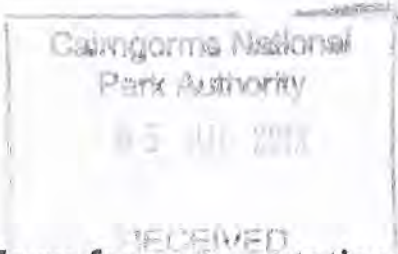


**Proposed Local Development Plan
Consultation Responses 219 - 247
November 2013**

Objector Ref	Objector Name
219	Mr and Mrs Barns
220	Linda Forman
221	Michael Forman
222	Res Uk and Ireland
223	Gillian Campbell
224	David Cobban
225	Springfield Properties
226	Rothiemurchus Estate
227	Enviroplan
230	NHS Grampian
231	Albyn Housing Association
232	Dinnet Estate
233	Glen Tanar Estate
234	Stuart Richardson
235	Scottish Water
236	Rory Bruce
237	Patricia Taylor
238	CM Design
239	Ristol Ltd
240	David Dean
241	Boys Brigade (Monifieth)
242	Hitrans
243	Charles Smith
244	Sheena Slimon

**Proposed Local Development Plan
Consultation Responses 219 - 247
November 2013**

245	Crofting Commission
246	L Anderson
247	Susan Walker

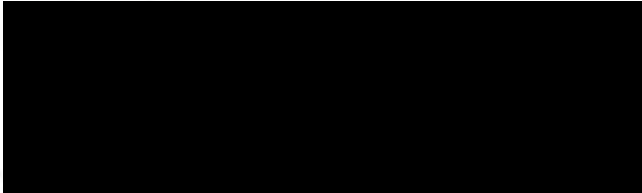


Official Use Only
Reference:
Objection No:

Form for representations on the Cairngorms National Park Proposed Local Development Plan

Please read the explanatory notes inside the front cover of the proposed Local Development Plan before completing this form. The deadline for returning completed forms is 5pm, Friday 5 July 2013. The forms can also be completed online at www.cairngorms.co.uk. You can photocopy this form, or further copies are available from the Cairngorms National Park Authority offices or can be printed from our website.

Please use this form to state clearly the modification/s you would like to see made to the Plan. You should include the proposal/policy or paragraph reference where appropriate. Please use a separate form for each representation.

1. Name	..Mr. & Mrs. S. BARNIS
Address	
Telephone	

2. If you are representing a third party, please give their details.	
Name	_____
Address	_____ _____
Postcode	_____
Telephone	_____
Email	_____

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

Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification. <i>Please see submission on additional sheet</i>

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials). <i>Please see submission on additional sheet</i>

Continuation of Form for representations on the
Cairngorms National Park Proposed Local Development Plan

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.

Page 74. Proposals. Housing. H1:

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).

FLOOD RISK. The flood maps on the SEPA web site designate the proposed site as an area at risk of flooding. It also clearly shows that the area could be flooded from more than one source. Due to the recent increase of areas flooded in the UK we understand that the UK Government has issued an instruction that applications to build houses on areas likely to be flood should not be approved. Furthermore, that the authority approving a development that is flooded at a later date will be held responsible. It is our understanding of Health and Safety law that it is our responsibility to inform you that building houses in the area identified as H1 could put lives at serious risk. We are aware of a couple that purchased a house in Pannanich Road and were refused home insurance because the development is on an area at risk of flooding.

RECREATION/COMMUNITY USE. Monaltrie Park is one of the few recreational places for the community. Because of this it is presently used for various events from the Ballater Games to playing football, boules and accommodating a young children's play area. Not only is it too small for all these uses, but clearly not every event should be used on the same area, as they can have an adverse effect on the ground thereby creating a dangerous platform for other sports. Grampian Police have stated that the most frequent incidents they are called to in Ballater are reports of youths causing annoyance. We believe that in the majority of cases it is as a result of the youths being bored and having no recreational facilities. Therefore, this should be given a much higher profile in the Cairngorms National Park Local Plan than it has. It would make considerable sense to use the H1 area to increase the recreational facilities, including a football pitch and car parking, particularly for the Ballater Games.

HOUSING. The Local Plan allows for 50 units. With land adjacent to the site released to consolidate the development with the village, should future needs require. We strongly believe that there is no requirement of the community for these units. The real requirement of Ballater residents is for affordable housing for youngsters after leaving home. At the last count there were 250 second/holiday homes in Ballater. The main reason house prices have increased in Ballater and making them so unaffordable is the considerable increase in second homes and property brought for holiday lets. If this were controlled there would be no need for this proposed development. There is no method of raising the funds to achieve the supply of affordable housing.

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

a. **Removal of the proposal for housing in H1 in total.
(The Ballater Golf Club recently hosted the world one armed golf championship. I spoke to one of the contestants in passing one day just saying a nice day for you. His reply I believe summarizes Ballater, that was: "Another perfect day in paradise." Please do not destroy 'PARADISE' by persisting with the H1 development.)**

b. **Increase and development of Monaltrie Park for recreational facilities.**

c. **Introduction of method to raise funds for the supply of affordable housing. It is suggested that a community organization such as BRD could be funded from an increase of council tax for second homes which should be ring fenced for this purpose.**




Official Use Only
Reference:
Objection No:

Form for representations on the Cairngorms National Park Proposed Local Development Plan

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Please use this form to state clearly the modification/s you would like to see made to the Plan. You should include the proposal/policy or paragraph reference where appropriate. Please use a separate form for each representation.

1. Name MRS LINDA FORMAN
Address 
Telephone 0

2. If you are representing a third party, please give their details.
Name
Address N/A
Postcode
Telephone Email

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

Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.
H1-5D HOUSES PROPOSED FOR THIS SITE (BALLATER VILLAGES)

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).

- o BALLATER REQUIRES ONLY LOW COST HOUSES FOR LOW WAGE EARNERS TO BE BUILT AT VARIOUS SITES THROUGHOUT THE VILLAGE - NOT ALL IN ONE AREA AS SUGGESTED ON THE H1 PLAN.
- o IN THE PAST HOUSE BUILDERS HAVE THE REPUTATION OF PAYING A MONETARY FINE RATHER THAN BUILD LOW COST HOUSES. (L.C. HOUSES ARE NOT PROFITABLE)
- o I PERSONALLY DO NOT BELIEVE THAT THE BUILDERS WILL

4. Continued

STOP AT 50 HOUSES. WHEN THE INFRASTRUCTURE WILL PUT IN PLACE THEY WILL LOOK AT THE BIGGER PICTURES AND BE -
PARK YOU KNOW IT THE NUMBER OF HOUSES WILL INCREASE CONSIDERABLY.

THIS PROPOSAL HAS BEEN REJECTED BY A LARGE NUMBER OF BALLATER RESIDENTS. WHY ARE THEIR OPINIONS NOT BEEN RESPECTED AND TAKEN SERIOUSLY - IT SMACKS OF BULLYING TACTICS?!

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

AS SUGGESTED BEFORE LOW COST HOUSING FOR YOUNG AND LOW PAID WORKERS WHO WISH TO RESIDE IN BALLATER ~~AND~~ ^{WOULD} CONTRIBUTE TO THE ^{RUNNING OF THE} COMMUNITY. LC HOUSES COULD BE BUILT AT VARIOUS EMPTY LOCATIONS THROUGHOUT THE VILLAGE THEREFORE IT WOULD NOT TURN INTO YET ANOTHER EMPTY HOLIDAY HOUSING AREA!

Please return all completed forms to:

FREEPOST (RSHS-BHKL-KXHS)
Cairngorms National Park Authority
Albert Memorial Hall, Station Square
Ballater
AB35 5QB

Or email: localplan@cairngorms.co.uk

Forms should be returned no later than 4pm, Friday 5 July 2013.

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

If you have any queries regarding completion of the comments form, or require further assistance, please contact the Development Plan team at the CNPA Ballater office:
Tel: 013397 53601 Email: localplan@cairngorms.co.uk

www.cairngorms.co.uk

Charlotte Milburn

From: Michael Forman [REDACTED]
Sent: 05 July 2013 09:22
To: Local Plan
Subject: Proposed Ballater Local Plan

Follow Up Flag: Follow up
Flag Status: Completed

Please find below my comments regarding the proposed local plan for Ballater.

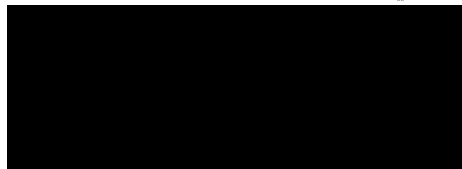
With regard to the proposed house building (H1), I would like to point out that there is no need for more private housing in Ballater as there are presently over 40 properties of varying prices for sale in the Ballater area. If private housing was built in this area(H1) it would become another ghost complex, comprising of seldom used holiday homes, benefitting no-one but the developer who built them. What Ballater needs is some low cost housing and employment in the area to attract and retain young families. My preferred option for this would be to build small developments in the village with housing association involvement.

The only beneficiaries of this proposed development (H1) would be the land owner and builder.

Mr M Forman
[REDACTED]



Alec 11/7 e-mail



Local Dev Plan Response
CNPA
Albert Memorial hall
Station Square
Ballater
AB35 5QB

Cairngorms National
Park Authority
05 JUL 2013
RECEIVED

Our Ref: DV01-009394

4 July 2013

Dear Sirs,

CNPA Local Plan Consultation Response

RES is one of the world's leading independent renewable energy developers with operations across Europe, North America and Asia-Pacific. RES, a British company, has been at the forefront of wind energy development since the 1970s and has developed and/or built more than 90 wind farms (5GW of wind energy capacity worldwide) including approximately 10% of the UK's wind energy. This includes seven wind farms in Scotland with a total generation capacity of more than 120 MW. In 2013, RES completed construction at Meikle Carew Wind Farm in Aberdeenshire and opened both Hill of Towie Wind Farm in Moray and Kelburn Wind Farm in North Ayrshire in 2012

RES is an influential market leader with strong environmental, engineering and commercial credentials and has actively engaged in supporting the development of the renewable energy sector in the UK and abroad. Engaging with stakeholders, statutory authorities and policy makers is an important part of RES's business model both at a project and a national level. We therefore welcome the opportunity to provide comments on the draft Cairngorm National Park Local Development Plan (CNPA LDP).

Our comments are as follow:

Special Qualities of Park

Developers are asked to include an assessment of the *effects of the proposal on the Special Landscape Qualities* of the particular area of the Park to potentially be impacted and that those special landscape qualities should be clearly listed and explained. The consultation draft of the Local Development Plan (LDP) doesn't say what the Special Qualities for the Park are, nor does it refer to another document saying what they are, it just says that they should be preserved/respected/considered/enhanced etc. The LDP should refer to the Partnership Plan (where the Special Qualities are defined), rather than having the reference in the separate Supplementary Guidance.



