

13 September 2007
RDW/lm/CNPD Local Plan



Cairngorms National Park Authority
Deposit Local Plan
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Dear Sirs

**Mar Estate – Braemar
Cairngorms National Park Deposit Local 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'.

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.

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BRAEMAR

FLGABIE
VILLAGE
ENVELOPE

CORRIEMULZIE
INVEREY

HOLIDAY
ACCOM.

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.

We shall look forward to discussing these ideas with you. In the meantime, please treat this letter as an Appendix to the Objection Form submitted on behalf of Mar Estate.

Yours faithfully

R F d'Anyers Willis MRICS
Director

Encs: Objection Form
Plan

DRAFT

Official Use Only

Reference:

Objection No:

Form for objections to or comments on the Cairngorms National Park Deposit Local Plan

Please read the explanatory notes inside the front cover of the Deposit Local Plan before completing this form. The deadline for returning completed forms is 28 September 2007. The form can also be completed online at www.cairngorms.co.uk/planning/localplan. Further copies of this form can be photocopied, obtained from the Cairngorms National Park Authority offices or printed from our website.

Please use this form to set out your objections to or representations in support of the Deposit Local Plan quoting the proposal/policy or paragraph reference where appropriate. Please use a separate form for each objection or representation you wish to make.

1. Name	THE PROPRIETORS OF MAR ESTATE	
Postal Address	PO SAVILLS (FAO R F WATERS WILLS)	
	12, CLERK ST, BRBLHIN,	
	ANGUS DD9 6AE	
Telephone	01356 62 8620	E-mail TWILLIS@SAVILLS.COM

2. If you are appointing someone to act as your agent please give their details:	
Name
Postal Address	As above

Telephone
	E-mail

To which address do you wish all correspondence to be directed (please tick) Own Agent

3. Please identify the Policy, proposal, map or other aspect of the Plan to which you object.
BRAEMAR to LINN O'DEE
and land to the south of the River Dee

4. Please state clearly and fully the grounds of your objection or representation to the Deposit Local Plan, using a continuation sheet if necessary
The response is given on behalf of the owners of Mar Estate to assist with the future development of Braemar and the surrounding area.

5. If objecting, please indicate what change(s) you are seeking in future modifications to the Local Plan which could resolve your objection

See letter attached.

6. If there is a Public Local Inquiry, would you wish to prepare written representations or present evidence verbally at the Inquiry?

Written Representations only Appear at Inquiry

(note: only objectors have the right to appear at the Local Inquiry. If you do not wish to attend, your written representations will carry the same weight as those of objectors who do attend)

7. If others have objected to the same part of the Local Plan would you be willing to present a joint case with them at any Inquiry? YES NO

8. Signature

[Handwritten Signature]
on behalf of Mrs. [Name]

Date... *25/9/07*

Please return all completed forms to

Cairngorms National Park Authority
Deposit Local Plan
Ground Floor
Albert Memorial Hall
Station Square
Ballater
AB35 5QB

Forms should be returned no later than 28 September 2007.

After that date you will be contacted by a representative of the Cairngorms National Park Authority with regard to your objections.