without any statement disallowing further development and it doesn't specifically designate the field as parkland for community use.

The Nethybridge Community Council requests that a statement defining the status of said site as parkland for community use, and also a statement that would disallow any further development on the described site.

Summary

Land between the Mountview Hotel and Wilburn Homes should be allocated as open space and protected for community recreational use.

CNPA analysis

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.

Policy Settlements - Nethy Bridge	Name Jane Linda Cox	Company	Objector Ref	083a
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Representation

There are areas adjacent to the Nethy Bridge Settlement boundary that are considered to be, and have the feel of, belonging to the settlement. The woodland (known as Balnagowan Woods) lying to the west of the school is an example, and has a network of informal paths that link the northern and western 'arms' of the Nethy Bridge settlement. The area of woodland to the east and north of 'H2' provides the eastern boundary of forestry that justifies the setting and title of the 'Forest Village'. The southern boundary along the Lettoch Road has already seen some recent development, and provides spectacular views across open country to the Cairngorms. At present there is no designation appropriate for these areas, and as such they have no protected status, even though their development would significantly affect the ambience of the current settlement.

What modifications are needed to resolve this objections: New category that recognises the importance of areas outside settlement boundaries.

Summary

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

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Nethy Bridge Boundary **Name** RMB Bloomfield **Company** RMB Bloomfield **Objector Ref** 007

Representation

Further to an earlier conversation with you in June regarding the above I enclose a more detailed plan of the grounds of the Grey House and would request that the village boundary which is shown on the latest CNP local plan is revised in line with that shown in the attached (map appended).

Your plan is somewhat out of date and indeed shows the Grey House as a hotel. The boundary shown in the plan bisects our garden and suggest you revise the plan in line with that marked in red which extends the boundary up to the public path. The enclosed plan shows the old boundary which is consistent with your own plan but the grounds were extended over a decade ago and the garden of the Grey House extends to the public foot path.

Summary

Amend settlement boundary to include land identified.

CNPA analysis

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. (TECHNICAL ADVICE REQUIRED FROM NATUAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Nethy Bridge Boundary **Name** Goldcrest (Highland) Ltd **Company** Goldcrest (Highland) Ltd **Objector Ref** 445b
Agent Ryden LLP

Representation

Our client, Goldcrest (Highland) Ltd have set out in Objection 1, justification for an increase in the housing land supply in section 5 of the Cairngorms National Park Deposit Local Plan.

If this is accepted, objection is taken to the failure of the Plan to identify land highlighted on the attached plan within the settlement boundary of Nethy Bridge. It is considered that this land should be included within the settlement boundary and subsequently identified for residential development in order to meet the high demand for housing, including affordable housing in the area.

The site is immediately adjacent to the settlement boundary of Nethy Bridge. It is bound to the north by an existing road; to the east by existing housing; to the south by the road to Lurg; and, to the west by existing woodland. The site itself is located within an area of woodland; however, a precedent for residential development in such locations has been made due to the identification of two sites (H2) to the north within School Wood. Permission exists for housing development in this woodland and the objection site could similarly provide residential development in an attractive location.

Our clients would retain the ancient woodland on the site and it is proposed that those areas that are developed would result in the minimum felling of trees in order to create an attractive integrated development. A proportion of the site would be developed for affordable housing, therefore meeting the strategic objectives and priorities for action identified in the Cairngorms National Park Plan to make housing more affordable.

Our clients also propose the provision of a proposed new footpath to link existing forest walks in the area and a riverside walk to any development on the site. This would ensure that the site was well integrated with the remainder of Nethy Bridge and provide an attractive route through the existing, remaining woodland. Positive dialogue took place in May 2003 between our client and Highland Council who were the Local Authority at that time, in relation to the development potential of the site. At that time it was anticipated that the site would be identified for future housing. However, the change in responsibility for this area and the creation of the Cairngorms National Park Authority in September 2003, and therefore, the change in personnel has resulted in this site being excluded from the Deposit Local Plan.

In summary, this objection seeks to amend the boundary of Nethy Bridge to incorporate our client's land, as identified on the attached plan, and identify the land for residential development, similar to development to the north, which is also within an existing woodland.

Modifications:

Amend the settlement boundary of Nethy Bridge to include the land identified on the attached plan.

Subsequently the land should be identified for residential development.

Summary

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

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. (TECHNICAL ADVICE REQUIRED FROM NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).

Policy Settlements - Nethy Bridge Boundary **Name** William Stuart Paterson **Company** **Objector Ref** 409e

Representation

I feel that maintaining the current footprint of the village will assist in keeping the landscape and character of 'Nethy Bridge the Forest Village'. Unlike other villages where they have been developed beyond their boundaries.

Changes being sought: Making the village boundary secure to ensure no building takes place immediately adjoining it.

Summary

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

CNPA analysis

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.

Policy Settlements - Nethy Bridge Boundary **Name** William Stuart Paterson **Company** **Objector Ref** 409d

Representation

I believe that the draft local plan showing the current settlement boundary, which allows for a large increase in the number of houses in Nethy Bridge as listed should be retained and an area around the settlement should be created to safeguard the village.

This would enable the community of the proposed developments to integrate over the next few years.

10 houses at Balnagowan underway (not shown on plan)

2 affordable homes at Balnagowan no plans submitted as yet although 10 above underway, plus 2 at Steading lot.

5 Houses at Nethy station approved (not shown)

13 homes for elderly / handicapped under planning H1

2 areas for homes School Woods H2

Plus other area which have planning approval.

Changes being sought

Statutory areas surrounding the village footprint so that the village does not explode.

NB/H1 delete the words in first sentence 'affordable housing or'.

Summary

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

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.

Policy Settlements - Nethy Bridge Boundary	Name Mr & Mrs Ronald Dunn	Company	Objector Ref	388
	Agent Joyce Hartley			

Representation

This objection is submitted on behalf of Mr & Mrs R Dunn and relates to the settlement boundary as shown on the map on page 87 " Intermediate Settlement " Nethybridge.

The proposals map for Nethybridge shows the settlement boundary drawn tight up against the back of Duack Lodge to exclude its rear garden and a site to the west, identified as amenity woodland in the Badenoch and Strathspey Local Plan adopted in 1997.

It is considered that this boundary is illogical in that the back garden of Duack Lodge is an integral part of the dwelling and as such should be included within the settlement boundary along with the woodland to the west. The woodland to the west, which was planted as commercial forest is owned by the objectors, and is the subject of a current planning application in outline for a single dwelling. The Highland Council was minded to grant a previous application on the site in 1994.

It is considered that the disused railway line to the north is the natural, logical and defensible settlement boundary in this area.

Modifications to resolve this objection - Re-drawing of settlement boundary to follow the disused railway line to the north of Duack Lodge and adjacent woodland to the west.

Summary

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

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Nethy Bridge Boundary	Name William G Templeton	Company	Objector Ref	407c
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Representation

3) Finally I feel that the local plan shown on page 87 does not appear to include area immediately outside the village boundary – areas which are very much part of Nethy Bridge. I refer mainly to 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. The same applies to fields on either side of the road to Grantown in the vicinity of Castle Roy. The village has already been expanded in recent years – any further expansion would cause the village to lose its charm and attractiveness.

Summary

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

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Nethy Bridge C1 **Name** Susan Culliford **Company** **Objector Ref** 009

Representation

Never at any time has it been suggested that affordable or any other housing could be built on this site. There never should be housing on this site. This site is needed for community use, e.g. Vital need for parking space adjacent to the field for the Abernethy Highland Games. Nethybridge already has enough affordable and other housing or will have as in NB/H2.

Summary

Remove the reference to housing within the text for site C1.

CNPA analysis

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.

Policy Settlements - Nethy Bridge C1 **Name** Richard Renton **Company** Nethybridge and Vicinity Comm Cncl **Objector Ref** 348c

Representation

Community land acquisition an amenity project. We are in discussion with Strathspey estates about acquiring the file designated as C1 and an area of the adjoining woodland next to the Game field. This will allow us to secure an essential parking area for the Games and to extend the Games field into part of the woodland. The remainder of the woodland would become an amenity and conservation area in a joint project with the Estate, involving removal of non native species, development of all ability access, and interpretation. The wet area at the west end of C1 would be restored to form a wetland conservation site. None of this should, we expect, conflict with the aims of the Local Plan or the National Park Plan.

We would also like to make a more general point about the need for parking area for local event sites to be protected. Parking fields are by necessity level and accessible which makes them attractive sites for development. However loss of these areas to development will inevitably mean the end of local events such as Highland Games or local shows which would be at odds with the National Park's cultural and community development aims.

Summary

The reference to affordable housing in C1 should be removed and the area protected to provide recreational open space and facilitate the local games.

CNPA analysis

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.

Policy Settlements - Nethy Bridge C1 **Name** Mrs Julie Smith **Company** **Objector Ref** 068

Representation

By allowing housing on said land would not enhance the character of Nethybridge. This small rural settlement is trying to remain just that. The main thoroughfare into Nethybridge passes this area of land and having housing here would have a cluttered and un natural approach to the village. The very nature of what Nethybridge offers would be spoilt by increased building development. The peaceful location is what attracts holiday makers and residents alike.

There are various development already in process of imminent on land by the Mountain view hotel and at H1 as marked on the plan. Nethybridge is a wonderful holiday destination and provides a good quality of life for its residents. Continued building in Nethy will urbanise and ruin the very nature of the location which attracts people to it.

Changes being sought

What I would like to be changed is the sentence “ the site would also be developed to provide affordable housing for the community” to be removed and suitable working replaced with ...”That the site will not be used for development.”

Summary

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

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.

Policy Settlements - Nethy Bridge C1 **Name** Mr Jim MacEwan **Company** **Objector Ref** 015

Representation

I am very concerned at the inclusion of the suggestion that any type of housing (or indeed building of any kind) may be permitted on this site. It would be virtually impossible for the Highland Games to continue were the use of the site for car parking be lost, and I am aware of no-one in the area who feels development would be appropriate. May I ask why this suggestion was included, in the light of the very strong opposition of the Community Council? (Consultation Report page 136/7 no 2 and the following bullet

point). I urge that the suggestion be deleted from the Plan.