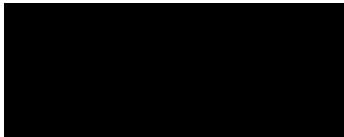
Buffer around existing designated Park

Whilst there is no explicit mention of applying a buffer to the National Park designation it is important that it is explicit that no buffers should be applied in the processing of planning applications outside the NP boundary. It is an important principle in planning that no buffers should exist on the periphery of existing designations i.e. National Park. The very nature of the National Park designation means that the periphery of the Park is of a lower quality than the core National Scenic Area (NSA), therefore the most valued landscapes within the Park boundary are inherently buffered by the wider National Park boundary itself. Paragraph 190 of SPP advises that "*Planning Authorities should not impose additional zones of protection around areas designated for their landscape or natural heritage value*". To that end RES would suggest that paragraph 8.5 of the LDP should be amended where it states '*... large scale commercial wind turbines are not compatible with the special qualities of the National Park and are not considered to be appropriate ... where outside the Park they affect its landscape setting,*' such that 'landscape setting' is changed to 'special qualities', in this way it will be clear that the elements the Park wishes to protect are the special qualities, rather than the surrounding setting itself.

If you require any further information regarding the above points please do not hesitate to contact me at the above address.

I look forward to hearing from you soon to confirm successful receipt of this letter.

Yours faithfully,



Alan Macintyre

Senior Project Manager



Charlotte Milburn

From: Karen Major
Sent: 05 July 2013 10:57
To: Local Plan
Subject: FW: New Planning Enquiry

Follow Up Flag: Follow up
Flag Status: Completed

Karen Major
Development Planning Manager

Cairngorms National Park Authority
Ground Floor, Albert Memorial Hall
Station Square
Ballater, AB35 5QB

Direct Dial: 013397 53602
Main Switchboard: 013397 53601
Fax: 013397 55334

www.cairngorms.co.uk

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From: Pip Mackie **On Behalf Of** Planning
Sent: 05 July 2013 10:12
To: Karen Major
Cc: Charlotte Milburn
Subject: FW: New Planning Enquiry

From: planning@cairngorms.co.uk [<mailto:planning@cairngorms.co.uk>]
Sent: 05 July 2013 01:37
To: Planning
Subject: New Planning Enquiry

A new enquiry has been submitted using the online enquiry form.

Enquiry: Dear Sir, 04/07/2013 With reference to the recent drop in meeting in Carr-Bridge village hall to discuss the proposed housing development in our village. There was no comment forms left and your website was inaccessible so I apologise if this has been sent to the wrong department please reroute.! I am one of the many residents who strongly oppose this development apart from the obvious problems of the access road and the amount of traffic the new houses will produce. The disruption to the village and residents who live close by will be with us for years. If there is a need for affordable housing in the area this is no reason to build another 72 houses which may not be affordable to locals and many of which could become second/ holiday homes. This maybe good for the local economy but already a large percentage of

houses in Carr-Bridge are holiday homes which makes it difficult for the average family living and working in the area able to buy a family home they can afford. Affordable housing only works if its close to affordable living, in my experience they may be built inexpensivey but the running costs go through the roof.! Not far from the proposed affordable housing site is a derelict hotel (privately owned but for sale) lying empty for the last twenty years at least "an eye sore" (I'm certain every village has one) why is this allowed ? surely the owner has a responsablity couldnt this be developed instead of digging up another part of the countryside ? We can't forget the wild life that will suffer and the habitation that will be harmed and take years to recover We should not be filling up our national parks with housing but preserving them making them safe for the wildlife that should live here.

From: Gillian Campbell

Email: 

Charlotte Milburn

From: David Cobban [REDACTED]
Sent: 05 July 2013 10:49
To: Local Plan
Subject: Cairngorms National Park - Proposed Local Development Plan

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sirs

I wish to make representations in respect of proposals in the New Local Plan for residential expansion at Ballater, and wish to record my concerns over such plans.

Ballater is a very unique and historic Royal Burgh, and it's Architectural outlook is a significant part of the warm and rich "village life & heritage" atmosphere that has made it, in my view, one of the best villages in the North East.

It is with considerable concern that I note the intention to zone the areas adjacent to the old railway line on the approach to Ballater with more new homes. This area of approach is one of natural beauty and it shapes the outline of the village, setting the tone for what lies in it's heart, a truly "village green" atmosphere. I feel that the more recent homes already built on the outskirts are fairly bland and un-interesting, and I feel that expansion of such sites will be highly detrimental to the whole village ethos. It will also significantly impact on the natural beauty and peacefulness of the old railway line, which is a hugely popular area for walking and cycling by both locals and visitors alike. My fear is that new development along this route will deter people from its use, and these are people that bring prosperity to the village.

In general terms, I feel that the plans for Ballater need a lot more careful consideration, I would not wish to see the current proposals progress further without far more careful thought to retaining the unique aspect of the Village and it's approaches, the amenity of the open spaces around the village and the historic feel of this very special place.

Regards

David G. Cobban
[REDACTED]

Official Use Only

Reference:

Objection No:

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Please use this form to state clearly the modification/s you would like to see made to the Plan. You should include the proposal/policy or paragraph reference where appropriate. Please use a separate form for each representation.

1. Name Springfield Properties PLC

Address

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]k

2. If you are representing a third party, please give their details.

Name

.....

Address

.....

.....

..... Postcode

Telephone

..... Email

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

Own

Agent

3. New Housing Development.

4. Supporting Economic Growth.

14. An Camas Mor.

General Format / Content

Springfield Properties PLC broadly welcomes the approach taken by the CNPA in the production of this Proposed Local Development Plan. There are however some key areas which we and our partners in the delivery of An Camas Mor would wish to see amended in chapters 3, 4 and 14.

Springfield Properties PLC fully supports the content of those other representations made on behalf of An Camas Mor LLP and endorses the alterations being sought to the proposed plan within these.

We would ask that recognition is given to the large body of work already undertaken to get An Camas Mor to the stage it is at and in particular the status the site currently has with

PPP pending.

Specifically we endorse those changes being sought by our An Camas Mor partners as outlined in their submissions. As a suggestion it would be worthwhile reviewing the text (in plain English terms) general format and use of language within the entire document to make it more concise.

Please return all completed forms to:

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Cairngorms National Park Authority
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Ballater
AB35 5QB

Or email: localplan@cairngorms.co.uk

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www.cairngorms.co.uk

Data Protection

Details provided will only be used for purposes associated with the Local Development Plan. You may request to see personal information held by the CNPA at any time. Information will be shared with the Scottish Government Department of Planning and Environmental Appeals and may be published on our website. We will not publish address details but may publish the name of the person who has completed the form. By completing and submitting the form, you are consenting to the above.

**Cairngorms National Park
Proposed Local Development Plan
(Consultation April – July 2013)**

Objection

Subject: 6.17 The Precautionary Principle,

6.17 The precautionary principle will be applied where the impacts of a proposed development on internationally and nationally significant landscapes or natural heritage resources are uncertain but there is sound evidence for believing that significant irreversible damage could occur. Where the precautionary principle is justified, modifications to the proposal which would eliminate the risk of irreversible damage should be considered. The precautionary principle will not be used to impede development unnecessarily. Where the development is constrained on the grounds of uncertainty, the potential for research, surveys or assessments to remove or reduce uncertainty should be considered.

Name: Rothiemurchus Estate, [REDACTED]

Agent: John Grant of Rothiemurchus, as above. To whom all correspondence should be addressed.

Objection

To avoid confusion it should be explained that this principle has different legal meaning according to whether it is

- a) applied to a Natura interest that may affect the integrity of a Natura interest and follows the Habitat Regulations or
- b) being used for non Natura purposes and follows the National Parks (Scotland) Act.

During the passage of the National Parks (Scotland) Bill 2000 The Parliament debated the precautionary principle at length and the meaning as it applies to National Parks is clearly interpreted in the legislation in Section 9. If there is any doubt about what this means it is clarified in the Minister's statement at stage 2 of the bill.

Policy to be applied to Natura sites is set out in the Habitat Regulations, case law and for Scotland in the SNH Tyldesley Advice note: other decision making must accord with The National Parks (Scotland) Act: the tests are different.

This plan cannot change the Habitat Regulations.

This objection is therefore separated into:

1. Natura Decision Making

The application of the precautionary principle in respect of Natura decision making is covered in the Habitat Regulations and SNH advice; attempt to interpret this further will only cause confusion.

For example

In respect of meeting the Habitat Regulations the test as drafted "there is sound evidence that significant irreversible damage could occur" is too lenient. SNH advice

(<http://www.snh.gov.uk/docs/B1116296.pdf>) indicates that before approving a plan or proposal the Authority must be satisfied, on the basis of the plan or proposal as outlined in the application and in combination with other proposals, and beyond reasonable scientific doubt, that there will be no effect on the integrity of any Natura site; and that conditions may not be used simply to delay consideration of the effect of the plan or proposal.

2. Non Natura decision making

The Precautionary Principle for non Natura decision making is explained by the Minister's statement at stage 2 of the National Parks (Scotland) Bill: see below, reference is at

Link at <http://archive.scottish.parliament.uk/business/committees/historic/x-rural/or-00/ra00-1802.htm>

Minister's statement

"We have come to the heart of the bill. Getting this part of it right will be critical to the success of the bill. At the heart of the Sandford (precautionary) principle are concerns about safeguards and balance. We debated the aims of national parks last week. Those aims have been the subject of intense discussion in the potential national park authority areas. Local community groups and other interested groups have gone over every single word with a fine-toothed comb. It is right that that has happened—getting the aims of the parks right is critical. We have clarified and strengthened the aims and we are much clearer about what they will mean in practice. However, one of the critical elements of the aims is that they must operate together in a co-ordinated and integrated way. We do not regard the aims as polar opposites. One of the challenges of the national parks is to integrate those important aims and we must reach agreement in a co-ordinated way".

We believe that the Minister's explanation should be recognised as being at the heart of decision making; it is the central factor that enables Scotland to lead the way in effective management of protected areas worldwide. Operating the aims together is critical to success; the alternatives of blanket zoning, exclusion and winners and losers are contrary to our culture and just would not work.

Proposed Change

Delete existing and insert

One of the challenges of the national parks is to integrate and co-ordinate the aims: we do not regard the aims as polar opposites; they are mutually supportive and must operate together.

The precautionary principle will be applied where the impacts of a proposed development on the integrity of internationally and nationally significant landscapes or natural heritage resources are uncertain but there is sound evidence for believing that significant irreversible damage could occur. Where the precautionary principle is justified, modifications to the proposal which would eliminate the risk of irreversible damage should be considered. The precautionary principle will not be used to impede development unnecessarily. Where the development is constrained on the grounds of uncertainty, the potential for research, surveys or assessments to remove or reduce uncertainty should be considered so that the aims operate together in a co-ordinated and integrated way

The Precautionary Principle in respect of Natura Interests is covered by the Habitat Regulations. If in the view of SNH or the Authority there is a likelihood of a plan or proposal affecting the integrity of a Natura interest, decision making must comply with the Habitat Regulations. Guidance for this is provided by

SNH, HABITATS REGULATIONS APPRAISAL OF PLANS, GUIDANCE FOR PLAN-MAKING BODIES IN SCOTLAND VERSION 2.0, AUGUST 2012

Ref <http://www.snh.gov.uk/docs/B1116296.pdf>

ENDS

Cairngorms National Park Proposed Local Development Plan (Consultation April – July 2013)

Objection

1.23 The strategy diagram (Figure 3, see p12)

shows where we want development to be focused over the next 20 years. New housing will be focussed on settlements identified in the Plan, including the new settlement of An Camas Mòr. Land for economic growth is also shown in the diagram. These sites indicate where opportunities for investment exist during the plan period. The remaining areas of the Park are identified as important for land management, recreation, landscape, wildness and nature conservation. Within these areas, development should support the delivery of these multiple benefits

Name: Rothiemurchus Estate, [REDACTED]
[REDACTED]

Agent: John Grant of Rothiemurchus, as above. To whom all correspondence should be addressed.

