

**MAR 1.1**

**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**

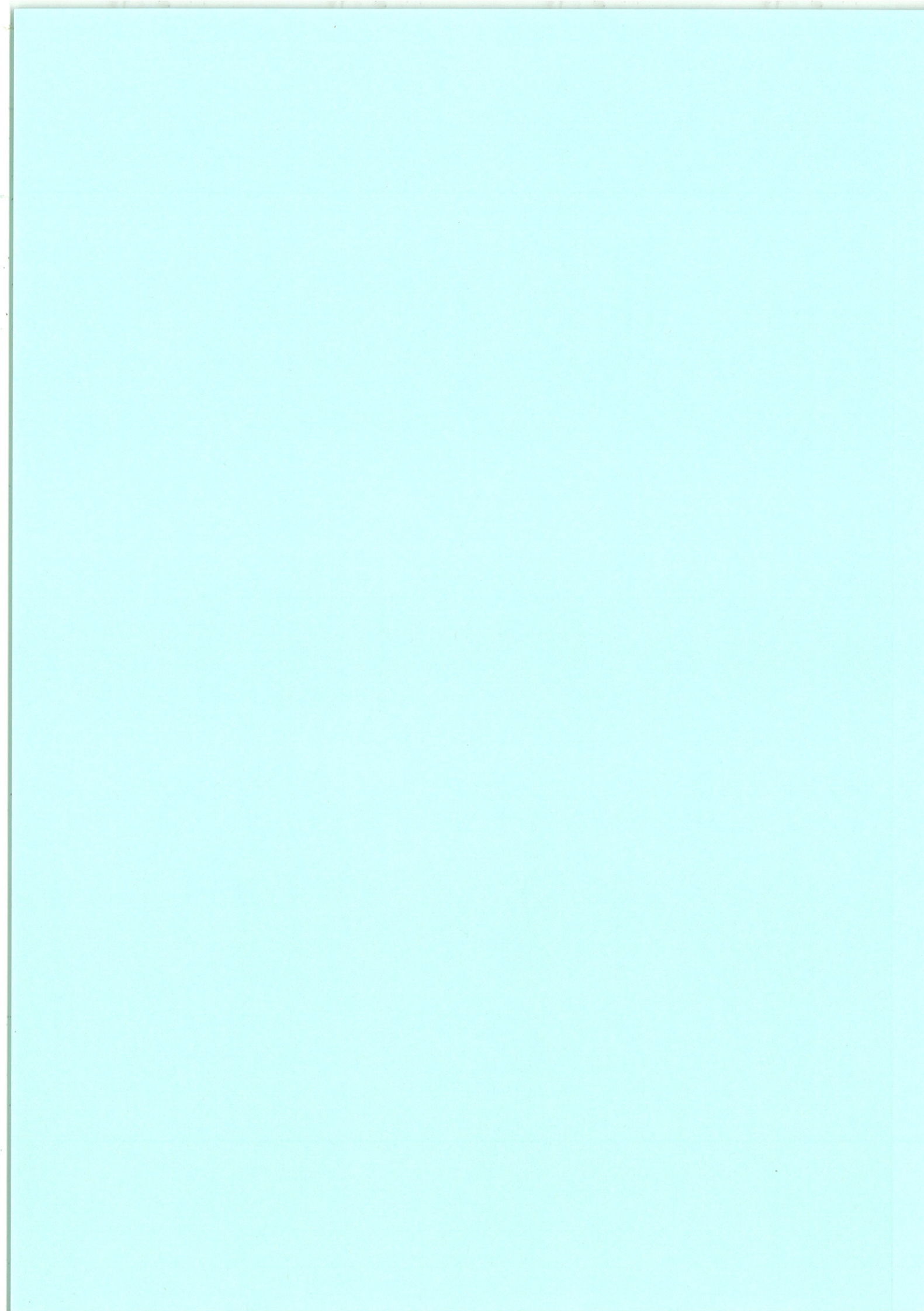
The Estate has considered the scope for both short term and medium to long term development and would welcome the opportunity to discuss in particular the scope for a 20-30 house development on land which currently lies outwith the village envelope but within the Conservation Area, to provide housing 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 NATURAL HERITAGE SECTION AND HIGHLAND COUNCIL ROADS DEPT).





NOTE: This extract is taken from the CNPA website referenced as "Final Objections to the Local Plan" it reiterates the comments included as MAR 1.1 i.e.

*"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".*

It has not been referenced in the Hearing Statement but should be considered part of MAR 1.1. It was originally included as the 2008 Summary of Comments & Modifications (June) could not be located.

**Objector** Name The Proprietors of Mar Centre  
394a

**Agent** Steve Crawford  
Halliday Fraser Munro  
8 Victoria Street  
Aberdeen  
AB10 1XB

**Company** The Proprietors of Mar Centre  
**Policy/site** Settlements - Braemar

**Representation to Deposit Plan**

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'.

**CNPA analysis of objection to Deposit Plan**

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. Confirm that sufficient land is allocated within the plan, but also approach to affordable houses and other opportunities outwith settlement boundaries.