Summary

Remove the reference to housing within the text for site C1.

CNPA analysis

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.

Policy Settlements - Nethy Bridge C1	Name Mr Peter Smith	Company	Objector Ref	067
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Representation

Some of the site could also be developed to provide affordable housing.....

This piece of land is of significant important for the Abernethy Highland Games, it is adjacent to the playing fields where the games are held every year and is used for parking for competitors and spectators. Without this land the games would find it impossible to function and as the Abernethy games are of historical and cultural importance for the area and community they bring in much needed revenue from tourism to the local and surrounding communities. The National Parks (Scotland) Act 2000 section 1 a) and section 2.2a) make this point very clearly.

This land should not be considered for any type of development but should be kept as is the wishes of the community for use by the community.

Changes being sought

I wish for the sentence:- "The site could also be developed to provide affordable housing for the community" to be removed and wording inserted what the site will not be used for development.

Summary

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

CNPA analysis

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.

Policy Settlements - Nethy Bridge C1 **Name** Mr Ian Hogarth **Company** **Objector Ref** 013

Representation

The Committee of the Nethy Bridge Tourist Association discussed this proposed development at the last meeting and it is on their behalf that the objection is raised. Developing houses on this site is considered to be against the interests of tourism for the village. It is the only remaining open space within the village, providing car parking for the Abernethy Highland Games.

Summary

Remove the reference to housing within the text for site C1.

CNPA analysis

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.

Policy Settlements - Nethy Bridge C1 **Name** Mrs A D Wallace **Company** **Objector Ref** 366

Representation

This land has been the site of the Abernethy highland games for many, many years and should be retained in perpetuity for this purpose.

Modifications

I am objecting to the latter part of NB/C1 "some of the site could also be developed to provide affordable hosing for the community"

So the site should be retained protected from housing development in my opinion.

Summary

The reference to housing in the C1 proposal should be removed.

CNPA analysis

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.

Policy Settlements - Nethy Bridge C1 **Name** M T Collings **Company** **Objector Ref** 395e

Representation

NB/H1 enjoys outline permission for 13 amenity dwellings 06/363/CP. The 1991 Local Plan had designated most of the area for parking.

After initial consultations with the new Park the community switched its attentions to C1 and formed a company to acquire the land to meet parking needs and to extend the sports field.

The unilateral introduction of housing in C1 is contrary to local needs and has distorted land values. It has massively undermined goodwill for the Park.

Modifications to resolve this objection – ‘Public open space’ should be substituted for ‘affordable housing’.

Summary

The reference to housing provision on C1 should be removed.

CNPA analysis

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.

Policy Settlements - Nethy Bridge C1 **Name** William G Templeton **Company** **Objector Ref** 407a

Representation

My objections/comments relate solely to the area of Nethy Bridge and the immediate surroundings of the village – pages 86 and 87 of the Deposit Local Plan.

1) Proposal listed as NB/C1 (page 86) referring to an area of 1.09 Ha beside the Nethy Bridge football ground. As you are doubtless aware this area is used from time to time for car parking – especially at the time of the Nethy Bridge Highland Games – held in early August of each year. The comments refer to the area in questions as having been identified for Community use and I thoroughly agree with this comment. I feel, however, very strongly about the added comment to the effect that some of the site could also be developed to provide affordable housing for the community. I suggest that this is wrong – the site should be left completely for community use and that the whole area of C1 plus the tree area on the south side should also be reserved for any future development of the Games Park area

Summary

The reference to affordable housing on this site should be removed.

Policy Settlements - Nethy Bridge C1 **Name** Mr Robert Robbie **Company** **Objector Ref** 012

Representation

All the site west of the playing fields is required for community use. Therefore, no part of this site should be allocated for housing, affordable or otherwise.

This whole site is used periodically for a service to the playing fields when the playing fields are used to host a major event. Major events on the playing fields are a great tourist attraction and the local economy is tourism dependent. To use part of this site for housing would destroy these events which are attractive to tourists and thus have an adverse effect on the local economy.

Summary

Remove the reference to housing within the text for site C1.

CNPA analysis

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.

Policy Settlements - Nethy Bridge C1 **Name** Mr D Carrott **Company** **Objector Ref** 021c

Representation

a)This site forms an integral part of the area used to house the Abernethy Highland Games. The Games attract around 3,000 visitors annually benefiting the community. Development of the site would put the future of the Abernethy Highland Games in doubt. That is why the newly formed Community Company have approached the present owners with a view to purchasing the land.

Therefore, this should be retained for Community Use and not developed in any form whatsoever.

(It has been suggested that the community would somehow benefit financially from the development of this site. Actuality will be quite different, as surely if permission is granted for development, then the value of the land would increase and the community would have to pay the vendor more.)

b)The Deposit Local Plan states "Some of the site could also be developed to provide affordable housing for the community". This is so vague, what does "some of the site" mean? This could range between 1% and 99% or 1 to 30 houses (or even more if flats are developed). This vague description gives little indication of what one is supposed to be giving a considered opinion on and is bad in law.

c)This site appears to fall within SEPA's indicative 1 in 200 year flood risk area. The area of the site close to the Duack Burn is

extremely marshy.

d)Nethy Bridge is a very attractive tourist destination, being promoted as "The Forest Village". It has unique characteristics which differentiate the village from others in the vicinity. One of these characteristics is the rural nature of the centre of the village. Increased urbanisation with regimental concrete road kerbings, tarmacadam footpaths, block paving and harled buildings will destroy the attractiveness of the area totally out of keeping with the traditional stone buildings, woodland, grass verges and fields of livestock for the visitor to enjoy. The four relatively new detached houses are indicative of the type of development which would ensue totally out of keeping with this part of the village.

e)The village centre with up to 47 new houses would resemble a modern urban housing estate. Not an attractive proposition for the tourist.

f)The B970 floods adjacent to the four new houses. If NB/H1 and NB/C1 are both developed for housing with increased run off from hard areas, this will lead to increased flooding unless a major surface water system is installed.

Summary

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

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.

Policy Settlements - Nethy Bridge C1	Name Mrs J Carrott	Company	Objector Ref	022b
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Representation

a)This site forms an integral part of the area used to house the Abernethy Highland Games. The Games attract around 3,000 visitors annually benefiting the community. Development of the site would put the future of the Abernethy Highland Games in doubt. That is why the newly formed Community Company have approached the present owners with a view to purchasing the land.

Therefore, this should be retained for Community Use and not developed in any form whatsoever.

(It has been suggested that the community would somehow benefit financially from the development of this site. Actuality will be quite different, as surely if permission is granted for development, then the value of the land would increase and the community would have to pay the vendor more.)

b)The Deposit Local Plan states "Some of the site could also be developed to provide affordable housing for the community". This

is so vague, what does "some of the site" mean? This could range between 1% and 99% or 1 to 30 houses (or even more if flats are developed). This vague description gives little indication of what one is supposed to be giving a considered opinion on and is bad in law.

c)This site appears to fall within SEPA's indicative 1 in 200 year flood risk area. The area of the site close to the Duack Burn is extremely marshy.

d)Nethy Bridge is a very attractive tourist destination, being promoted as "The Forest Village". It has unique characteristics which differentiate the village from others in the vicinity. One of these characteristics is the rural nature of the centre of the village. Increased urbanisation with regimental concrete road kerbings, tarmacadam footpaths, block paving and harled buildings will destroy the attractiveness of the area totally out of keeping with the traditional stone buildings, woodland, grass verges and fields of livestock for the visitor to enjoy. The four relatively new detached houses are indicative of the type of development which would ensue – totally out of keeping with this part of the village.

e)The village centre with up to 47 new houses would resemble a modern urban housing estate. Not an attractive proposition for the tourist.

f)The B970 floods adjacent to the four new houses. If NB/H1 and NB/C1 are both developed for housing with increased run off from hard areas, this will lead to increased flooding unless a major surface water system is installed.

Summary

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

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.

Policy Settlements - Nethy Bridge C1	Name Mr Alan Billington	Company	Objector Ref	093
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Representation

This beautiful area within Nethy Bridge is a fine example of a crofted field and should be protected from any development proposals as is the land at NB/OS1

What change(s) you are seeking in future modifications to the Local Plan which could resolve your objection: This land must not be decrofted and protected for future generations.

Summary

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

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.

Policy Settlements - Nethy Bridge C1	Name Mrs Olwen Billington	Company	Objector Ref	094
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Representation

This land has been used for Abernethy Highland Games (Strathspey's oldest traditional games) and should be kept and protected for this purpose.

What change(s) you are seeking in future modifications to the Local Plan which could resolve your objection: It should be protected as is land NB/OS1

Summary

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

CNPA analysis

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.

Policy Settlements - Nethy Bridge C1	Name J M Gaukroger	Company	Objector Ref	104
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Representation

I I wish to object to the housing proposal for site NB/C1 as outlined in the proposal for he CNP Deposit Local Plan.

1. The proposal to include housing on the site does not in any way 'reinforce or enhance the "forest village" character (CNP Deposit Local Plan policy 25, Housing developments in Small Rural Settlements pg 49) of Nethy Bridge.

2. The statement that this site could also be developed to provide housing for the community is contrary to the result of the survey, carried out and reported by the CNP (Consultative draft Cairngorms Local Plan – Consultation Report June 2006 pg 159) which indicated that the community wished to maintain this open site for visual amenity and to provide parking space for the Nethy

Bridge Highland games which takes place on the adjacent playing field. Other parking sites (if any are available) would be some way from the games site. The resulting large numbers of pedestrians making their way along the roads to and from the games site would be a major safety issue and would probably require a greater number of police input and therefore greater cost to the games organisers.

3. it will not conserve or enhance the local natural heritage and will have a visually detrimental effect on the environment.

Summary

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

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.

Policy Settlements - Nethy Bridge C1	Name William Stuart Paterson	Company	Objector Ref 409h
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Representation

The area identified at C1 for community use should have the words 'community housing' deleted and kept for community use. This area is used to host the Abernethy games which has been held for the last 185 years. To lose this site would jeopardise the games and in my view considerably reduce the number of visitors to the Park.