Summary of Objection

The meaning of this diagram was clarified by CNPA, Karen Major, at the Aviemore and Vicinity Community Council LDP meeting on 12 May 2013. It was explained that the purpose is to indicate where most development is likely to take place and is not an attempt at zoning. The last two sentences suggest that there are areas in which different aims take priority as if they are polar opposites; this is contrary to the Minister's statement at stage 2 of the passage of the Act,

"...However, one of the critical elements of the aims is that they must operate together in a co-ordinated and integrated way. We do not regard the aims as polar opposites. One of the challenges of the national parks is to integrate those important aims and we must reach agreement in a co-ordinated way". Link at <http://archive.scottish.parliament.uk/business/committees/historic/x-rural/or-00/ra00-1802.htm>

It may appear that within the economic growth focus areas that there is a lighter emphasis on the need to take all four aims together and potential investors could believe that there is a presumption against development outside the main areas identified for development. As it is written, especially with its priority placement in the plan, it could cause confusion, discourage investment in appropriate development out with the economic focus areas and lead to misunderstanding about the need to take all four aims together within,

Proposed Change

Proposal; delete the word "want" and the last two sentences.

This plan shows where development is likely to be focused over the next 20 years. New housing will be focussed on settlements identified in the Plan, including the new settlement of An Camas Mòr. Land for economic growth is also shown in the diagram. These sites indicate where opportunities for investment exist during the plan period.

ENDS

**Cairngorms National Park
Proposed Local Development Plan
(Consultation April – July 2013)**

**Objection
Evidence Report**

4.0 Tourism and leisure development

Development which enhances formal and informal recreation and leisure facilities; tourism and leisure based business activities and attractions; tourism and leisure related infrastructure including accommodation; improved opportunities for responsible outdoor access and through improved levels of open space; will be supported where:

- a) it has no adverse environmental impacts on the site or neighbouring areas; and*
- b) it makes a positive contribution to the experience of visitors; and*
- c) it adds to or extends the core tourist season.*

Name: Rothiemurchus Estate, [REDACTED]

Agent: John Grant of Rothiemurchus, as above. To whom all correspondence should be addressed.

Summary of Objection

- a) No adverse impact is very restrictive indeed and this point is covered elsewhere in the plan. (perhaps no adverse impacts on the integrity of?)
- b) What tourism proposal would not make some contribution in this way? This is a very loose statement.
- c) What matters to the economy and community and business is filling the shoulder and off seasons; increasing capacity for the core (peak?) season only is not sustainable and would be contrary to the Sustainable Tourism Strategy.

Reason; as written proposals that would undermine the CNPA sustainable tourism strategy could be permitted and so this should be replaced with a test that requires support for that and for applicants to consider and commit to their proposal together with other interests in a co-ordinated way.

Proposed Change

Replace a,b and c with

- a) it supports the four aims of the Park in a co-ordinated way
- b) it makes a positive contribution to the CNPA Sustainable Tourism Strategy

ENDS

Cairngorms National Park Proposed Local Development Plan (Consultation April – July 2013)

Objection

**Subject: 14.7 Delivery, An Camas Mòr,
Draft Policy**

14.7 An Camas Mòr will show how private and public investment and a range of small and large developers will consistently work together when the land is no longer in one ownership, over all phases of the development, to create a new community with a distinct and cohesive identity and sense of place. It will demonstrate how the scale of growth is linked to social development of the new community.

Name: Rothiemurchus Estate, [REDACTED]
[REDACTED]

Agent: John Grant of Rothiemurchus, as above. To whom all correspondence should be addressed.

Summary of Objection.

Rothiemurchus Estate, as an employer of 50 staff (45 f.t.e.) and with 50 others working in partner/tenanted businesses, and responsible for more than 8,000 Ha of land with Natura designations supports the delivery but believes that the Local Development Plan must also take responsibility for delivery and not leave it to the developer alone: it is the only proposal including a proportion of affordable homes that can solve the long term housing needs for the Aviemore sustainable transport area. It can also provide space for business and jobs and community facilities.

Full Grounds of Supporting Representation

The proposal is supported because it is believed that by being innovative and working with public authorities it should be possible to solve the long standing issue in the Aviemore bike/walk/public transport that suit those on split shifts working early am and to midnight to work area of finding affordable solutions for people in local jobs, premises for new and relocating businesses and space for community facilities. This is most recently documented in the CNPA paper on Housing demand at An Camas Mòr circulated to Rothiemurchus Estate by CNPA on 8.5.2013 as follows:

Assessing demand for the proposed affordable housing options at ACM

This paper summarises, in turn, each of the available pieces of evidence we have at the moment (May 2013) for the level of the demand for, and the likely uptake of, the affordable housing options on offer in the first phase of the proposed An Camas Mor development. It will comprise 200 houses, including 30 for social rented (ie housing association or Council rent) units + another 50 for mid market rent - but with a requirement to purchase within 10 years.*

- **Latest Highland Council and HA waiting list (CHR) figures**
THC's Common Housing Register(CHR) shows that 235 households have currently registered their 'first choice' demand for a house in Aviemore. The 'all choices' demand list for Aviemore stands at 554 households. The number of re-lets of Council or Housing Association rented houses in Aviemore averages between 40 and 50 a year.
- **Latest LIFT scheme waiting list figures**
Albyn Enterprise's manager of the LIFT shared equity scheme in the Highlands reports that all of Cairn HA's 20 LIFT properties in its recent Aviemore resort development have now been sold. In addition, there are currently 16 applications on the LIFT waiting list for Aviemore and that, without any advertising, 3-4 enquiries a month are coming in from people in Aviemore seeking information about affordable homes.
- **HSCHT's survey findings (Jan 2013)**

The HSCHT postal questionnaire survey was targeted at Council, HA tenants and CHR applicants living in Aviemore and neighbouring villages. 122 responses were received and 41 of these asked for their details to be shared with the ACM developer.

On the basis of the income affordability + tenure preference details which respondents gave, HSCHT found that : all could afford Council or HA rented housing, 41 could afford mid-market (m/m) rented housing, 10 could afford mm with the option to buy and that most of those (61) who expressed an interest in the 'New Supply Shared Equity Scheme with Developers' would be eligible for it, with this option assessed as a financially realistic option for at least 20 of them.

HSCHT also found that 75% of the 100 respondents who answered the question indicated that they did not have access to capital for a mortgage deposit although 19 of the 25 who could raise a deposit were 'very interested' in m/m rent with the option to buy.

- **Rettie's on-line questionnaire findings (Feb 2013)**

The Rettie's questionnaire, carried out over the winter, found that 47 out of 56 respondents offering information on income could afford a target m/m rent of around £400 a month (for a 2-bedroom house and that 22 could afford the £450+ rent level required for a 3-bed. house. A follow up questionnaire found that 13 of the 17 respondents (76%) would be looking to buy their mm properties in the future.

- **Springfield's web site enquiries (May 2013)**

Springfield have had 58 enquirers to date of whom 96% would like to be contacted when further info is available. 45 are interested in buying a home, 16 in m/m renting and 28 in plot purchase. 9 respondents are interested in buying a home with associated work space

- **Employment related housing needs**

Recent information provided by 5 larger local private sector employers (BSW, Hilton Hotel, Cairngorm Brewery, Wilderness Scotland and Rothiemurchus Estate) shows that all have experienced business development constraints arising from the difficulty that new employees face in finding suitable housing for themselves and their families locally. Local Estate Agents also highlight a consistent level of demand from incoming key workers eg teachers, emergency service staff etc.

- **Aviemore house sales and lettings : local Estate Agent experience**

I have met recently with both of the Aviemore-based Estate Agents (Highland Property Services and Allan Munro Lettings/ReMax Aviemore) to discuss the local housing market. Their very experienced staff advise that the Aviemore market is unique within Badenoch & Strathspey (B&S) – much more consistently busy, robust and less affected by the recession than elsewhere in the strath. Although the sales market is operating at only half of its pre-recession peak (though showing signs of picking up) the lettings market has been unaffected and "is the best it's ever been". Between them they factor/let about 125 properties in Aviemore at rents averaging between £400 to £450 a month for 1-bed properties, £480 to £550 for 2-beds. And £520 to £600+ for 3 bed properties. Moreover, many other houses and flats are being let out directly by their owners (the size of the Aviemore private rented market will become clearer when the 2011 Census Small Area stats are published later this year).

- **House sizes – comparative demand**

Of Springfield's enquirers 25% are interested in buying a 2-bedroomed property, 31% a 3-bed and 15% a 4-bed. Rettie's responses show 50% for 2-beds, 37% for 3 beds and 5% for 4 bedrooms or more. The CHR (Aviemore first choice) stats show 65% of applicants seek 1-bedroomed properties, 24% 2 beds and 8% 3 bedrooms. The LIFT demand is mainly for 2-bedroomed properties (split 40:60 between flats and houses)

- **The new build market supply and demand context for Aviemore**

Aviemore's rapid and continuing growth over many years has been sustained in part by substantial levels of public investment in affordable housing – 205 in the last 10 years of which 38% have been for various forms of low cost home ownership with remaining 62% for rent. At least as many new private houses have also been built and bought. Demand for both publicly and privately subsidised new housing remains strong.

- **Other evidence and considerations re demand**

The levels of demand indicated above are all likely to be conservative estimates : the CHR list is more than twice the size when widened out to include the rest of B&S ; the HSCHT, Rettie and Springfield surveys all had restricted target groups ; and the email addresses provided by the aggregated survey respondents show that there are at least 89 separate households who could afford the m/m option. The Estate Agents seem confident that there would be little difficulty in attracting enough 'good' tenants for the 50 m/m houses - provided the houses offered are better quality, cheaper to heat than the alternatives (from which "some would undoubtedly move") and have competitive rents . They also identified a frustrated local market from young working households who would welcome the chance to

become first time buyers of a good quality but still affordable product – though they identify some risks (see below).

- **Conclusion and risk analysis**

All the available evidence points to the conclusion that there will be a high enough level of demand for the mix of affordable housing proposed for the first phase of the ACM development i.e. 80 houses of which 30 would be a mix of social rented and shared equity houses provided by Albyn housing Society and 50 would be for m/m rent.

