

MAR 1.3

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).

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:

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. .