Changes - NB/C1 delete the last sentence "some of the site could also be developed to provide affordable housing for the community".

Summary

The reference to affordable housing should be removed from C1.

CNPA analysis

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.

Policy Settlements - Nethy Bridge H1 **Name** Mr D Carrott **Company** **Objector Ref** 021b

Representation

- a) It seems remarkable that no consideration is given in the Deposit Local Plan to the current outline approved use of Amenity Housing.
 - b) The stated intention of the consultation process is to listen to and adopt the wishes of the local community. It seems that the majority of the Nethy Bridge community supported Albyn Housing Association original outline planning application for 13 no. Amenity Bungalows in a pleasant courtyard setting. It does seem to go against the principal of adopting the majority wishes of the community when the Planning Officer recommends 1/1½ houses, with a distinct move towards general affordable housing to meet needs outwith Nethy Bridge. With some Members suggesting the building of pyramidal housing (one bedroom on the first floor for a carer or child, with all the other facilities for the elderly or disabled on the ground floor) the process becomes a farce.
 - c) The present Deposit Local Plan proposal is for affordable housing or sheltered housing. With Albyn Housing Association clearly indicating that sheltered housing was not something that was generally considered appropriate for to-day needs and the particular development is of insufficient size to sustain an on-site warden, then the only viable use within the Plan comes back to affordable housing.
- What modifications could resolve this objection - the wishes of the local community should not only be listened to, but adopted.

Summary

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

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.

Policy Settlements - Nethy Bridge H1 **Name** Mrs J Carrott **Company** **Objector Ref** 022a

Representation

- a) It seems remarkable that no consideration is given in the Deposit Local Plan to the current outline approved use of "Amenity Housing".
- b) The stated intention of the consultation process is to listen to and adopt the wishes of the local community. It seems that the majority of the Nethy Bridge community supported Albyn Housing Association original outline planning application for 13 no.

Amenity Bungalows in a pleasant courtyard setting. It does seem to go against the principal of adopting the majority wishes of the community when the Planning Officer recommends 1/1½ houses, with a distinct move towards general affordable housing to meet needs outwith Nethy Bridge. With some Members suggesting the building of pyramidal housing (one bedroom on the first floor for a carer or child, with all the other facilities for the elderly or disabled on the ground floor) the process becomes a farce.

c)The present Deposit Local Plan proposal is for “affordable housing or sheltered housing”. With Albyn Housing Association clearly indicating that sheltered housing was not something that was generally considered appropriate for to-day needs and the particular development is of insufficient size to sustain an on-site warden, then the only viable use within the Plan comes back to affordable housing.

Summary

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

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.

Policy - Nethy Bridge H1/ C1 **Name** Richard Renton **Company**Nethybridge & Vicinity Comm Council **Objector Ref** 006

Representation

I am addressing this letter to you because you seem to be the only person now working on the Deposit Local Plan who attended the CNPA Community Consultation Sessions in Nethybridge. We are appalled by the Proposals stated on page 86,namely Paragraphs NB/H1 and NB/C1 which would allow for affordable housing on these sites. The wishes of the Community were made emphatically and unequivocally that the site in NB/H1 be expressly for the elderly and that the site in NB/C1 should remain amenity land and not be developed at all.

The Proposals referred to are an affront and anathema to the people of Nethybridge. They are a mockery of the Communities participation in the consultative process and demonstrate a total lack of regard and respect for the wishes and desires of the people of Nethybridge by the CNPA Planning Division. The Plan also wholly disregards those areas around the village that the residents felt were right for development but rather singles out the two most cherished sites in the village that the residents did not want developed with affordable housing.

We want these proposals for affordable housing on these sites to be stricken from the final edition of the Plan that is submitted for approval. It would appear that the CNPA Planners if they persist with these proposals have no concern for the villages or the people who live in the Cairngorms National Park.

Summary

Remove the reference to housing within the text for site C1.

CNPA analysis

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.

Policy Settlements - Nethy Bridge H2	Name DW and IM Duncan	Company	Objector Ref	037t
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Representation

Any development here should be reduced in scale.

Summary

The scale of development is too great.

CNPA analysis

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.

Policy Settlements - Nethy Bridge OS1	Name William Stuart Paterson	Company	Objector Ref	409f
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Representation

I would like to see the area of open space and woodland OS1 bounding the river Nethy expanded to include the area on either side of the river Nethy within the settlement boundary. This is at the southern end of the settlement between Dell road and Lynstock house and park.

Changes - OS1 to be extended at the southern end of the village to include the area between Dell Road and Lynstock House and Lynstock Park.

Summary

OS1 to be extended at the southern end of the village to include the area between Dell Road and Lynstock House and Lynstock Park.

CNPA analysis

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Nethy Bridge OS1 **Name** Peter Crane **Company** **Objector Ref** 346c

Representation

OS1 should be extended to include the land between the Nethy Hotel and Mountview outwith the 'Wilburn development'.

Summary

OS1 should be extended to include land between Nethy Hotel and Mountview Hotel to protect it from any future development.

CNPA analysis

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.

Policy Settlements - Nethy Bridge OS1 **Name** Mrs Deirdre McCreath **Company** **Objector Ref** 002

Representation

Further to our telephone conversation this morning I would confirm that I would like you to include my letter to Norman Brockie of 7th November 2005 and his reply to me dated 9th November 2005 in your consultations on the latest deposit of the Local Plan. (previous correspondence - We ...enclose a plan of the relevant area which shows land we own outlined in green. The area outlined in red indicates the land we would like to be designated for a small scale housing development in the revised Local Plan. This delineated area represents scrubland ... and does not encroach on the environmental area as specified by the Community Council (i.e. the Riverside) and excludes the steep banking adjacent to the road so that tree screening would continue to be

provided to the existing houses and proposed site of new housing. We are of the opinion that development of this ground would meet the CNPA criteria and enhance this area, which is, at present, derelict.

We trust the enclosed is sufficient for you to consider favourably its inclusion in the next draft of the Local Plan but if there is any further information you require please do not hesitate to contact us.) (Map included)

Summary

Wish to see an area of garden removed from the Open Space allocation, and included, instead housing land. Map of site included.

CNPA analysis

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.

Policy Settlements - Nethy Bridge/Tomintoul **Name** James Gibbs **Company** HIE Inverness and East Highland **Objector Ref** 421i

Representation

Nethy Bridge & Tomintoul

We welcome the inclusion of additional land for business and commercial activities in these two communities but believe that both of them could benefit from a more extensive area being designated. I hope these comments are helpful and would like to pass on my best wishes to you and your team for your endeavours to produce a plan that both meet the CNPA's four aims and also those of the local communities and businesses within it.

Summary

Both settlements could benefit from additional business and commercial land being allocated.

CNPA analysis

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Newtonmore **Name** Catherine Johnson **Company** **Objector Ref** 061

Representation

I would like the fields to be reinstated as per Local Plan Policy 8.3.3 as it is vitally important to Newtonmore that we retain some usable open space near to the centre of the village for the well being of all villages and for the appearance and appeal of the village to the tourism industry.

Steps to resolve this objection – the fields to be reinstated as per local plan policy 8.3.3

Summary

Land previously identified in the draft local plan should be reinstated within the settlement boundary of Newtonmore and allocated as open space.

CNPA analysis

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.

Policy Settlements - Newtonmore **Name** Dr R and Mrs C L Gutteridge **Company** **Objector Ref** 359

Representation

Under the existing Local Plan, the field in question were designated as being used for the purpose of agriculture / set aside / community woodland / open space provision.

We were surprised to see that the deposit local plan has drawn the settlement boundary so as to place these fields outside it.

The land is near to the heart of the village and, because it is flat, could be used in the future for recreational purposes for all, young and old. It is essential that the designation given will not allow its use for purposes which will preclude this possibility. Such a designation would be a retrograde step, bearing in mind the proposed housing development to the west of the site which will make the original designation even more desirable.

Modifications being sought: We believe that the original designation be reinstated by including the fields within the settlement boundary.

Summary

The land previously included within the settlement of Newtonmore (map enclosed) should be retained as such and allocated as open space.

CNPA analysis

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.

Policy Settlements - Newtonmore	Name Mrs Sally Leslie Melville	Company	Objector Ref	079
	Agent James Carnegie- Arbuthnott			

Representation

Mrs Leslie-Melville questions the reduction of the amount of land zoned for housing (policy H2). Under the current Local Plan land to the south west of the area zoned H2 in the deposit local plan is allocated for long term housing development. Mrs Leslie-Melville considers that further land should be reserved for the future expansion of the village. Significant recent developer demand for housing land has been unsatisfied due to sewerage infrastructure limitations.

Mrs Leslie-Melville is of the opinion that the most suitable land for this long term housing development over and above the area shown as H2 is land situated to the south west of H1.

Modifications required to resolve objection: Allocate further land term housing to land to the west of H1 coloured red on attached plan.

Summary

Additional land adjacent to H1 should be included to meet long term demands and H1 and H2 should meet current demand.

CNPA analysis

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. (WORK WITH NATURAL HERITAGE SECTION TO ASSESS SITES)

Policy Settlements - Newtonmore **Name** Dr A M Jones **Company** Badenoch and Strathspey Cnsvn Grp **Objector Ref** 400i(l)

Representation

Object to H1 and H2 on grounds of excessive scale and conflicts with the 1st and 3rd aims of the Park.

Summary

The proposals are excessive and conflict with the 1st and 3rd aims of the Park.

CNPA analysis

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.

Policy Settlements - Newtonmore Boundary **Name** Jean Slimon **Company** **Objector Ref** 034

Representation

Under the existing local plan the fields shown on the attached plan were designated as being used for the purpose of agricultural / set aside / community woodland open space provision – local plan policy 8.3.3. The deposit local plan has drawn the village boundary in such a way so that the referred to fields are outwith the village boundary, thus, in the future there is no reason to believe if the boundary was once again changed to include the fields they could be designated for any use.