Nevertheless, a risk arises from the requirement for the m/m renters to buy their properties within 10 years – the risk being that that their projected financial circumstances may, over time, take a turn for the worse and they will find themselves unable to afford to sustain a mortgage or raise the deposit or both. In this event the tenants would be required to give up their tenancies and find somewhere else to live. This outcome could cause hardship to the households concerned and reputational damage to those bodies which have backed this form of tenure. However, this risk – and the lesser risk of not being able to find takers for the 50 m/m properties - would be mitigated by a) careful marketing and b) adopting the fallback position which the developers have recently stated that they would consider, namely :

1. “In the event of weak rentals or voids
 - a) Rents would be lowered to drive cash flow or debt
 - b) The promoters would have the ability and motivation to supplement rent shortfall to pay interest – otherwise they will lose their equity
 - c) Interest roll-ups might be agreed (as has already happened in some national Housing Trust initiatives) to take account of anomalies
 - d) Rolled up interest would be charged against the equity in the house”
2. “Repayment of the loan principal
 - a) Ultimately, the houses would have to be sold for less than £107k in 10 years time for the principal of the loan to be under threat
 - b) In other transactions, the local authority and partner housing associations have viewed this as, in essence, an opportunity to buy housing units at a fixed price of £107k in up to 10 years time. Should this situation arise, most have taken the view that it would not be an unattractive position in its own right”.

**Di Alexander, CNPA’s Affordable Housing Officer, was asked to produce this paper following a meeting of THC, Albyn HS, Rettie, Springfield and CNPA reps on 8th May 2013. Revised and final version circulated 28th May.*

Subject to the planning process work is expected to start in the spring of 2015 and the timing of An Camas Mòr is outlined in the Local Plan 1997 as being in the ten years starting 2005 and in the CNPA Local Plan 2010-15 not before 2015 and there is commitment to it in the Park Partnership Plan 2012-17 at the five year outcome 1.2 as follows:

- “ Policy 1.2 Enable sustainable patterns of settlement growth, infrastructure and communications by:
- a) consolidating the role of the existing main settlements of Aviemore, Ballater, Grantown-on-Spey, Kingussie and Newtonmore, as well as a new community at An Camas Mòr, as the most sustainable places for future growth and the focus for housing land supply while maintaining the integrity of designated sites;”

As a Scottish Sustainable Communities Initiative Exemplar, An Camas Mòr proposal is very ambitious, especially in terms of the proportion of affordable housing, with considerable off site work proposed start up is sensitive to economic conditions. For two years there has been a willing landowner and developer and for funding affordable housing there has been an unprecedented exceptional period of funds available at low interest rates: these continued to be favourable in June 2013: the end of this period is certain and the timing is not predictable but likely to be sudden and could come from a wide range of causes.

Proposed Change

Add a sentence to the current draft as follows:

Cairngorms National Park Authority will work with public sector partners, the community and developers to consolidate An Camas Mòr in the time period that delivers the outcomes of the Park Partnership Plan 2012-2017.

ENDS

**Cairngorms National Park
Proposed Local Development Plan
(Consultation April – July 2013)**

Support

Subject: 14.24 Linkages and Connections; An Camas Mòr

Relationship with Aviemore – An Camas Mòr will be a community in its own right, but by virtue of its location, it will have a special relationship with Aviemore. Many of the services used by residents of the community will be in Aviemore and over time this will be reciprocated. There is a longstanding expectation locally, that the land on either side of the River Spey should be made available as a resource for the Aviemore and An Camas Mòr communities for recreation and leisure with potential, inter alia, for sports facilities, playing fields, paths, woodland, and allotments. Various parties are currently active in pursuing the realisation of this aspiration. Fundamental to its delivery is a new foot/cycle bridge across the River Spey with a path directly linking central Aviemore and An Camas Mòr to ensure that the communities are true partners. The masterplan for An Camas Mòr will be expected to acknowledge this objective and demonstrate how An Camas Mòr, with other parties, will directly contribute to its delivery.

Name: Rothiemurchus Estate, [REDACTED]

Agent: John Grant of Rothiemurchus, as above. To whom all correspondence should be addressed.

Supporting Representation

Please note that this accords with the 1997 Local Plan for Badenoch and Strathspey under which the application for permission was determined on 11 June 2010; this can be referenced in the LP 1997 under Community, Village Park on page 54 and on page 52 ...network of ...paths....under Cambusmore.

The Traffic Impact Assessment that accompanied the application for An Camas Mòr that was determined on 11 June 2010 concluded that the off road connections for the first periods should be by the direct route to the South connecting with the Aviemore to Glenmore Off Road Route at Inverdrue and thence by the existing River Spey path/bridge into Aviemore via Dalfaber Road; also from the beginning there should be a regular bus service to Aviemore.

Proposed Change

None

ENDS

**Cairngorms National Park
Proposed Local Development Plan
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Objection

Subject: 33 Plan of Inverdrue and Coylum Bridge.

Name: Rothiemurchus Estate, [REDACTED]

Agent: John Grant of Rothiemurchus, as above. To whom all correspondence should be addressed.

Summary of Objection

**LDP 33
Inverdrue and Coylumbridge**

It is noted that the settlement boundary passes through the middle of the Rothiemurchus Camping and Caravan Park. It should be noted that this park is critical for the protection of the Cairngorms SPA and SAC as it provides an area for camping for backpackers heading for the Cairngorms massif. It also takes camper vans and provides waste download facilities for them and those who are passing by reducing the incidence of pollution in the area and meeting visitor expectations.

Proposed Change

Amend the community area boundary to encompass the South section of the Caravan and Camping Park and the adjacent grounds of Lairig Ghru Cottage (derelict) up to the boundary with the SSSI.

ENDS

**Cairngorms National Park
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Objection

Evidence Report

Subject: 25. Assessment of Proposed Allocations Table

Ecology Survey information	Amber
Landscape information	Amber
Risk of flooding	Amber

Name: Rothiemurchus Estate, [REDACTED]
[REDACTED]

Agent: John Grant of Rothiemurchus, as above. To whom all correspondence should be addressed.

Summary of Objection

Refer to the 11 June 2010 CNPA papers for the determination of An Camas Mòr.

Ecology

The application for permission for An Camas Mòr was determined on 11 June 2010 on the basis of an indicative plan, block plan, strategies and other supporting information. The EIA and the Appropriate Assessment concluded that there would be no adverse impact on the integrity of any Natura sites. Providing the detailed plans are within the parameters set by these there is no doubt about meeting the Natura requirements and conditions are in place to ensure no significant adverse impacts on the integrity of local interests.

Landscape

Similarly, the application included landscape and visual assessments carried out with the full knowledge and inclusion of CNPA officers. The determination includes terms of approval that enables adjustment for landscape and visual impacts at the Masterplan stage and future reviews. The development may be delayed or reduced in number beyond 600 homes that is beyond the period of this plan; leaving no doubt that any landscape impact is acceptable for the period of the plan..

Flood

Similarly the flood risk was assessed; no part of the development area shown on the LDP draft plan for An Camas Mòr is subject to flooding, however the proposed access road crosses the flood plain and River Druie over a distance of between 150 and 200 metres so the detailed road design must include a flood water retention pond to compensate for the loss of flood plain. This must be included as part of the detail of the road within the red line boundary of the proposal. Reference to FRA is

Proposed Change

The chart should be changed so that it shows recognition of the proposal for An Camas Mòr, the EIA and the CNPA 11 June 2010 determination.

Ecological Survey and Landscape information should be “green”.

Risk of flooding should be “green”.

ENDS

Cairngorms National Park Proposed Local Development Plan

(Consultation April – July 2013)

Support

Habitats Regulations Appraisal

Appendix 2 page 103

Name: Rothiemurchus Estate, [REDACTED]
[REDACTED]

Agent: John Grant of Rothiemurchus, as above. To whom all correspondence should be addressed.

Summary of Representation

Appendix 2 page 103

It is relevant to note that the independent EIA and CNPA Habitat Regulations Assessment carried out for An Camas Mòr and determined in June 2010 concluded that there would be no adverse effect on the integrity of Natura sites from the proposal.

Also see

In respect of An Camas Mòr refer to Paragraph 281 and 282 of CNPA Paper 1, June 2010 for the determination of An Camas Mòr

<http://cairngorms.co.uk/resource/docs/boardpapers/11062010/CNPA.Paper.3614.Planning%20Committee.Paper.1.An.Cama.pdf>

281. An Appropriate Assessment has been carried out in respect of the River Spey Special Area of Conservation and Tributary River Druie. This identified potential impacts on qualifying interests and lists conditions required to ensure adverse effects are avoided.

282. Within this context and with reduction in numbers and the various checks that can be provided by conditions, it is considered that the proposal is acceptable in terms of the various designations and in conserving and enhancing biodiversity within the National Park.

This requires to be updated in respect of new information regarding capercaillie.

Proposed Change

NONE

ENDS

**Cairngorms National Park
Proposed Local Development Plan
(Consultation April – July 2013)**

Support

Subject: Role within the settlement hierarchy, An Camas Mòr,

14.2 The Development of An Camas Mòr

The development of An Camas Mòr forms a strategic part of the overall settlement hierarchy and settlement strategy for the Badenoch and Strathspey part of the Park. While it will take many years to be completed, it will then be a main settlement where larger scale development will be focused.

Name: Rothiemurchus Estate, [REDACTED]

Agent: John Grant of Rothiemurchus, as above. To whom all correspondence should be addressed.

Summary of Support

Rothiemurchus Estate supports the vision for the proposed new community as the sustainable solution for accommodating the social and economic needs of the Aviemore area. Selected as an exemplar by the Scottish Sustainable Communities Initiative it is an ambitious proposal that requires special economic conditions to fund the upfront infrastructure and affordable homes that are required for the first period; conditions for that have been exceptionally supportive since 2011.

Grounds of Support

Cairngorm, Rothiemurchus, Glenmore and Aviemore is the main economic generator and attractor for Badenoch and Strathspey and it is important that its growth is accommodated in a planned way including community facilities for the long term; unlike the earlier Aviemore experience which is characterised by strip development, periods of overcrowding with families living in caravans and other substandard accommodation, quick fix housing solutions, lack of community facilities and space for recreation: a state from which it has yet to fully recover.

The vision for An Camas Mòr came from the Aviemore and Vicinity Community Council 1989 Local Plan consultation and has been supported by it from that inception. It will enable Aviemore to become a sustainable community supporting public services and fit for its position as the largest National Park Community with the River Spey and its parklands at its centre and as the connector to responsible enjoyment of the countryside, not as a barrier.

Since adoption for development in the 1997 Local Plan (in the ten year period from 2005) Rothiemurchus Estate has planned to accommodate the proposal by planting trees as recommended by the reporter, working with the Authorities to prepare the Background Report including environmental studies, assisting with the recruitment and hosting of the design team, providing information for and supporting the full Environmental Impact Assessment and by facilitating the Cairngorms National Park Authority and An Camas Mòr LLP the applicant through the Planning Permission processes.

Rothiemurchus Estate supports the proposal as detailed in the application determined in June 2010 (ref www.ancamasmor.com) and confirms that this supports the four Aims of the Park; the natural and cultural heritage, farming, forestry and other sustainable land use, recreation and learning and the social and economic well being of the rest of the estate as well as the wider community. (The built area is proposed to extend to 75 Ha and the application red line plan includes 27 Ha of surrounding woodland and about 20 Ha of fields and woods; this would be connected to the core path network. Rothiemurchus Estate is over 9,000 Ha).

Rothiemurchus Estate particularly supports the Proposed Masterplan Report and the accompanying information that demonstrates sustainable living in a way that fits with the local culture and landscape. It should be noted that this proposal was selected as one of eleven exemplar sustainable community proposals by the Scottish Government Scottish Sustainable Communities Initiative.