### **Response to 1st modifications**

Braemar (ref: 394a)— that there is scope and the need for further housing development in and around the settlement of Braemar and that the village should maintain a flexible village envelope to help accommodate this. We have some concern regarding the response from the CNPA [Local Plan – First Modifications (June 2008) Summary of Comments & Modifications]. It states that:

“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”. This statement is somewhat confusing. It suggests that none of the allocated sites have been assessed in relation to the above issues. This should be a key part of the local plan process and without this assessment there is no sound basis for the allocation of sites. It is therefore not clear whether the sites allocated are in fact deliverable or that there are more suitable sites, in land use planning terms, in the shape of alternatives put forward by objectors.

The response suggests that alternative sites will only be considered in a future review of the plan. We contend that the assessment of allocated sites and alternatives put forward should be undertaken now to ensure that the most appropriate sites, in planning terms, are allocated and can be delivered within the period of the plan. Clarification is required on the site selection process to date, the basis for the inclusion of allocated sites and the future timescale for the assessment of allocated and alternative proposed sites. The CNPA should evaluate all proposed sites now and not in the next local plan review. This objection is maintained.

Corriemulzie (ref: 394a)— that development opportunities exist here. This issue was considered jointly with those objections relating to Braemar. We believe that this is a different, but related, issue and the response provided by the CNPA did not consider it fully. This objection is therefore maintained.

Inverey (ref: 394a) – that the settlement could accommodate carefully planned small-scale development. This issue was considered jointly with those objections relating to Braemar. We believe that this is a different, but related, issue and the response provided by the CNPA did not consider it fully. This objection is therefore maintained.

### **CNPA analysis of response to 1st modifications**

The issue of the original allocations was not raised at the deposit stage. However the situation regarding the allocated sites remains the same. Applications have been received on some of these already. Additional opportunity for small scale development may exist outside the settlement boundary through policy 23. No modifications are therefore proposed in regard to this objection.

### **response to 2nd modifications**

## **HEARING**

**Objector** 428c      **Name** John Macpherson      **Agent**  
Braemar Community Council  
7 Broombank Terrace  
Braemar  
AB35 5YX

**Company** Braemar Community Council  
**Policy/site** Settlements - Braemar HI  
**Representation to Deposit Plan**

Site HI 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.

**CNPA analysis of objection to Deposit Plan**

The comment is noted and the proposals maps will be amended to ensure a consistent approach it taken throughout.  
**Response to 1st modifications**

**CNPA analysis of response to 1st modifications**  
**response to 2nd modifications**

**WRITTEN**



**Objector**      **Name** The Proprietors of Mar Centre  
394b  
**Agent** Steve Crawford  
Halliday Fraser Munro  
8 Victoria Street  
Aberdeen  
AB10 1XB

**Company** The Proprietors of Mar Centre  
**Policy/site** Settlements - Braemar  
**Representation to Deposit Plan**

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.

**CNPA analysis of objection to Deposit Plan**

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. Confirm policies which support development of tourism accommodation.

**Response to 1st modifications**

Tourism/Holiday Accommodation (ref: 394b)-- that holiday accommodation should be reduced in Braemar. It should instead be located in purpose-built holiday houses or chalets outside of the village. Such a site has been identified by The Mar Estate located close to Braemar. We do not agree that the allowance for open market housing is appropriate for Braemar but support the requirement for affordable housing to meet local need. Accordingly this objection is maintained.

**CNPA analysis of response to 1st modifications**

Holiday accommodation proposals would be considered under policy 33. The reduction of holiday accommodation in the settlement would be contrary to this policy and would be contrary to the views of the Board to promote tourism within the National Park. No modifications are therefore proposed in regard to this objection.

**response to 2nd modifications**

**HEARING**

**Objector** 3940 **Name** The Proprietors of Mar Centre **Agent** Steve Crawford  
Halliday Fraser Munro  
8 Victoria Street  
Aberdeen  
AB10 1XB

**Company** The Proprietors of Mar Centre  
**Policy/site** Settlements - Braemar  
**Representation to Deposit Plan**  
**CNPA analysis of objection to Deposit Plan**  
**Response to 1st modifications**

Settlement Proposals - Braemar Representations – First Modifications  
The settlement boundary should be altered to take into account the sites shown on the annotated plan in Appendix 3. Settlement boundary should be considered flexible. ED1 is limited in scope and does not facilitate the future economic development of Braemar; ED2 and 3 are existing developments – a more forward-looking strategy is needed that identifies new business land for the settlement.  
Changes Required to Resolve the Objection  
Alter settlement boundary as suggested and introduce more business land.

**CNPA analysis of response to 1st modifications**  
No additional land was requested at the deposit stage. No further modifications are therefore proposed.  
**response to 2nd modifications**

**HEARING**

**Objector**      **Name** John Macpherson      **Agent**

428b      Braemar Community Council

7 Broombank Terrace

Braemar

AB35 5YX

**Company** Braemar Community Council

**Policy/site** Settlements - Braemar

**Representation to Deposit Plan**

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 Bainellan houses were it not required for commercial use.

**CNPA analysis of objection to Deposit Plan**

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.

**Response to 1st modifications**

**CNPA analysis of response to 1st modifications**

**response to 2nd modifications**

**WRITTEN**

**Objector**      **Name** John Macpherson      **Agent**

428a      Braemar Community Council  
7 Broombank Terrace  
Braemar  
AB35 5YX

**Company** Braemar Community Council

**Policy/site** Settlements - Braemar

**Representation to Deposit Plan**

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.

**CNPA analysis of objection to Deposit Plan**

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.

**Response to 1st modifications**

**CNPA analysis of response to 1st modifications**  
**response to 2nd modifications**

**WRITTEN**