With the severe lack of open space that can be sued by the community in the village and the future developments increasing the population I feel it is imperative that the boundary be redrawn to include the fields and that they be designated as OPEN SPACE.

Changes being sought - The boundary of the Deposit Local Plan be changed in order that the fields indicated are included within the village boundary and designated as Open Space.

Summary

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

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.

Representation

Having examined the Deposit Local Plan we would like to make the following comments:

- under the existing Local Plan the fields shown on the attached plan were designated as being used for the purpose of agriculture/set aside/community woodland/open space provision. Local Plan Policy 8.3.3
- In the original submission by the Newtonmore Community Council this provision was deleted and the area left as unallocated.
- At the open meeting to discuss the proposal a number of residents from the area met with the Community Council and it was agreed that they would revise their initial proposal and ask for the fields to be reinstated as per Local Plan Policy 8.3.3

The deposit Local Plan has ignored/avoided taking this decision by drawing the settlement boundary in such a way as to place the fields outside the Settlement Boundary.

Whilst this (hopefully) means that the fields could not be build upon during the life of the proposed Deposit Local Plan it would not prevent the boundary from being changed to include the fields within the settlement in any future plan at which time they could be designated for use for any purpose.

Given the serious lack of recreational areas in Newtonmore we believed that it is vitally important to ensure that this area of flat open land will always be available to the Village and possibly developed into a public park in future. This would be in line with the existing Local Plan especially in the light of the proposed Housing development to the West of the site. This makes the original reasons for designating the fields as being used for the purpose of agriculture/set aside/community woodland/open space more important today that they ever were.

We thereby ask that the Boundary be redrawn to include the fields within the settlement and that the fields be designated as open space as per the attached plan highlighted in blue and green. (plan attached highlighting the area in question)

Summary

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

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.

Policy Settlements - Newtonmore H1 **Name** Sir Thomas MacPherson **Company** **Objector Ref** 016

Representation

I would offer constructive comments on the Newtonmore proposal page 71, directed solely at housing area H1.

I would confirm that the only possible access to this site is from the 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.

As a very long term resident of the area I must warn you that the lower flat area of H1 is liable to periodic flooding and I would suggest that the land in question in that lower part is not suitable for housing.

Summary

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

The comments are noted, and the appropriate modifications will be made to the wording of the proposal to highlight any constraints to development.

Policy Settlements - Newtonmore H1, H2 **Name** Max and Tricia Brown **Company** **Objector Ref** 357

Representation

We object to the scale (potentially 1000 people) of both the developments. We are concerned that the landscape character of Newtonmore would be effected in a very detrimental way. We are convinced the existing road junctions and pavement infrastructure are inadequate for the volume of pedestrians and cars. We feel that the tranquillity of the village would be spoiled (its already under threat from lorries) by the cars owned by the house owners. The settlement character of the village would be negatively and irreversibly changed. At the moment the village is well contained and the facilities just about match the populations needs. The views are stunning and need to be protected. We are concerned that those 2 sites are also actually old flood plains.

Modifications being sought

1. for the housing development to be about 75% smaller

2. for landscaping to be top priority and careful consideration of positioning of housing to be carried out
3. for the houses to have 'green' specs – eg solar panels, geothermal heating, wind turbines (those fields are windy)
4. roads, junctions, pavements properly thought out and provided
5. the houses blend with the existing buildings
6. the houses are all low cost and affordable and saleable to locals only

Summary

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

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.

Policy Settlements - Newtonmore H2 **Name** Anne MacNamara, Planning Dir **Company** Scottish Gvmt **Objector Ref** 423h

Representation

Proposal NM/H2 indicates that the 5.2Ha site could provide land for around 100 house units. It is stated that the CNPA will prepare a development brief to ensure a layout that minimises and mitigates the effects of development, however, the Local Plan does not identify how it is proposed to access this development site. Transport Scotland objects to the fact that the Local Plan does not contain a reference to the presumption of no new trunk road access for this development. The north side of the site is bounded by the A86 trunk road and Transport Scotland would advise that SPP17 paragraph 22 states that "There is a general presumption against new motorway or trunk road junctions" whilst paragraph 22 also states that "Direct access onto strategic roads should be avoided as far as practicable".

Modifications to resolve this objection -

Transport Scotland requests that statement provided below be added to page 70 after the second last sentence. "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."

Summary

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

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.

Policy Settlements - Newtonmore OS	Name K R King	Company	Objector Ref 018
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Representation

Having examined the Deposit Local Plan we the undersigned wish to make the following comments:

- Under the existing Local Plan the fields shown on the attached plan were designated as being used for the purpose of agricultural/set aside/community woodland/open space provision (Local Plan Policy 8.3.3)
- In the original submission by the Newtonmore Community Council this provision was deleted and the areas left as unallocated.
- At the open meeting to discuss the proposal a number of Residents from the area met with the Community Council and it was agreed that they would revise their initial proposal and ask for the fields to be reinstated as per Local Plan Policy 8.3.3

The deposit local plan has avoided taking this decision by drawing the settlement boundary in such a way as to place the fields outside the Settlement Boundary.

Whilst this (hopefully) means that the fields could not be built upon during the life of the proposed Deposit Local Plan it would not prevent the boundary from being changed to include the fields within the settlement in any future plan at which time they could be designated for use for any purpose.

Given the absence of any usable Open Space near to the centre of the Village we believe that it is vitally important to ensure that this area of flat open land will always be available to the Village as per the existing Local Plan. Especially in the light of the proposed Housing development to the West of the Site which will increase the Adult and Child population of the village.

This makes the original reasons for designating the fields as being used for the purpose of agriculture/set aside/community woodland/open space more important today than they ever were. We thereby ask that the Boundary be redrawn to include the fields within the Settlement and that the fields be designed as Open Space as per the attached Plan (Plan included showing areas marked in blue and green).

Summary

Retain land adjacent to The Paddock and Alvey House Hotel, Newtonmore within the settlement boundary and allocate as open space.

CNPA analysis

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.

Policy Settlements - Newtonmore OS **Name** Mr & Mrs Rimmell **Company** **Objector Ref** 003a

Representation

Please will you confirm that land adjacent to 'The Paddock' and 'Alvey House Hotel', Golf Course Road continues to be zoned as green/amenity land as in the Highland Council Plan. If not will you please acknowledge our support to the motion passed by the Community Council that this land should remain green. On this basis this letter becomes an objection to the Local Plan.

Summary

Retain land adjacent to The Paddock and Alvey House Hotel, Newtonmore as open space.

CNPA analysis

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.

Policy Settlements - Newtonmore/employment allocations **Name** Fergus Ewing MSP **Company** **Objector Ref** 041

Representation

RE: My constituent; Burgess Hay; FirScot Ltd, Newtonmore Industrial Estate, Newtonmore, Inverness-shire, PH20 1AR – Industrial jobs and land in Badenoch

I'm writing in my capacity as constituency MSP for the above constituent. I have recently had correspondence with My Hay regarding this business FirScot which is based on Newtonmore Industrial Estate. My Hay has described to me how his business has been going for years and currently employs 8 people (including 2 apprentices) in skilled engineering jobs. They work out of 2 industrial units owned by the Highland Council. They make a significant contribution to the local economy. However, my constituent informs me that FirScot Ltd has outgrown its current sit location and they have been looking to purchase a new site. Mr Hay has informed me that he has been round the Council, HIE, National Park, and all the local land owners with securing a new purchase site but has had no success. The lack of available industrial land is now hurting his business, and is preventing expansion and growth from occurring. My Hay has recently had a meeting with the local planning officer and has been informed that no industrial land has been zoned for the Newtonmore area within the new proposed local park plan. Plainly, this is unacceptable and I would ask that this be reviewed. I agree with the view of HIE that the CNP plan does not make adequate provision for business. I would ask that you could take a look into this case and respond to be in due course.

Summary

Additional land should be allocated for employment use, particularly within Newtonmore.

CNPA analysis

The comment is noted. Modifications will endeavour to ensure a more appropriate balance is struck between development opportunities, allocation of land for services to support this including creating the appropriate level of opportunities for employment growth, and the protection of the special qualities of the area as identified as a National Park. 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. As a result of this consultation process further work will be undertaken to link more closely the demand for housing to economic prosperity and the need to work within the aims of the Park. This will be linked to the work ongoing relating to sustainability. (WORK WITH NATURAL HERITAGE SECTION AND ECONOMIC AND SOCIAL DEVELOPMENT SECTION)

Policy Settlements - Tomintoul	Name The Crown Estate	Company The Crown Estate	Objector Ref	419†
	Agent Debbie Mackay			

Representation

My Client objects to;

- The phasing of the allocations for Tomintoul.
- The tightly drawn settlement boundary
- The exclusion of site B2 in the Consultative Draft from the Finalised Draft.

Table 4 Phased Land Supply shows an indicative capacity of additional sites identified at Tomintoul of 40 units. However, the table shows these consents being phased as follows;

- 12 units in the first 5 years
- 12 in the 5-10 years
- 16 in the medium to longer term.

However the proposal on page 88 says that these four 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 table and the settlement statement should be reconciled.

There is no necessity to phase these house units and indeed it is important not to phase them in order to achieve the critical mass of development needed to fund any necessary infrastructure improvements and to justify the wider masterplanning of the village. Discussions have been held with the Park Authority in relation to the masterplanning of the medium to long term growth of Tomintoul together with extensive community liaison. However, there is a need for a sufficient level of growth in the village for such an exercise to be worthwhile. The phasing indicated by the Park Authority in the Finalised Plan would make this exercise unviable and could contribute to the continued decline of Tomintoul.

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 see the areas shown in red (see the plan attached) included to allow greater scope for expansion of the village.

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.

There are significant variances between the settlement plan in the Consultative Draft Plan for Tomintoul and that in the Finalised Draft Plan. The settlement boundary is drawn too tightly round the village and sites allocated for business development at B2 and Tourism Development T1 in the Consultative Draft Plan have been excluded from the Finalised Draft.

My client has had 6 business units already consented on B2 (Consultative Draft Plan) with three units already constructed. It is therefore important to protect the business allocation in this location.