An Camas Mòr has been designed as a walkable community, first choice of transport will be walking and by bus into Aviemore although both cycling and walking will be attractive options. This is achieved by using “new urbanism” design with higher densities and shared streets. One of the advantages of this is that the same population as is in Aviemore has the potential to be accommodated at An Camas Mòr, on less than one third of the overall footprint, reducing the pressure for more land for development where it may not be wanted. The proposal is for it to be completed in 20-30 years, aiming for a build rate that is in line with the ten year annual completion rate for Aviemore of 50 per year.

An Camas Mòr has a long history in the planning process that can be summarised as follows:

1. An Camas Mòr was included in the 1997 Local Plan, The Highland Council Structure Plan and the CNPA Local Plan 2010-15 (to meet housing supply from 2015) and the Park Partnership Plan 2012-17 (to be established as a community in the five year period). Also relevant is the CNPA housing paper at Rothiemurchus Estate submission re the draft LDP on Delivery 14.7.
2. An Camas Mòr proposal was the subject of an EIA which was submitted along with other supporting information as part of the Outline Planning Application in May 2009 (for the papers see <http://www.ancamasmor.com/Pages/Application.html> and <http://cairnngorms.co.uk/park-authority/about-us/meeting-papers/committee-papers/?meetingID=552&typeID=2>)
3. A HRA was carried out by CNPA with advice from SNH and SEPA; it includes assessment of its effects in combination with other proposals in the Local Plan.
4. This was determined by CNPA in June 2010, subject to terms of approval including reaching agreement on a Section 75.
5. The Section 75 agreement is expected to be completed in July 2013 when Planning Permission in Principle will be issued.
6. Albyn Housing Association has applied for a Government loan guarantee to enable 50 mid market rent to buy homes to be built by December 2015 and The Highland Council has indicated that it will provide the loan guaranteed funds and will invest in an additional 30 social affordable in the same period; making 40% affordable for the first period of 200 homes.

Proposed Change

Not sure what is meant by it being a place for larger scale development after it is completed; that is not our perception; delete “then”?)

ENDS

**Cairngorms National Park
Proposed Local Development Plan
(Consultation April – July 2013)**

Objection

Subject: 14.10 An Camas Mòr, Transport A9

4.10 Development of the site will require a detailed transport assessment which should examine the various access issues facing the site, including the impact of the development on the trunk road and local road network, the impact on the nearby rail network, and the need for non motorised access across the Spey to link the community with Aviemore.

Name: Rothiemurchus Estate, [REDACTED]
[REDACTED]

Agent: John Grant of Rothiemurchus, as above. To whom all correspondence should be addressed.

Summary of Objection

Rothiemurchus Estate requires the determination of the Planning Permission in Principle to be recognised in the Plan and specifically recognition that the trunk roads authority confirmed to CNPA in advance of the June 2010 planning determination that a contribution is not required.

Grounds of Objection

The Planning Permission in Principle was determined on 11.6.2010 on the basis of the detailed traffic assessment and there is no requirement from the Trunk roads authority to contribute to the A9.

See the note of the planning committee determination of Planning Permission in Principle for An Camas Mòr on 11.6.2010 paragraph 43, web link

<http://cairngorms.co.uk/resource/docs/boardpapers/11062010/CNPA.Paper.3662.Planning%20Committee.Planning.Mins.1.pdf>

“43. Don McKee presented a paper recommending that the Committee approve the application subject to a Section 75 Legal Agreement and conditions as stated in the report. He advised Members that when the report was issued there was still an outstanding consultation response from Transport Scotland, this had now been received. Due to the information contained within the response, he was advising an amendment to Part A of the report recommendation to remove the 10th Bullet Point - Trunk Roads contribution as required by Transport Scotland.....” Reference page 5 of...

The traffic assessment concluded that there is a need for a regular bus service and the plan provides for an off road route linking An Camas Mòr to Aviemore connecting to the Old Logging Way at the Aviemore electricity substation, Inverdrue.

The terms of approval are subject to a contribution to paths and the funding for a bridge on the foot/cycle path link to Aviemore via River Spey. This is to be a third bridge that connects the two sides of the proposed Community Park see subject 14.24 and provides a shorter off road, but recreational (e.g. no lighting and an unbound surface), route between the communities.

Proposed Change

Replace with

The determination of the Planning Permission in Principle in June 2010 was on the basis of a detailed transport assessment which examined the various access issues facing the site, including the need for a regular bus service, the impact of the development on the trunk road and local road network, the impact on the nearby rail network, and linking to Aviemore by an off road path and cycle route.

The terms of approval require a contribution to paths and the funding for a bridge on the foot/cycle path link to Aviemore via River Spey , the Provision of other foot/cycle paths, the Provision of distributor road before 201 residential units to satisfaction of Highland Council TEC Services including any off site works, upgrading of existing B970 Coylumbridge junction to satisfaction of Highland Council TEC Services including any off site works to serve up 200 residential units, a contribution to improvements to Grampian Road to the satisfaction of the Highland Council TEC Services and a Green Transport Plan with funding for infrastructure involved and provision of an accessible public bus service.

ENDS

**Cairngorms National Park
Proposed Local Development Plan
(Consultation April – July 2013)**

Objection

Subject: 14.15 Appropriate Assessment. An Camas Mòr,

14.15 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:

- *water abstraction*
- *disturbance to otters*
- *pollution and siltation from construction sites*
- *requirement for SUDS*
- *disturbance to capercaillie*
- *pollution from wastewater*

Name: Rothiemurchus Estate, [REDACTED]
[REDACTED]

Agent: John Grant of Rothiemurchus, as above. To whom all correspondence should be addressed.

Grounds of Objection

This proposal has already been determined on the basis of a Habitat Regulations Assessment including an Appropriate Assessment.

The proposal included a scoping report, detailed indicative land use plan, block plan, strategies, EIA, DIA, and other supporting papers including a schedule of environmental commitments and information to inform the Appropriate Assessment; web link at www.ancamasmor.com.

The determination was on 11 June 2010 and is referenced at <http://cairngorms.co.uk/resource/docs/boardpapers/11062010/CNPA.Paper.3614.Planning%20Committee.Paper.1.An.Cama.pdf>

Paper 1 for the determination meeting referenced at <http://cairngorms.co.uk/resource/docs/boardpapers/11062010/CNPA.Paper.3614.Planning%20Committee.Paper.1.An.Cama.pdf> states at:

Paragraph 32

“(SNH) has no objection to the proposed development, but recommends the inclusion of a number of conditions in the event of the granting of planning permission, in order to avoid adverse impacts to designated sites. SNH set out in the response that the advice given is in relation to the implications of

the proposals on designated natural heritage features and European Protected Species, in accordance with the casework agreement which exists between SNH and the CNPA.....”

Paragraph 97 “.....The response from Brindley Consulting also highlights the information to inform appropriate assessment and all discussions which have been undertaken with SNH have led to the conclusion that there would be no effect on the integrity of any European sites.....”

At paragraph 281

“An Appropriate Assessment has been carried out in respect of the River Spey Special Area of Conservation and Tributary River Druie. This identified potential impacts on qualifying interests and lists conditions required to ensure adverse effects are avoided.”

Water is to be supplied by Scottish Water and since the June 2010 determination the infrastructure to supply water to meet the growth of Aviemore including An Camas Mòr has been authorised and constructed.

Reference the EIA schedule of environmental commitments at pages 199-204 and 211-214

<http://www.ancasmor.com/Downloads/Application/Volume%201/Chapter%208/Schedule%20of%20Environmental%20Commitments.pdf> regarding

- disturbance to otters,
- pollution and siltation from construction sites
- requirement for SUDS
- disturbance to capercaillie
- the construction method and timing and associated pollution and siltation,
- the ecological management plan, avoidance of disturbance to wildlife, community involvement, access points, information, interpretation, habitat management etc.
- Waste water treatment is dependent on Scottish Water which supported the application and can make plans for providing the treatment capacity when the Masterplan is approved.

Further detail can be found at

Effect on ecology and nature conservation 7.6 page 137

<http://www.ancasmor.com/Downloads/Application/Volume%201/Chapter%207/Effect%20on%20Ecology%20and%20Nature%20Conservation.pdf>

The summary of effects 7.14 page 195

<http://www.ancasmor.com/Downloads/Application/Volume%201/Chapter%207/Summary%20of%20Effects.pdf>

Ecology and Nature Conservation Section 4

<http://www.ancasmor.com/Downloads/Application/Volume%202/Chapter%209%20Tech%20App%20Ecology%20and%20Nature%20Conservation.pdf>

Pollution from Waste Water, requirement for SUDS

Mitigation this is included in the EIA with An Camas Mòr proposal. See

Effect on hydrology and water quality at

<http://ancasmor.com/Downloads/Application/Volume%201/Chapter%207/Effect%20on%20Hydrology%20and%20Water%20Quality.pdf>

Page 183; 7.11.43

....The mitigation measures would reduce the impact from major to minor/negligible, that is not significant.

Also refer to Paragraph 281 of CNPA Paper 1, June 2010 for the determination of An Camas Mòr at

<http://cairnforums.co.uk/resource/docs/boardpapers/11062010/CNPA.Paper.3614.Planning%20Committee.Paper.1.An.Cama.pdf> (Also quoted above)

“281. An Appropriate Assessment has been carried out in respect of the River Spey Special Area of Conservation and Tributary River Druie. This identified potential impacts on qualifying interests and lists conditions required to ensure adverse effects are avoided.”

It should be noted that SNH advice at the time that there would be no likelihood of significant impact on other SPA and SAC. However the independent EIA team had recognised the likelihood of possible disturbance by the An Camas Mòr population on nearby sites, whether designated or not and included mitigation in respect of recreational management in the proposal for the Ecological Management Plan that is included in the schedule of commitments. It is believed that this aspect is currently being reviewed by SNH in line with new scientific knowledge that confirms the view taken by the An Camas Mòr EIA team.

Proposed change

14.15 An Appropriate Assessment was carried out on the basis of the proposal, EIA and supporting papers and other information used for the CNPA determination of 11 June 2010: due to passage of time this must be updated in advance of issuing the Planning Permission in Principle. Any further applications which exceed the parameters previously provided may require to be subject to further assessment in terms of the Environmental Impact Assessment or Habitat Regulations: in particular consideration would have to be given to any changes which have the potential to impact upon the following:

- disturbance to otters
- pollution and siltation from construction sites
- requirement for SUDS
- disturbance to capercaillie
- pollution from wastewater

ENDS

**Cairngorms National Park
Proposed Local Development Plan
(Consultation April – July 2013)**

Objection

Subject: 14.21 Flood Risk, An Camas Mòr

Flood risk

14.21 A flood risk assessment has shown part of the site to be affected by flooding. Any future development proposals must avoid the area identified at flood risk or provide further detailed information demonstrating the proposal will not increase flood risk elsewhere.

Name: Rothiemurchus Estate, [REDACTED]
[REDACTED]

Agent: John Grant of Rothiemurchus, as above. To whom all correspondence should be addressed.

Representation

The Flood risk assessment was included with the application that was determined by CNPA on 11 June 2010; the assessment shows that no part of the area shown on the LDP draft plan for An Camas Mòr is subject to flooding, however the proposed access road crosses the River Druie and its flood plain over a distance of between 150 and 200 metres. The road surface will be above the flood level. To avoid impact on flooding upstream or downstream the detailed road design must include a compensatory storage scheme for the loss of flood plain capacity. This is included in the terms of approval and will be detailed in the road plans within the red line boundary of the proposal.

Reference to FRA is

<http://cairngorms.co.uk/resource/docs/publications/12042013/CNPA.Paper.1880.Proposed%20Local%20Development%20Plan.pdf>

Proposed Change To:

A flood risk assessment has shown that the development site including the new access road is free of flood risk but that part of the new access road has the potential to affect flooding elsewhere; detailed plans must demonstrate how the proposal will not increase flood risk elsewhere.

ENDS

**Cairngorms National Park
Proposed Local Development Plan
(Consultation April – July 2013)**

Support

Subject: 14.22 Connection to the public sewer; An Camas Mòr

Connection to the public sewer will be required once the first phase of development is complete. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.

Name: Rothiemurchus Estate, [REDACTED]

Agent: John Grant of Rothiemurchus, as above. To whom all correspondence should be addressed.

Supporting Representation

Scottish Water has carried out a DIA. It withdrew its objection to the application that was determined on 11 June 2010. It will review its waste water treatment programme once Planning Permission in Principle is issued and a timetable is available.

SW does not consider that a WIA is necessary as it has new and adequate supplies and infrastructure for that. .

Proposed Change

None

ENDS

**Cairngorms National Park
Proposed Local Development Plan
(Consultation April – July 2013)**

Support

Subject: 14.23 SUDS, An Camas Mòr

All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

Name: Rothiemurchus Estate, [REDACTED]
[REDACTED]

Agent: John Grant of Rothiemurchus, as above. To whom all correspondence should be addressed.

Supporting Representation

The application for Planning Permission for An Camas Mòr determined in 11 June 2010 included a full EIA including a SUDS strategy: referenced at <http://www.ancasmor.com/Downloads/Application/Volume%201/Chapter%207/Effect%20on%20Hydrology%20and%20Water%20Quality.pdf>

And

<http://www.ancasmor.com/Downloads/Application/Volume%202/Chapter%209%20Tech%20App%20Hydrology%20and%20Water%20Quality.pdf>

The determination was on the basis of an Appropriate Assessment that concluded that there would be no adverse impact on the River Spey SAC.

Proposed Change

None

ENDS

**Cairngorms National Park
Proposed Local Development Plan
(Consultation April – July 2013)**

**Objection
Supplementary Guidance**

**13 Core Paths Plan –Supplementary Guidance
GR 17 Thieves road**

[\[http://cairngorms.co.uk/resource/docs/publications/12042013/CNPA.Paper.1881.PLDP%20Supplementary%20Guidance.pdf\]](http://cairngorms.co.uk/resource/docs/publications/12042013/CNPA.Paper.1881.PLDP%20Supplementary%20Guidance.pdf)

Name: Rothiemurchus Estate, [REDACTED]
[REDACTED]

Agent: John Grant of Rothiemurchus, as above. To whom all correspondence should be addressed.

Objection

13 Core Paths Plan –Supplementary Guidance

We support the statement at 13.4 that sets the purpose of core paths:

“The Core Paths Plan will help people to enjoy and understand the special qualities of the Cairngorms National Park by identifying a network of paths which offer a wide range of high quality outdoor access opportunities.”

Core Path objectives also include “providing for a wide range of activities”.

Our objection compares the proposal against these objectives.

The GR 17 route is within Rothiemurchus Estate for a distance of 1.2 Km and is managed by the estate. It is a narrow and rough path used by those seeking a quiet experience away from bikes etc. It offers a significant high quality outdoor access opportunity; a traditional path where walkers and wildlife watchers can get away from it all. It is used by 5,000 people a year, mostly walkers, which is less than 10% of the users on the neighbouring GR4 path.

If it were to become a core path it would be likely to be much more widely promoted by social media as a part of a circular biking route linking Aviemore, Kinncraig and Kingussie changing its character and the experience on the most popular neighbouring paths to the detriment of existing users. Existing regular users would be likely to make other paths nearby which would be likely to have a detrimental effect on ground nesting birds and other wildlife. It would cease to be the very high quality experience that it is now.

For example GR5 following its designation as a core path demonstrates greatly increased use in terms of type and numbers and the development of additional paths and it is reasonable to expect that a similar change would take place with the designation of GR 17.

It would therefore be incorrect to claim that designation would have little effect on the use of GR17 and it would therefore in our view be contrary to the habitat regulations to designate it without taking into account the likely increased numbers and range of use that designation is likely to create and carrying out the necessary mitigation.

Neighbouring Loch an Eilein is the star attraction for international visitors to the area and every effort is made to ensure that the visitor experience and behaviour matches the quality of the environment. This effort includes ensuring that the facilities are fit for purpose. The designation of GR 17, before studying the unintended consequences and ensuring that they are addressed, would undermine these efforts.

Proposed Change

This proposal for GR 17 should be deleted from the plan.

ENDS

Highland South

Act
227

Charlotte Milburn

From: John Smith [REDACTED]
Sent: 05 July 2013 11:17
To: Local Plan
Cc: [REDACTED]
Subject: Cairngorm National Park Local Development Plan Objections
Attachments: Representations on the Cairngorms National Park Additional Text2.docx
Follow Up Flag: Follow up
Flag Status: Completed

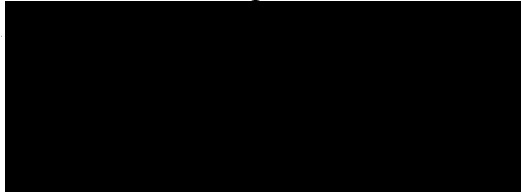
Dear Sirs

**This is my formal objections to the recently published
Proposed Local Development Plan for Cairngorm National
Park**

The completed pro forma below(which requires to be read
in conjunction with the attached paper) which responds to
items 3 and 4 in more detail.

I would be grateful for an acknowledgement of this
submission

John M Smith
Managing Director
EnviroPlan Consulting Ltd



www.enviroplanconsulting.co.uk

Company Registered in Scotland: SC447765

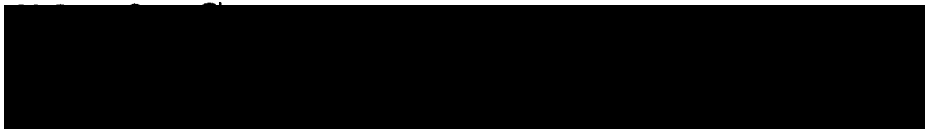
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Form for representations on the Cairngorms National Park Proposed Local Development Plan

Please read the explanatory notes inside the front cover of the proposed Local Development Plan before completing this form. The deadline for returning completed forms is 5pm, Friday 5 July 2013. The forms can also be completed online at www.cairngorms.co.uk. You can photocopy this form, or further copies are available from the Cairngorms National Park Authority offices or can be printed from our website.

Please use this form to state clearly the modification/s you would like to see made to the Plan. You should include the proposal/policy or paragraph reference where appropriate. Please use a separate form for each representation.

1. Name John Smith
 Enviroplan Consulting Ltd



2. If you are representing a third party, please give their details.

Name .NA.....

Address

.....

..... Postcode

Telephone Email

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

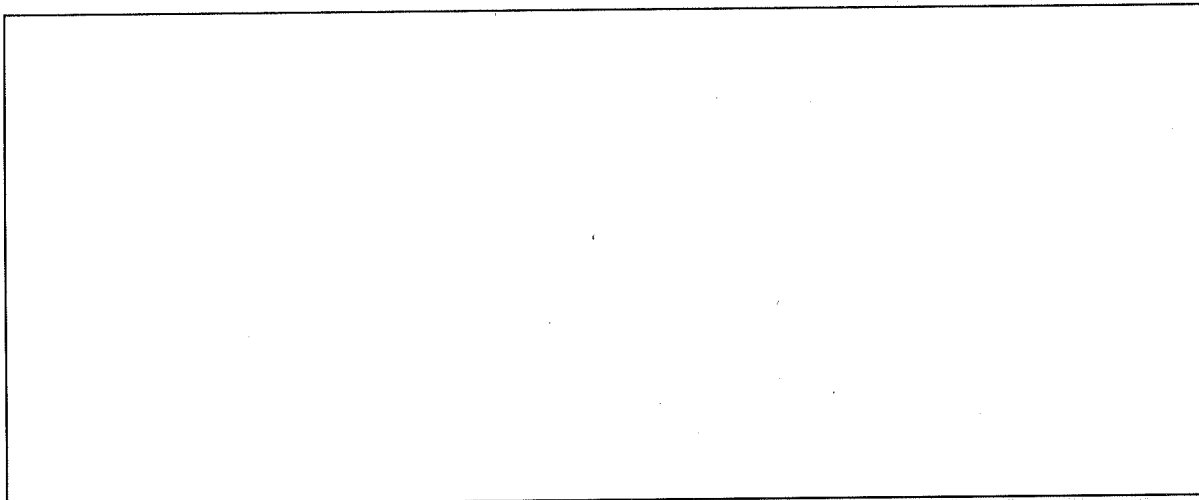
Own X Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.

The policies being objected to are related to the role and relationship of An Camas Mor and Aviemore and the land use allocations for Aviemore and the lack of definition of the An Camas Mor development.

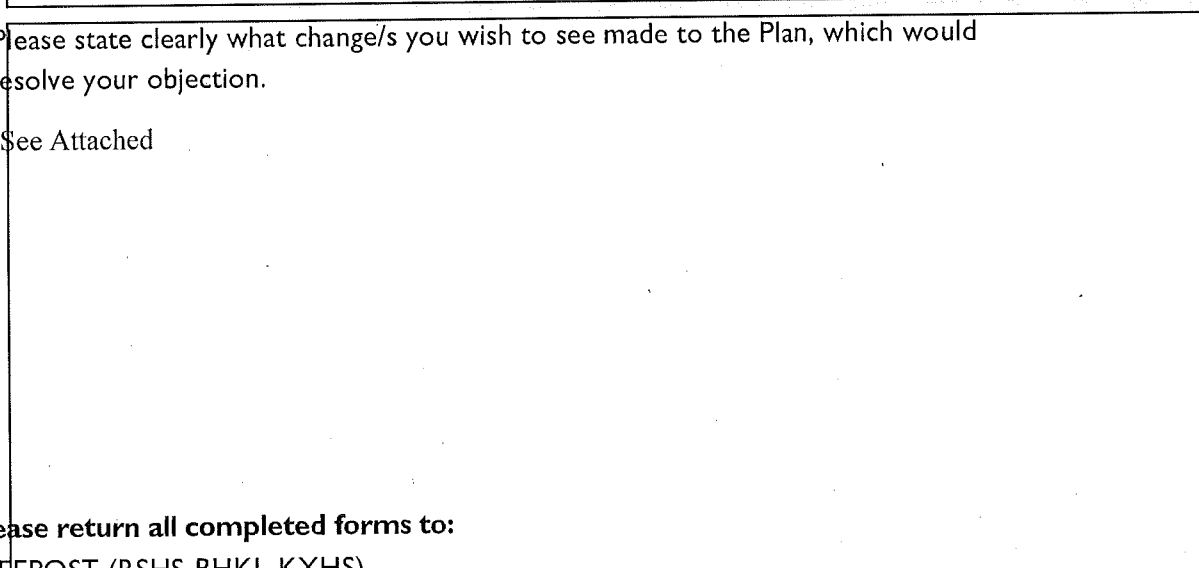
4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).