Modifications to resolve these objections -

Table 4 should be altered to include the entire 40 houses in the initial 5 years of the Plan. The settlement plan should include the allocation of B2 from the Consultative Draft Plan. There should be an explicit statement of support for the immediate and ongoing growth of Tomintoul in order to engender population growth and consequent support for both its services and the local economy of the area. The settlement statement on page 88 should be augmented with the following;

“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.”

Summary

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

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.

Policy Settlements - omissions Glen Tanar

Name Rona Main

Company Scottish Enterprise Grampian **Objector Ref** 425v

Agent Steve Crawford

Representation

Glenshee and the Lecht are not specifically mentioned and other locations such as Dinnet have been removed from the plan's settlement maps so no new allocations exist for these locations. In addition, the Strathdon villages have been ignored in this Plan

which raises serious concerns for the economic prosperity of the North East area of the Park and Donside. The aforementioned villages are located on the main transport corridor between Aberdeen and the west of the Park and offer opportunities for tourism or service based employment.

Summary

The plan should make reference to locations such as Dinnet and Glenshee to promote investment.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions	Name Rona Main	Company Scottish Enterprise Grampian	Objector Ref	425w
	Agent Steve Crawford			

Representation

To conclude our commentary on settlements, SE Grampian are concerned about the diminished allocation of the eastern settlements, and non-mention in the hierarchy in some cases, particularly at the Gateway Sites' and Donside. There is significant concern about the low level of business development land identified.

Summary

The plan should make specific reference to 'gateway' sites in Aberdeenshire.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Balmenach

Name Glenmore Properties Ltd **Company** Glenmore Properties Ltd **Objector Ref** 453r
Agent Steve Crawford

Representation

Balmenach, as a distillery settlement with scope for expansion, should be considered as a designated settlement in the Plan. The land to the north between the railway line and the Burn of Cromdale offers scope for development that ties in with the existing settlement form and with neighbouring Cromdale. This should be identified for housing.

Modifications:

Identify Balmenach as a settlement and allocate land to north for housing (boundaries to be confirmed). Balmenach could be identified in its own right or along with Cromdale given their close relationship i.e. "Cromdale & Balmenach"

Summary

Balmenach should be identified as a settlement and land allocated for housing to the north.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Crathie, Dinnet

Name James and Evelyn Sunley **Company**

Objector Ref 056b

Representation

We are unhappy that the settlement of Crathie has not been included in the Local Plan. Crathie is an important settlement; it has a healthy primary school roll, is an important tourist stop and has good tourist employment opportunities. Settlements such as Cromdale and Dulhain Bridge have been included in the plan and we see no reason why Crathie should be excluded. Land for housing and tourist development in the Crathie area needs to be identified. We therefore strongly urge that Crathie be included in the Plan.

We further note that the village of Dinnet has not been included in the Plan even though it is within the Park. Significant housing development is proposed in the Aberdeenshire CC Local Plan which directly effects employment, housing needs and schools in Ballater area and therefore should be included in the Plan.

Summary

Dinnet and Crathie should be identified as settlements and land identified within them for development potential.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet	Name Mrs Isobel Crichton	Company	Objector Ref	362
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Representation

Dinnet requires all the help it can have. Not writing us off or the village will cease to exist any longer.

Summary

Dinnet should be included as a settlement.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet	Name Elizabeth C Gillanders	Company	Objector Ref	343
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Representation

'Why'? is the word that immediately springs to mind. We need it as a settlement which would not only benefit the village but also the surrounding area. We require affordable housing as a base for workers not a village used as a fast route westwards and eastwards. Dinnet has much to commend it historically, environmentally and is worth more than it is at present receiving. Let us have more housing and amenities.

Although not strictly a 'local' only having lived in Dinnet for the past 36 years, I have unfortunately seen the slow dying of the village – no shop, no post office, no garage or petrol station. I would strongly support the provision of housing (affordable) and also

varied in size – first buyers? Dinnet is approximately half way between Aberdeen and Braemar – time to expand – cottage industries or similar are found in many remote areas – why not encourage them to set up in a readily accessible area where accommodation would be available. We don't want a ghost town in the centre of Royal Deeside but a settlement which will attract new blood and become a project in rejuvenation. The new walkway extending now from Aboyne is well on the way, why not extend the housing area as well and for good measure install toilet accommodation off the car park. The proposed housing development would appear to be ideally situated – unobtrusive and something to put Dinnet on the map again. Modifications needed to resolve this representation – as in para 4 – no need to repeat my comments, although I would like an explanation of why Dinnet has been disregarded as a settlement.

Summary

Include Dinnet as a settlement and allocate land for housing, employment, shops and community facilities.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet	Name James Crichton	Company	Objector Ref	363
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Representation

Dinnet requires all the help it can have.

Summary

Dinnet should be included as a settlement.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet **Name** Mrs E Ross **Company** **Objector Ref** 339

Representation

To Dinnet removed from you plans having been "zoned" for potential housing, I would like Dinnet to grow back to being a lively community it once was, it needs to develop more to do this. We are in need of houses for the young people as travelling to work is not a problem and many would come back to stay here. It would support the reopening of the shop etc as it is greatly missed by all in Dinnet and surrounding area.

Modifications needed to resolve this representations – Re-instate Dinnet as a settlement so more development can be made; houses, starter homes; garage, petrol station reopened; shop; hall revamped (modernised), any other business that is interested.

Summary

Include Dinnet as a settlement and include land for housing, employment, community uses and shops

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet **Name** Dinnet and Kinord Estate **Company** Dinnet and Kinord Estate **Objector Ref** 438a
Agent John Findlay

Representation

1.0 INTRODUCTION

1.1 This formal objection to Cairngorms National Park Deposit Local Plan is made on behalf of Dinnet and Kinord Estate. Failing a resolution of this objection, Dinnet and Kinord Estate wish the opportunity for their objection to be considered at a future Public Local Inquiry into the Deposit Local Plan.

1.2 Dinnet & Kinord Estate, which extends to approximately 25,000 acres, is located at the main eastern entry point to the Cairngorms National Park. The Estate has embraced the objectives of the Cairngorms National Park Authority and contributes significantly to the economy of the area. It currently employs 15 full time workers with a significantly greater number in seasonal occupation. Employee numbers have increased in recent years and it is anticipated this growth will continue. The Estate's activities include farming, forestry, country sports and property lettings.

1.3 Dinnet & Kinord Estate would welcome the opportunity to discuss the terms of this Objection and their related Objections with the Cairngorms National Park Authority.

2.0 OBJECTION

2.1 The Estate objects to the failure of the Cairngorm's National Park Deposit Local Plan to identify Dinnet as a settlement with provision for new housing and related development. This contrasts with the Consultative Draft Local Plan, published in October 2005, which identified Dinnet as a settlement with scope for housing, business and community development. Proposals contained in that draft plan should be reinstated.

3.0 GROUNDS OF OBJECTION

3.1 Dinnet lies on an important crossroads at the eastern edge of the Cairngorms National Park. It comprises a grouping of buildings with more recent infill housing development accessed off the A93. It contains a number of businesses including an hotel and self catering accommodation, restaurant, antique shop and the offices of Dinnet and Kinord Estate. A garage, located at the eastern end of the village recently went into receivership and is presently closed. Dinnet and Kinord Estates are currently in discussions with the Receiver with a view to acquiring and reopening this property. It also benefits from a public hall and play area I picnic site and is the starting point of the footpath network for the Loch Kinord National Nature Reserve. It lies on the A93 and is well served by public transport on that route.

3.2 The size of the settlement and the business and facilities which it sustains would dictate that it should be identified as a settlement in the Deposit Local Plan. The Aberdeenshire Local Plan, adopted in June 2006 in conformity with the Aberdeen and Aberdeenshire Structure Plan, identified Dinnet as a Rural Serve Centre with a tightly defined settlement boundary. That development plan defined Rural Service Centres as minor service centres that contain some viable services and may provide opportunities to absorb small scale local development needs. In identifying Dinnet as a Rural Service Centre, it recognised the important contribution the village makes to the wider area.

3.3 This position was reinforced by the Consultative Draft Cairngorms National Park Local Plan which identified Dinnet as a settlement with the provision for a phased development of housing over the next fifteen year period. It further promoted infill development within both Ordie and Dinnet. Business development opportunities were also highlighted in the plan with the provision of enhanced community facilities. In identifying scope for new housing in Dinnet the local plan acknowledged that future housing should primarily be concentrated within settlements. It considered that housing of all tenures was required, but particularly affordable housing to rent in order to attract young families and encourage younger people to stay in the area.

3.4 The continued identification of Dinnet as a settlement and the proposals for its growth was supported by the local community and by Dinnet and Kinord Estate. Indeed, Dinnet and Kinord Estate has adopted the proposals as a platform for the diversification of the Estate and the development of related business opportunities in the immediate vicinity. These were presented to Officers of the National Park's Authority at a meeting on 28th August 2007 having been formulated following the publication of the

Consultative Draft Local Plan.

3.5 The proposals are all interlinked, but require the housing development proposed at Dinnet both to cross fund the business and tourism developments and provide housing for workers employed in those businesses. A planning application has already been lodged for the first component of diversification proposals comprising the construction of a smokehouse to the west of the village to add value to the traditional produce of the Estate. It will also help diversify the Estate business and develop a prestigious "Deeside brand" for food products. An outlet for the products and other local produce is proposed for the "Clarack" which lies to the north of the A93 to the west of the village. This presently comprises a large granite steading building with a number of more modern agricultural storage buildings in the immediate vicinity. The proposal involves the conversion of the steading to provide a major tourist facility on Deeside comprising a foodhall specialising in Scottish produce, local gifts and crafts, country clothing, a restaurant and tea room. Also included will be a children's play barn with an outdoor adventure playground. A local information and interpretation centre will be provided as part of the proposals and the associated car parking will provide access to the footpath network around the Loch Kinord National Nature Reserve. Jointly, the proposals will provide a significant tourism development on the site creating employment for a substantial number of local people. It will also bring additional spending to the area to the benefit of the wider community and businesses in the area. A feasibility study, jointly funded by Scottish Enterprise Grampian, is presently being carried out into the proposals. The findings of this study will be submitted to the National Park Authority in due course in support of this Objection.