4



5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

See Attached



Please return all completed forms to:

FREEPOST (RSHS-BHKL-KXHS)

Cairngorms National Park Authority
Albert Memorial Hall, Station Square
Ballater
AB35 5QB

Or email: localplan@cairngorms.co.uk

Forms should be returned no later than 5pm, Friday 5 July 2013.

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

If you have any queries regarding completion of the comments form, or require further assistance, please contact the Development Plan team at the CNPA Ballater office: Tel: 013397 53601 Email: localplan@cairngorms.co.uk

www.cairngorms.co.uk

Data Protection

Representations on the Cairngorms National Park Proposed Local Development Plan

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.

The policies being objected to are related to the role and relationship of An Camas Mor and Aviemore and the land use allocations for Aviemore and the lack of definition of the An Camas Mor development.

In particular my reading of the documentation appears to indicate that it is the Park Authority's intention to diminish the role of Aviemore as the Core of the community and the Park and to replace it with An Camas Mor.

More importantly this strategic change of direction and status for Aviemore is being promoted with minimal information as to what is being offered instead as the Plan submission for the land use allocations for An Camas Mor are woefully lacking in any substance and or justification.

*ACM
Ané*

4. An Camas Mor

The statements for An Camas Mor are laudible and can be supported in general but the focus on the new community has not been delivered in any detail through the land use allocations and more importantly the interim relationship where integration with Aviemore has not been provided for.

It is also concerning that the statement

“ In the meantime it will continue to rely on the services of Aviemore. However, it will progressively act in a way to relieve development pressure from Aviemore, becoming a new community in its own right” tends to suggest that at some time in the future An Camas Mor can cut itself off and stand independently of Aviemore. That is not a sound or valid planning stance.

Would An Camas Mor be considered as a location for major development if Aviemore did not exist ? - Of course not . So in terms of continued logic and sustainable development it is critical that THIS Local plan confirms in substantial detail how the integration of the 2 communities will be achieved and the timing of such integration before the release of development land at An Camas Mor.

The An Camas Mor map on P 49 of the Plan tells us nothing and does nothing to resolve the major outstanding issue of integration and the issue of pedestrian and cycle connection between the parent and off spring communities is an obvious omission.

“5 Movement – An Camas Mòr will seek to actively discourage the use of private cars through detailed design, early provision of regular and affordable public transport links, and provision of a network of paths for walkers and cyclists giving effective links within the community and with the surrounding area. Roads within the development will safely give priority to walkers/cyclists of all abilities and will seek

ACM

to establish new standards for informal layout and design which The Highland Council will accept for adoption”.

“Fundamental to its delivery is a new foot/cycle bridge across the River Spey with a path directly linking central Aviemore and An Camas Mòr.”

It is so fundamental that it is not even indicated as a potential link on the An Camas Mor or the Aviemore Maps. Omissions must be rectified immediately.

These statements in the Plan for An Camas Mor are acknowledged but unless this plan goes much further in putting meat on the bones then the principle of An Camas Mor must continue to be objected to. At present the proposed Local Development Plan is a restrictive controlling document for the rest of the Caringorms area and a blank canvass for the private sector developers at An Camas Mor to promote their own interests with no regard to the wider community. Sadly it would appear that the National Park Authority are similarly minded. This Plan must rectify this inequitable situation and change the emphasis from 2 separate communities but a wholly integrated enlarged community with the River Spey as a central feature and not dividing one. The whole Local Plan emphasis for An Camas Mor being a new community and to be an independent entity at its conclusion, cannot be good planning practice and sustainable integration with Aviemore must be the driving principle from day 1.

4. Aviemore

The introductory statements for Aviemore are acknowledged and endorsed
“ The community wish to see a number of key projects come to fruition, including an indoor sports centre, riverside park, a new supermarket and integration with the new development at An Camas Mòr”

Unfortunately the Local Plan then consistently goes on to refer to consolidation rather than attempting to show how such integration will be accommodated on the Aviemore side of the Spey.

The Map on Page 69 tends to indicate that the Authority wish to present a green buffer between the centre of the village and An Camas Mor rather than using this plan to let the community know how and where and when such linkages will be formed and delivered.

The local development Plan is correct in stating
”Linkages and connections between existing and proposed development within Aviemore should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village”

The most fundamental linkages with An Camas Mor are not shown and that requires to be rectified for both communities.

Discussions have already been held with officers of Highland Council and the National Park Authority indicating how improved recreation facilities in this area could assist and benefit from existing core footpaths/cyclepaths and potential linkages between Aviemore and An Camas Mor, (reflecting the current adopted plan). This potential development will also see improvement of vacant industrial property in Dalfaber Road in line with the Community Council's wish to see a tourism / recreational facility in this location.

The Local Development Plan is acknowledged in providing for such facilities through appropriate statements such as

"Tourism and leisure development

Development which enhances formal and informal recreation and leisure facilities; tourism and leisure based business activities and attractions; tourism and leisure related infrastructure including accommodation; improved opportunities for responsible outdoor access and through improved levels of open space; will be supported where:

- a) it has no adverse environmental impacts on the site or neighbouring areas; and
- b) it makes a positive contribution to the experience of visitors; and
- c) it adds to or extends the core tourist season."

In addition the similar sentiments in Sport and Recreation Policy

"Developments of sport and recreation facilities, diversification of, or extensions to existing sport and recreation related business activities, or the enhancement of the quality and design of existing facilities will be supported where:

- a) they demonstrate best practice in terms of sustainable design, operation and future maintenance, and where there are no adverse environmental impacts on the site or neighbouring areas; and
- b) they will meet an identified community or visitor need; and
- c) they maintain and maximise all opportunities to link into the existing path network" are endorsed

It is therefore necessary to amend the Aviemore section of the Local Plan to encourage improved recreation and leisure facilities in the area currently allocated as a separation open space buffer adjacent to the Spey. The easiest way to do this would be to give this area a dual allocation of Open Space and Tourism but to resolve other outstanding issues re An Camas Mor by allocating appropriate linkages routes across the Spey. If this is not acceptable, then an alternative would be to allocate the former area of vacant industrial property at Dalfaber Road (and as currently separately allocated in the adopted local Plan) as a much smaller allocation for tourism to reflect the need to encourage the redevelopment of this brown field site for an appropriate afteruse that would be entirely in keeping with the open space nature of the adjoining area.

It is paramount however that the Aviemore plan needs to much more accurately reflect how the communities of Aviemore and An Camas Mor will be integrated from day 1 and such linkages need to be provided for on the Plan with clear indications of timetable for delivery.



Official Use Only Reference: Objection No:
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Please use this form to state clearly the modification/s you would like to see made to the Plan. You should include the proposal/policy or paragraph reference where appropriate. Please use a separate form for each representation.

1. Name	Natasha Douglas
Address	[REDACTED] [REDACTED] [REDACTED]

2. If you are representing a third party, please give their details.	
Name	NHS Grampian
Address	C/O Agent

 Postcode
Telephone Email

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

Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification. 17 Ballater, page 71, Paragraph 17.5
--

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials). Please refer to Paper Apart



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 Postcode
Telephone Email

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

Own Agent

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Official Use Only

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1. Name **Natasha Douglas**

Address **[REDACTED]**
[REDACTED]
[REDACTED]
[REDACTED]

2. If you are representing a third party, please give their details.

Name **NHS Grampian**

Address **C/O Agent**

.....

..... Postcode

Telephone Email

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

Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.

20 Braemar, pages 93 and 95, site reference C1

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Please refer to Paper Apart



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1. Name	Natasha Douglas
Address	[REDACTED] [REDACTED] [REDACTED]

2. If you are representing a third party, please give their details.	
Name	NHS Grampian
Address	C/O Agent

 Postcode
Telephone Email

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

Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification. <h3>General Comments</h3>
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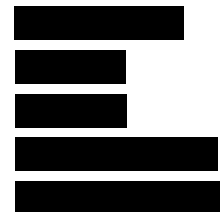
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NHS GRAMPIAN

**PAPER APART
CAIRNGORMS NATIONAL PARK
PROPOSED LOCAL DEVELOPMENT
PLAN**

JULY 2013

Ryden LLP



Contents

- 1.0 Introduction**
- 2.0 Background Information**
- 3.0 General**
- 4.0 Policies**
- 5.0 Community Information**
- 6.0 Conclusion**

1.0 INTRODUCTION

- 1.1 NHS Grampian welcomes the opportunity to submit representations on the Cairngorms National Park Proposed Local Development Plan. NHS Grampian are generally supportive of the spatial strategy proposed by the Plan and its support for development within existing settlements located in the National Park.
- 1.2 Where new development exceeds the capacity of existing healthcare facilities it will be important to secure developer contributions towards the enhancement and expansion of those facilities.
- 1.3 Through this representation NHS Grampian recommend amendments to the plan to increase clarity to landowners and developers. These are highlighted throughout this document in bold text.

2.0 BACKGROUND INFORMATION

- 2.1 NHS Grampian is the fourth largest health board in Scotland, consisting of three Community Health Partnerships – Aberdeen City, Aberdeenshire and Moray and an acute sector, all supported by corporate services. NHS Grampian aims to deliver services as close to patients' homes as it is clinically safe to do so. Services are provided in a range of community settings – work places, peoples' homes, in one of the 83 GP practices or 17 Community Hospitals within their area. Highly specialised care is delivered in the acute hospitals of Dr Gray's in Elgin, Woodend and Aberdeen Royal Infirmary. Royal Cornhill Hospital provides inpatient and community support for mental health services. For woman and children, specialist services are provided at Aberdeen Maternity Hospital and the Sick Children's Hospital.

3.0 GENERAL

- 3.1 The Proposed Plan's focus on supporting thriving communities is welcomed. This will create the conditions necessary to support existing healthcare provision and offer the opportunity to expand provision where capacity is exceeded. NHS Grampian is keen to stress the importance of joint working in the creation of successful communities, and the role of healthcare as a fundamental component of a community.

- 3.2 NHS Grampian also welcomes the Plan's focus on providing further opportunities for outdoor recreation for local residents and the 1.4 million visitors to the area each year. Enjoyment of the outdoors can result in many health benefits that reduce pressure on health services.

4.0 POLICIES

- 4.1 The Proposed Plan is split into ten policies covering various elements of the planning system that have the most influence over the vision and spatial strategy of the Plan. These are addressed in turn below.