3.6 The development of the above facilities are entirely dependent upon the provision within the plan of a housing development at Dinnet. The proposal involves the erection of around 60 units to the south of the A93 in the area identified in the Consultative Draft Local Plan. It is anticipated that an agreed proportion of the house sites would be sold to a private developer in order to cross fund the development of the remaining housing land and the associated business and tourism developments. The remaining land would be retained by the Estate for the development of housing for private rent and as accommodation for staff employed at the Clarack and the smokehouse. The proposal would deliver high quality accommodation in the park area as well as providing accommodation for staff. The development will embrace the sustainability objectives of the plan with the provision made for a biomass heating plant serving the new housing development and enable connection of this to the wider community. The district heating system would be fired by timber products produced on the Estate and locally. The details of the entire package of proposed developments is attached at Appendix A.

3.7 As well as complying with the Objectives of the Cairngorms National Parks Authority, the proposals will accord with National Planning Policy Guidance. SPP1: The Planning System advises that the aim of development plans is to provide a land use framework within which investment and development can take place with confidence. The importance attached to the development plan makes it essential the policies provide clear guidance to developers and the public on the relevant planning issues affecting an area; are properly justified to explain their intentions; are expressed simply and unambiguously; and, can be easily monitored, reviewed and kept up-to-date. Local plans are specifically charged with identifying effective opportunities for development and encouraging investment in an area. The aim is to exert a positive influence over land use decisions. The

Consultative Draft Local Plan justifiably identified Dinnet as a settlement with provision for future housing. Dinnet and Kinord Estate took confidence from the support demonstrated by the draft local plan and accordingly embarked on their proposals for the growth of the village and the related business and tourism developments. It is now entirely inappropriate for the local plan to remove that development opportunity and contrary to the objectives set out in SSP1.

3.8 Such development as envisaged by Dinnet and Kinord Estate is supported by SPP15: Planning for Rural Development. This highlights that rural Scotland needs to become more confident and forward looking, both accepting change and benefiting from it, providing for people who want to continue to live and work there and welcoming newcomers. It advises that the intention is to have vigorous and prosperous rural communities, ranging from small towns and villages to dispersed settlements. The countryside should be able to absorb more people content to live and able to work there. It encourages planning authorities and agencies involved in rural development to adopt a proactive approach to providing land for development. The overarching aim is to have a prosperous rural economy with a stable or increasing population that is more balanced in terms of a structure and where rural communities have reasonable access to good quality services. It advises that the planning system can assist this by adopting a more welcoming stance to development in rural Scotland including the further refinement of the approach to diversification. Planning Authorities should support a wide range of economic activity in rural areas and seek environmental enhancement through development at every opportunity. Tourism is of vital importance to the social, economic, environmental and cultural wellbeing of rural Scotland accounting for 9% of Scottish jobs. SPP15 advises that Planning Authorities should support the development of the tourism and leisure industry with appropriate policies on the siting and design of new development. Planned development is encouraged and the interlinked proposals for Dinnet and the wider area are entirely within the spirit of SPP15.

3.9 SPP3: Planning for Housing states that development plans should allocate sufficient land to meet housing requirements including affordable housing. The amount and location of housing that can be developed in rural areas is determined by a number of factors. These include: proximity to services such as schools, shops; ease of access; drainage and sewage capacity and their fit within the landscape. Dinnet, is ideally placed to accommodate additional housing development with a range of services already provided within the village and lying on a main public transport corridor. The proposed housing development would help sustain those existing facilities and assist the development of new business and tourism related developments. It would provide much needed accommodation for workers and young families within the area, all cross-subsidised through the sale of part of the site for private sector development. The Deposit Local Plan itself at paragraph 5.36 recognises the need to provide land for housing growth to meet social and economic needs of settlements and communities within the park area.

3.10 Dinnet is a sustainable location with the availability of public transport on the A93 providing frequent services to Ballater and Braemar to the west and Aboyne, Banchory and Aberdeen to the east. Development at Dinnet would comply with the objectives of SPP17: Planning for Transport which advises that local plans should relate the existing land use development pattern to the capacity of the transport network, and appraise the pattern of new land allocations in relation to transport opportunities and constraints. It advises that Planning Authorities should locate such developments in places well served by public transport. Further development at Dinnet is likely to result in further enhancements to public transport services along the A93. Dinnet also lies on the

Deeside way which is likely to encourage walking and cycling trips to nearby facilities.

3.11 Siting and design will be key issues in the development of new housing and the related business and tourism developments. Dinnet and Kinord Estate are sympathetic to the use of traditional designs and materials and clearly have a vested interest in the quality of development in Dinnet. Accordingly, their proposals will comply fully with design guidance provided by the Scottish Executive and the Cairngorms National Park Authority. Furthermore, it is the intention of the Estate to ensure that a sustainable carbon neutral development is promoted embracing the principles of SPP6 in regard to renewable energy. In particular the proposals envisage a biomass plant for providing heating and hot water to the proposed housing development. This will utilise adequate supplies of wood from the Estate and the immediate area. The Estate would intend to work closely with the Cairngorm's National Park Authority and other related bodies to ensure that the proposed development is sympathetic to the local area and maximises the use of renewable energy technology.

4.0 PROPOSED MODIFICATION

4.1 Having regard to all of the foregoing, it is Dinnet & Kinord Estates intention that the proposals for Dinnet as promoted in the Consultative Draft Local Plan should be reinstated. In particular, Dinnet should be identified as a main settlement within the National Park with provision made for its future growth. This would dictate the provision of a settlement boundary allowing for infill development and expansion of the village to the south east with scope for around 60 residential units. This would comprise a mix of mainstream and affordable housing.

4.2 Dinnet and Kinord Estate would welcome dialogue with the National Park Authority with a view to resolving the Objection in advance of the Public Local Inquiry into the plan. Failing resolution of the Objection, the Estate wishes the opportunity for the Objection to be considered at the Public Local Inquiry.

Summary

The plan should allocate Dinnet as a settlement and make provision for new housing and related development as previously in the draft plan. Dinnet stands at a key crossroads at the entrance to the Park and contains a number of businesses, the scale of which mean it should be considered as a settlement in the Plan. The estate plan to work with the community to develop the opportunities of the village to provide affordable and open market housing and employment opportunities, the package of proposals being closely interlinked. Details of the development package are included in detail.

The proposal is in accordance with the objectives of the CNPA and SPP1, SPP15, SPP17 and SPP3. The estate will work closely with CNPA to ensure that the proposal fits with the siting and design objectives of the Plan and will include aspects of sustainability and energy conservation. The settlement identified in the draft plan should therefore be reinstated and land allocated to provide for the growth of Dinnet in line with the aspirations of the estate and the community, including land allocated for 60 houses.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet	Name George Ewen	Company	Objector Ref	336
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Representation

Dinnet requires more houses to be built at affordable prices or to rent. It would encourage people to the attractive village. Modifications needed to resolve this representation – more houses be built, work units, shop, petrol station, encourage young families to stay, refurbishment of village hall, public toilets.

Summary

Include Dinnet as a settlement and allocate land for housing, employment uses and community improvements and facilities.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet	Name Mrs Jean Greenlaw	Company	Objector Ref	364
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Representation

Dinnet is a lovely village, but it desperately needs a shop or two and more houses to keep the village alive. There are lots of walkers come to Dinnet, I have been asked on several occasions where they can buy juice and snacks.

Modifications - Young people are in need of affordable housing. Dinnet estate has built nice houses, please let them build more.

Summary

Dinnet should be included as settlement and allocations included for housing

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet **Name** Pamela Thain and Scott Michie **Company** **Objector Ref** 360

Representation

I think the village of Dinnet needs more housing for young families, as there are not many young children in Dinnet. A village shop and Garage is also needed in Dinnet.

Modifications

I believe Dinnet really needs the garage and shop reopening and if there was more affordable housing in Dinnet this would benefit Dinnet.

Summary

Dinnet should be included as a settlement and allocations included for housing, shopping and community uses.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet **Name** Stuart Robertson **Company** Aberdeenshire Council **Objector Ref** 474d

Representation

1) Provide additional housing – up to 30 or thereby to compliment possible commercial tourist related activities that may require enabling funding and employee accommodation together with the required infrastructure contributions and affordable housing compliment. The eastern approach to the park would greatly benefit from enlivening the settlement with residents and

commercial activity both tourist and local agronomy related. A lack of housing will restrict Dinnet to an aging population centred around a crossroads on the major tourist route in Royal Deeside with little sense of entering a vibrant working National Park.

2)Extend settlement boundary to include existing listed steading of Clarrack to the west and land to south of former Dinnet Station to accommodate housing. This would enable tourism related activities to proceed in an ordered fashion whilst providing the long distance Deeside Way footpath along the old railway line with a significant point of interest along it's route.

Summary

Up to 30 additional houses should be provided for at Dinnet, in order to support potential future commercial activity, and to help restrict Dinnet from an aging population. The eastern approach to the National Park would benefit from a more lively settlement with a variety of residential infrastructure, and commercial activity.

Dinnet settlement boundary should be extended to include the listed steading at Clarrack to the West and land to the south of the former Dinnet Station.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet

Name Mrs. N Jepson
Agent Mrs C Ross

Company

Objector Ref

337

Representation

Having been my home village I had hoped that more development of new houses as I wish to return to the area in not to distant future, and that the village would be a thriving community for my children, not a decaying one.

Modifications needed to resolve this representation – Low cost and other houses, Shop, Petrol Station, Village Hall upgraded, Any other businesses to develop area.

Summary

Include Dinnet as a settlement and allocate land for houses and community facilities.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet	Name Mr W Ross	Company	Objector Ref	338
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Representation

Removal of Dinnet from Deposit Local Plan by Park Authorities, Dinnet needs to be revitalised, not left to decay for the sake of the community. It is stagnant at present and needs to be put back to what it once was a very happy and lovely village.

Modifications needed to resolve this representation – Starter Homes, Affordable houses, support for existing businesses and (? – not legible) ones, hall improvements for focal point to bring community together.

Summary

Include Dinnet as a settlement and allocate land for housing and business uses and facilities to support the community.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet	Name Mr Robert Greenlaw	Company	Objector Ref	365
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Representation

Dinnet is one of the gateways to the National Park and has a lot of walks etc. Therefore we need to expand the village.

Summary

Dinnet should be included as a settlement.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet	Name Mrs R Ewen	Company	Objector Ref	340
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Representation

Dinnet requires more houses to encourage young families to stay. Dinnet has become a dead village since the post office and local garage and shop were closed. If it had more houses it would become a much livelier village.

Modifications needed to resolve representation – affordable houses, work units, shop and petrol station, biomass system sounds very good, upgrading village hall, public toilets.

Summary

Include Dinnet as a settlement and allocate land for housing, employment and community use.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet	Name Miss D Hanley	Company	Objector Ref	342
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Representation

Dinnet needs to be reinstated desperately to bring it back to life.

Modifications needed to resolve this objection - more houses, shop reopening, support for other businesses in Dinnet.

Summary

Include Dinnet as a settlement and allocate land for houses, employment and shops.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet	Name Mr T Ross	Company	Objector Ref	375
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Representation

Having lived in Dinnet and hopefully returning there, very disappointed to see it dropped from local planning as it desperately needs to be reinvigorated to support already existing businesses.

Modifications to resolve this objection - affordable housing, shop reopened, garage reinstated.

Summary

Dinnet should be included as a settlement and should have land allocated for housing and local facilities.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet	Name Philippa Ansell	Company	Objector Ref	396
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Representation

By rescinding the proposal, the Cairngorms National Park seems to be promoting the continued stagnation and ultimate decay of the Dinnet Community. This goes completely against what is understood to be the ethos/philosophy of the Cairngorms National Park. Quoting from the Aims of CGNP “to promote sustainable economic and social development of the areas communities.” The planned provision of additional housing, sensitive expansion and development of local enterprise would ensure regeneration of an important community. In the early to mid 1900s Dinnet was a thriving and busy rural area. Records show that number of people attending regular social events in the village was in the hundreds. Times changed. When the railways were axed. Houses became vacant eventually falling into disrepair and the population of Dinnet fell markedly. During the 1990s plans were beginning

to revitalise the area.

The removal of the 'zoning' of potential housing and the proposal to remove Dinnet from any future potential development is a shockingly blinkered proposition that would condemn the area and its community to continued stagnation and decay.

Modification to resolve this objection - re-instate zoning for potential housing. Dinnet to be included in any future development proposals for this area.

Summary

Dinnet should be included as a settlement and should have allocations for housing and local enterprise

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet	Name Mr R Taylor	Company	Objector Ref	382
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Representation

Dinnet needs affordable homes to encourage the young to stay here and make it a more viable village.

Modifications to resolve this objection - more affordable houses to support existing businesses and make the village more alive.

Summary

Include Dinnet as a settlement and allocate land for housing.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet	Name Robin J L Melville	Company	Objector Ref	065
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Representation

Dinnet is a stagnant community that desperately needs to be re-invigorated. I believe that provision of additional housing will provide desperately needed accommodation for locals. This in turn will breathe new life into Dinnet.

Dinnet is the eastern gateway to the CNPA and must be developed and enhanced in such a way as to preserve its existing character, but also to provide a larger settlement. The benefits to local business interests will be significant if development is permitted.

We wish to see provision for a 60 house settlement in Dinnet. There are preliminary plans already drawn up by Dinnet and Kinord Estate and the development is proposed to be heated by a district heating system. This is entirely desirable and we emphatically wish to see this 60 house development proceed.

Summary

Dinnet should be identified as a settlement and land allocated for 60 dwellings to support local proposals for economic development.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet	Name Serena Humphrey	Company	Objector Ref	066b
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Representation

Dinnet is the main eastern gateway to the CNP with the omission of any residential development site. This policy for Dinnet will stifle any possibility of economic development and invigoration of the village. The first sight visitors to the Park will see is that of a village suffering neglect, which none of the promises a visit to the Park should offer.

Steps to resolve this objection – an allocation of land south of the Deeside Way for housing – mixed, affordable to bring new families to the Village which will help invigorate the area, and would help provide local staff for local businesses.

Summary

Dinnet should be identified as a settlement and land should be identified for housing development to invigorate the area and

support local businesses.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Dinnet	Name J M McCulloch	Company	Objector Ref	383
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Representation

Dinnet is a stagnant community which desperately requires to be reinvigorated. Provision of additional housing would deliver affordable and starter homes which are much needed in the area. Given planning permission, houses could be made available for rent.

More housing would support local businesses and attract others.

Petrol station and garage could possibly reopen.

Dinnet is the eastern gateway to the CNPA and needs to be developed in such a way as to promote the Park, but in sympathy with the character of the village.

I understand that a development of housing is proposed south of the A93 and behind the former Railway line, discreetly screened behind existing tree line.

With the success of any planning application, there will be a planning gain supplement, offering opportunities to improve community facilities in Dinnet, including refurbishment of the village hall. It is my understanding that given all necessary permissions, and subject to financial viability, a district heating biomass system could be constructed - an excellent green contribution which the Park could be proud of.

Modification to resolve this objection -

- allocation of land to the south east quadrant of Dinnet, to the south of the former Deeside Railway line. This is anticipated to reinvigorate the village and it is my understanding that a mixed type of property would be constructed.

- it is also my understanding that there is a desire to create 'work units' within any development to offer opportunity for employment and commerce.

Summary

Include Dinnet as a settlement and allocate land for housing, local economic and employment opportunities

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Glen Tanar **Name** Mr Michael Bruce **Company** Glen Tanar Estate **Objector Ref** 403a

Agent Sinead Lynch

Representation

THE ESTATE

Glen Tanar Estate (Appendix 1) is situated between Ballater and Aboyne on the south side of the river Dee in Aberdeenshire. The B976 to the north of the Estate represents the National Park boundary from the Bridge of Ess, over the Tanar up to Dinnet Bridge. The Estate can be accessed off the B976, South Deeside Road, via the 2 mile long unclassified public road up the Tanar Valley from the Bridge of Ess to the main Estate complex and public car park. The Estate comprises some 10,000ha (25,000acres) of land supporting a community of some 180 — 200 people of all ages, and provides some 130 jobs locally. This figure includes jobs relating to the Burnroot Sawmill, run by James Jones and Sons of Larbert. Many jobs within the National Park rely on this sawmill, although the mill itself lies just to the north of B976, and is therefore outwith the National Park boundary. Glen Tanar benefits from three-phase electricity supplies and some 20 private water supplies that serve most of the properties on the Estate. Scottish Water's Tanarside Treatment Plant, which serves Aboyne and properties to the north of the B976 stems from springs on the Estate. There are also private sewage treatment plants serving many of the properties on the Estate, which are capable of improvement. The Estate has, over the years, continually invested to maintain the quality and quantity of these supplies and intends to continue to do so in accordance with forthcoming regulations relating to private water supplies. As one of the largest firewood merchants in Deeside, the Estate is one of the largest biomass energy businesses in the area. Many Estate properties use firewood as one of their energy sources. The Estate is also investigating the potential for appropriate renewable energy generation systems to improve the long-term sustainability of the community. Sources such as biomass heating systems, micro-hydroelectric systems, geothermal heating systems and any other systems that can be shown to be economic are being investigated, whilst large scale wind generation would not be considered suitable.

A number of different land-uses and businesses are supported by the Estate including, agriculture, forestry, conservation and wildlife management, and recreational uses (equestrian and tourism) as well as commercial uses (sawmills and builders merchants), conference and wedding facilities, tourism and property management businesses. Some 40,000 visitors come to the

Glen Tanar area annually for a variety of purposes, most of whom use the car park opposite the Braeloine Visitor Centre. Here it is possible to view the interpretive displays and use the facilities prior to embarking on walking and other activities. The Glen Tanar Charitable Trust owns the centre and employs a Countryside Ranger. Glen Tanar Estate currently contributes up to 50 houses in the local rented sector on a variety of terms; these include 6 affordable units to rent (upgraded in 1990 with assistance from Scottish Homes). These units are popular with young local people looking for a starter home and occupancy rates are high. Occupancy of other properties is also high with demand from families and retired people. There are also 6 holiday cottages on the Estate, which are popular with visitors, conference and wedding guests and provide additional income for the Estate and jobs for local people.

The Estate also supports a wealth of Victorian buildings designed and built by a wealthy Banker, William Cunliffe Brooks from Manchester, who bought the Estate in 1869 and spent vast sums “improving” Estate architecture. Following his purchase of the Estate, Brooks developed the Estate with farm steadings, houses, workshops, roads, drainage, water and sewage works over a 20-year period (1870— 1890). These buildings are largely granite built and represent an architectural style not found elsewhere in Scotland giving the Estate a unique character. Brooks died in 1900 and is buried at the Chapel of St Lesmo's at Glen Tanar. In more recent years a variety of newer buildings have been built, with extensive use of timber based construction methods and cladding, which are considered to be part of the heritage of the Estate. An example of this is the conservation grade Norwegian mountain cabin built for Lord Glen Tanar's Norwegian wife in 1936. This unique building utilises many of the methods and materials that are now considered to provide a low ecological footprint. The use of timber construction methods also extends to other Estate buildings including estate workers houses, some built around WWII and others in more recent years.

Glen Tanar House was built in 1974 in the style of the period together with Scottish Baronial and Estate architectural features. This property adjoins the main Glen Tanar Estate Ballroom (currently used for weddings and conferences), which is all that remains of the original Glen Tanar House. Historic Scotland reviewed all buildings on the Estate in 1998 and listed 19 structures, including houses, commercial buildings and infrastructure such as bridges. These examples were considered to be indicative of the Estate style and worthy of enhanced protection. The remaining properties are unlisted. Many listed and unlisted buildings require alternative uses to secure their renovation and retention.

There are a number of nature conservation designations affecting land within the Estate. These designations include Natura 2000, SAC's, SPA's and SSSI's covering four key habitats: moorland, pinewood, oak woodland and rivers. There are two National Nature Reserves supporting three of these habitats, the largest being the Glen Tanar National Nature Reserve, covering some 4,000ha of moorland and pinewood interests. The Estate manages this with support from Scottish Natural Heritage and the Forestry Commission through long-term contracts. Being almost wholly within the National Park boundary, the Glen Tanar Estate are keen to see their existing operations and uses recognised at the outset and their land holding correctly designated, together with the identification of any potential for new/additional uses in order to avoid any conflict with the aims of the National park in the future.

Summary

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

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Glen Tanar	Name Mr Michael Bruce	Company Glen Tanar Estate	Objector Ref	403n
	Agent Sinead Lynch			

Representation

Settlement Proposals

The Cairngorms National Park Deposit Local Plan identifies the hierarchy of settlements within the National Park and sets out strategies for settlements with specific proposals. Not every identified settlement within the Park is addressed at Section 7 of the National Park Local Plan, and proposals for development in other small settlements within the Park will be assessed against the policies of the Local Plan. Both strategic and intermediate settlements are identified at Section 7 of the Deposit Local Plan, and for example an intermediate settlement such as Dalwhinnie is smaller than Glen Tanar with less residents and less employment provision. On that basis, it is considered that Glen Tanar should be identified as a settlement in the Deposit Local Plan 2007, and as set out at Appendix 3 of this report.

It is considered that the following proposed settlement statement should be included within the Deposit Local Plan:

The Planning Background: This community area is within Aboyne & Glen Tanar Parish of Aberdeenshire Council, situated between Ballater and Aboyne. The area is currently covered by the Consolidated Aberdeenshire Local Plans 2003 (soon to be superseded by the Finalised Aberdeenshire Local Plan 2005), and the Aberdeen & Aberdeenshire Structure Plan (NEST) 2001.

Character of the Area: The community area focuses on Glen Tanar, which is at the foot of the Tanar Valley adjacent to the Water of Tanar. The community complex is set in open ground bounded by woodland in an arc from south east to west, it comprises some 23 residential uses, 22 commercial uses and 2 holiday cottages in close proximity to each other. From the west through north, to south east there are woods and farms flanking the valley sides, along with scattered cottages and farm steadings. Ballater is to

the west, Dinnet is to the north west and Aboyne is to the north east.

Opportunities for the Area: The existing business and tourism operations in Glen Tanar, together with the existing community (50 - 60 people), existing services and potential for expansion present a significant opportunity for the identification of a viable community and the maintenance of this. The closure of a number of hotels in the Aboyne/Ballater area presents an unsatisfied need for tourism accommodation in this area. The settlement also presents housing market area linkages with Aboyne and Deeside satisfying some of their housing needs.

Policies and Proposals: Dinnet and Ballater are the only other identified settlements in this area of the park.

Housing: Future housing development shall be limited to development of existing buildings and infill development in the locations identified on the settlement plan. The area has affordable housing provision, further provision will be made where additional demand for such housing is identified and can be fulfilled economically. Infill development in the locations identified on the settlement plan will be considered favourably. The potential for home working is possible and should be investigated further.

Policy Site HI: Opportunity/Infill sites for housing.

Tourism/Business/employment: The general economy of the area is based on traditional land based activities, however there is a growing trend towards tourism related activities. Tourism and recreation are very important to this community which attracts some 40,000 visitors annually to take advantage of the extensive informal recreation possibilities of the area. There are also a considerable variety of formal recreational activities that can support the growth of the tourism economy.

In light of the closure of a number of hotels in Ballater and Aboyne, proposals to enhance and diversify the economy will be supported in principle; development of small-scale starter units would be particularly welcome, as would development of existing buildings or low impact timber built self-catering holiday accommodation. Locations for potential tourism related development are shown on the settlement plan.

Policy Site TI: Opportunity site for conversion, redevelopment/enhancement of Ballroom, wedding and conference facilities and overnight/self catering facilities.

Policy Site BI: Wood processing, vehicle workshops and storage.

Community: Glen Tanar's community facilities include a school bus service, village hopper service, visitor centre, Chapel, public car park and post box; further development of these facilities would be welcomed. The nearest primary and secondary schools are in Aboyne and is served by the school bus. **Environment:** Part of Glen Tanar is designated as designed landscape (shown on settlement plan); proposals that would adversely affect this designation will be resisted. Suitable low impact development that respects this designation will be supported in principle. The surrounding countryside is of high landscape and environmental value

and any new developments should not compromise the special qualities of this area. Potential for micro-hydroelectric supplies are to be investigated for the wood processing facility.

Policy Site ENVI: Designed Landscape designation, proposals that would not adversely affect this designation, such as low ecological impact, timber built, self catering accommodation will be considered on their merits.

Summary

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

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Insh etc **Name** John Anderson **Company** Kincaig & Vicinity Community Council **Objector Ref** 463zz

Representation

Settlement plans

In this instance KVCC is not fully supportive of the Alvie Estate view on this Policy.

KVCC comment: These currently do not include plans for minor (small) settlements — for example, Insh is omitted. Suggest that maps of small settlements are essential to show a) where the settlement boundaries are deemed to lie, because being within or without a settlement boundary attracts different planning conditions and b) where land has been zoned for new housing. If not shown in the Plan for space reasons, indicate where such maps may be referred too — include in the Appendix as well as at Planning Offices and LA Service Points.

Regarding recent building development in Kincaig (Macbean Road, at west of the community Hall and elsewhere — not yet shown on the Settlement Map but please rectify), and the zoning for future expansion of housing in the village, that any further housing has to be less dense and more appropriate for a rural setting. While it was suggested that the area of woodland north east of Area Hi bounded by the access road to Speybank on the Settlement map should be added to the zoned area, the Community

feels that at this point in time the present Hi Area should be left as afield, reducing the number of homes, and embedding them in the wood as a substitute Area Hi, thus providing a break in the development pattern which would otherwise result in a continuous build of houses. This would help to mitigate possible further criticism following that received in relation to the Macbean Road development which is deemed by many to have 'destroyed the look of the village'. Dunachton Road is suggested as the model development form to aim for. The development must also include a play area as the existing facilities in the village are too away.

The industrial area at Baldow is omitted from the Settlement Map and should be shown.

Summary

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

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions **Name** Dr A M Jones **Company** Badenoch and Strathspey Conservation Group **Objector Ref** 400i(t)
Laggan/Glenmore/Coylumbridge

Representation

Object to the absence of any reference to Laggan and to Glenmore and Coylumbridge, even though these communities had housing allocations in the draft LP. The DLP should make it clear where the settlement boundaries and open spaces are, even if there are no housing allocations proposed in the DLP.

Summary

The plan should include Laggan, Glenmore and Coylumbridge as settlements and indicate open spaces and the settlement

boundaries.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Strathdon **Name** Colonel F.M.K. Tuck **Company** **Objector Ref** 011i

Representation

Why, oh why has Strathdon been omitted from the list of settlements this time? Although possibly covered by the provisions of small settlements, there is a psychological factor here, which will make us feel forgotten or neglected. There was a plan in the Consultative Draft.

Summary

Strathdon should be identified as a settlement.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy Settlements omissions Strathdon **Name** Donside Comm Council **Company** Donside Comm Council **Objector Ref** 073b

Representation

We wish to see the reinstatement of Strathdon in the list of 'strategic settlements' in Section 7. During the earlier consultation a map was displayed which attracted much comment locally. To omit it now is politically and psychologically mistaken. Also under the more restrictive rules for small settlements in Policy 25 the economic well being of Strathdon would be adversely affected.

Summary

Strathdon should be identified as a settlement.

CNPA analysis

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)

Policy	Settlements omissions	Street of	Name	Frank and Alison Bardgett	Company	Objector Ref	384a
		Kincardine					

Representation

Street of Kincardine, within the vicinity of Boat of Garten, falls within the scope of proposed Policy 25 – Housing development in Small Rural Settlements, being a group of 15 houses forming a ribbon settlement along the B07.

Under the proposed policy, criteria for new housing is relaxed from what might have been expected had Policy 26 – Housing Proposals outside Settlements – applied. Provided the terms of proposed Policy 25 are adhered to, we do not object to this Policy. We do not consider that if new housing is to be facilitated in small rural communities, then the Local Plan should also include other aspects of planning that apply to larger communities – the zone types ‘community’ ‘economic development’ and ‘protected open space’ where relevant. Street of Kincardine (or most of it) is included on the map of Boat of Garten (page 75) and the opportunity exists to clarify existing land use. With the consent of the owner, residents of our community currently enjoy use of fields that include Birch and Scots Pine woodland as recreational open space. Only an accident of history has resulted in this wood, on the boundary of the Loch of Garten Reserve, from being counted as historic woodland. We therefore object to the current lack of specification of Open Space for the small rural settlement of Street of Kincardine.

Modifications to resolve these objections – we suggest that the map on page 75 be extended to include the whole of Street of Kincardine and that the additional policy be accepted:

“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.”

In support of this proposal it is also stated that...

- the lower section of this area is boggy, draining into the already protected Loch Mallachie Burn and is hence unsuitable for

housing development.

- The upper section of this area, next to existing houses in Street of Kincardine though beyond their perimeter fence, contains (with the knowledge of the field's owner) their septic tanks and soak-aways and is hence unsuitable for housing development; it also contains the feature known as the Knock of Kincardine;
- The two fields specified and the connected woodland are much used by residents for access to the path shown on OS maps heading up the burn towards Tulloch Moor, or to obtain access to the Forest, or simply for recreation and dog walking;
- The wording of the proposal continues that of a previous draft of the Local Plan, that new housing in Street of Kincardine should be in line with existing houses. It is thus compatible with draft Policy 25. It should be easily possible to find suitable sites for the number of new homes and the types of development proposed in Policy 25 along current housing lines without requiring the use of these fields or woodland.

Summary

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

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. (WORK WITH COMMUNITY COUNCILS AND NATURAL HERITAGE GROUP)