New Housing Development

- 4.2 NHS Grampian supports the emphasis on affordable housing within the Cairngorms National Park as a way to encourage more people of working age to stay within the area. Naturally, older members of society are more frequent users of healthcare services than younger people. The communities within the National Park have traditionally attracted retired people, especially within the settlements of Braemar and Ballater due to the rural settings of these towns and the high amenity value of the settlements which inflate the value of housing. This has the effect of excluding younger people of working age, particularly those involved in the traditional industries of the area such as farming, forestry, hospitality and tourism.
- 4.3 A recent study into the economic and social health of the Cairngorms National Park provides data to support the assumptions above. The median age of the population was around six years older than the Scottish average and, whilst the population of the Park is growing, it is also growing older. The fastest rise in demographic age band was in the 60+ category¹. The report does stress that over the last ten years, there has been some increase of people in the 18 – 25 age group and people in their 40's, which would suggest that inward migration is being stimulated by increasing employment opportunities. On this basis, it is vitally important that the provision of affordable housing allows this trend to continue and people of working age feel able to settle in the area.

¹ The Economic and Social Health of the Cairngorms National Park, Cogentsi 2010.

- 4.4 Due to its scenic setting and its proximity to large cities the Cairngorms National Park (CNP) experiences high levels of second home ownership. When these second homes are not being used by their owners they are let to tourists visiting the area. The rise of second home ownership not only impacts on the affordability of homes within the CNP but significantly increases pressures on health care services adding to the health care requirements of the resident population.

Developer Contributions

- 4.5 NHS Grampian supports the assertion made in the Plan that new development cannot be viewed in isolation. The Plan recognises that healthcare plays an important part in facilitating new development along with other services such as education and community facilities.
- 4.6 The Plan should encourage developers to engage with NHS Grampian at an early stage, to ensure adequate provision is made in terms of healthcare services to support sustainable communities. Healthcare provision encompasses a variety of services including, amongst others: GP surgeries; community nurses; dental services; podiatry; and pharmacies; with Aboyne Community Hospital largely supporting the hospital needs and diagnostic needs of the National Park. In accordance with Scottish Planning Circular 1/2010 *Planning Agreements* NHS Grampian consider that it is reasonable to require developers to contribute to mitigate the impact of development and to assist in the provision of new or improved facilities. NHS Grampian would encourage the Proposed Plan to consider the wide range of healthcare services required to support new development as it articulates this policy on Developer Contributions.

5.0 COMMUNITY INFORMATION

- 5.1 NHS Grampian is responsible for a number of healthcare services within the communities listed in this section of the Proposed Plan. The settlement specific issues will be addressed in turn below.

Ballater

- 5.2 Ballater is served by a large health centre which provides a GP practice (3 no GPs), dental services and a podiatrist serving just over 2,000 patients. Whilst there is

capacity within the GP practice for small scale expansion, the centre will require a contribution from developers for improved dental and community care services.

5.3 **Therefore, NHS Grampian would suggest an amendment to paragraph 17.15, replacing “healthcare provision” in the listed bullet points with “healthcare provision, particularly dental and community care services”.**

5.4 The pharmacy in Ballater would also require enhancement to support new development and to maintain current levels of service. **Therefore, NHS Grampian would suggest including “Pharmacy Provision” as a separate bullet point in the list of services that NHS Grampian requires contributions from developers to support extending pharmacy provision to the community.**

Braemar

5.5 Services in Braemar comprise a single-handed GP service within a single storey building on St Andrews Terrace. Redevelopment of this site is a top priority for NHS Grampian who are currently exploring options to enhance the current accommodation facilitating improved services. The practice at present has around 500 patients. However, due to the number of tourists visiting the area, there are significant pressures on this service which can spike significantly during the peak tourist seasons.

5.6 NHS Grampian supports the policy on General Design Guidance, paragraph 20.5 – “maximise use of existing local services and infrastructure” – which they believe provides some support for outline options to redevelop the existing site.

5.7 **Having said this, NHS Grampian would wish to gain more explicit support for improved healthcare facilities and would suggest an additional bullet point in paragraph 20.5 which would state: “protect and enhance existing healthcare facilities to support a sustainable and successful community”.**

5.8 This amendment would provide the comfort required by NHS Grampian to explore further options in relation to provision at Braemar.

5.9 As part of their ongoing review of healthcare provision, NHS Grampian were in discussions with various parties over a new Community Health Centre on the site identified in the Proposed Plan as site reference C1 in Section 20.

- 5.10 **NHS Grampian can confirm these discussions are now at a close and plans for a Community Health Centre on this site will not be taken forward, as any expansion of health services can be best accommodated by expanding their existing site at St Andrews Terrace. Therefore, the proposed Local Development Plan should exclude any reference to “Community Health Centre” from Section 20 of the plan and the area tinted pink and labelled C1 on the plan on page 95 should, if appropriate, be retained for community facilities only. The site referred to here is not within NHS Grampians ownership.**

6.0 CONCLUSION

- 6.1 NHS Grampian are supportive of the Cairngorms National Park Proposed Local Development Plan vision and spatial strategy and welcome the encouragement of new housing and economic development opportunities within the Park boundaries.
- 6.2 However, it is important to recognise the need to provide adequate healthcare provision to serve the needs of the existing and expanded communities. It is also important to recognise the rurality of services provided under the general term “healthcare services” to ensure that a comprehensive range of needs are suitably catered for.
- 6.3 NHS Grampian would be pleased to work with the Cairngorms National Park Authority to specifically identify the requirements arising from new development to be allocated through the proposed Local Development Plan.

-Proposed Local Development Plan (Version: 2013)

Your Details

Your Name: Donald Lockhart

Organisation Name: Albyn Housing Society Ltd

Agent Name:

Address 1: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Site Name:

Contact Person: Me

Your comments will be applied to the following items:

1 Introduction - Paragraph 1.1

This plan represents a major step forward for the Cairngorm National Park recognising as it does the critical role of development in the Park and the central role of Affordable Housing within the park. If conservation lobbies view it as an 'outrage' or a 'developer's charter', it's an indication that the CNPA is doing something right. However, the budgetary and funding constraints of delivering affordable housing should be more recognised in the Plan. The design and sustainability aspirations of the Plan in respect of housing of all types is likely to make the provision of affordable housing unaffordable.

14 An Camas Mòr - Paragraph 14.3

The Albyn Group welcomes the promotion of An Camas Mor and continues to work with all interested parties to develop the thinking behind the proposal up to and including potentially being a first phase owner in the new community. However, the design and sustainability aspirations of the Plan in respect of housing of all types is likely to make the provision of affordable housing a challenge. The Plan should set out how the first phases of the development can contribute to a successful and balance community.

33 Inverdrue and Coylumbridge - Paragraph 33.16

Albyn Housing Society owns a development site at Dellmhor Inverdrue for which we had previously received outline planning consent but development, agreed by the community, was stopped due to the Global Financial Crisis and its impact on public sector investment. Although the consent has lapsed, the Plan must recognise this important site for future affordable housing

provision.

1.0 INTRODUCTION & BACKGROUND

This Statement is prepared on behalf of Dinnet Estate in Aberdeenshire by Halliday Fraser Munro. The Estate sits at the eastern edge of the National Park and the village of Dinnet forms a gateway to the Cairngorms National Park [CNPA] for visitors coming from the east. The Statement should be read in conjunction with a development bid form submitted to the CNPA proposing the allocation of circa of land for residential and mixed use on land within the village of Dinnet.

This Statement is representation into the Plan – but not in the usual understanding of that expression. The CNPA have chosen to allocate an area of land in the village at its eastern edge. This report will express satisfaction with that allocation. However the rest of the representation forms a request for added analysis. The question which remains unanswered is simply whether that is the best site that can be used to provide additional development in the village of Dinnet. Another option is illustrated – and, especially in the context of the recent Inner House opinion by Lady Paton, we pose a question about an alternative. In doing so we are circumspect enough that we would not do not wish to remove the existing suggestion, unless an alternative were considered and deemed to be better by the CNPA.

The representation is founded on the following principles:

- Meeting housing need through the provision of local housing
- Offering choice in the Dinnet and upper Deeside area, which forms part of the Cairngorms Housing Area and part of the adjacent Aberdeenshire Rural Housing Market Area
- Enabling significant enhancement to the village through potential small business opportunities
- Enhancing the form of the village in terms of current urban design best practice, but also the long history of planned villages on Deeside.

We note that the Objectives for Dinnet set out by the Local Plan are as follows:

Objectives

- To consolidate Dinnet's role as a rural community in the settlement hierarchy.
- To protect the role of Dinnet as a focus for its rural community.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To support the role of Dinnet as a key gateway into the National Park from the east.
- To protect those parts of the village that are important to its character and setting.

In our view the alternate and the allocated sites both address these objectives—though the alternate site does it so much better. The alternate site is believed to be suitable for the development of up to 40 houses with other local service uses as an allocation in the CNPA Local Development Plan 2016.

2.0 SITE DESCRIPTION

Dinnet sits at the eastern edge of the CNPA and is the most easterly settlement in the Park. It is 55km from the centre of Aberdeen but only 6km from the local services, schools and facilities at Aboyne. Dinnet has already begun to address some of the ‘small village’ issues which it experiences. Being on the main A93 road connecting Aberdeen to the National Park presents major difficulties to the community. These difficulties have begun to be addressed in recent years. Improvements that have been delivered by both Aberdeenshire Council and by Dinnet Estate include:

- Speed Limit being reduced from 60mph, firstly to 40mph and now 30mph
- Warning signage aimed at slowing traffic as it goes through the village
- Village centre Car Park
- Enhancement and promotion of the Deeside Way on the old Deeside Railway Line

Thinning of the woodland in the south-western quadrant of the village to enable greater penetration of daylight/sunlight to premises on the north side of the A93.

There are two sites considered in this Statement – referred to as the Allocated site and the Alternative site.

The Allocated site [CNPA ref **Site 024d Site Housing site HS2a**, Dinnet] is makes good sense. It is a logical eastward extension of the village of approximately 1.5 hectares in area, stretching approximately 200m to the east of the existing development on the northern site of the A93. The site is presently native birch woodland. The habitat survey carried out on behalf of the CNPA states as follows:

24D (HS2a). Scattered birch woodland and scattered broom over damp acid-neutral grassland, grazed by cattle. Dominated by *Holcus lanatus* with *Anthoxanthum odoratum*, *Agrostis* spp, *Dactylis glomerata*, *Poa pratensis*, *Festuca rubra* with *Ranunculus repens*, *Trifolium repens*, *Veronica chamaedrys* and *Succisa pratensis*

We note that the allocation does not extend to the main road edge indicating that the CNPA does envisage that the development of this site would have to retain a buffer strip [10m?] along the southern edge of the site. Whilst we understand why that has been done we would suggest that this is a detail that would be better explored at a formal design stage. One of the issues for the village is the degree to which daylight, during winter months in particular, is blocked by the density of some of the woodland running through the village. Having noted this, we are also aware of the form of development that has taken place at the western edges of Aboyne – in a form that might be replicated here. In other words, we are confident that a form of development could succeed here and would also be marketable.

There are however minor problems with this site which have caused us to ask the question and to pose an alternative which we feel strongly is worth considering. The degree to which the allocated site firstly extends the length of the village has to be considered. Adding a further 200mtrs to the length of the village without delivering significantly improved “village character” could be seen as an omission and a failing on the part of the CNPA. We don’t doubt there are design moves and means by which this could be mitigated. We simply wonder if there isn’t a better alternative. So we make no apology for posing the

question, does the allocation in the draft plan ignore a better alternative which could have far more significant 'village development' characteristics.

Moving to the Alternate site [CNPA ref **Site** 024f **Site** Housing site HS3, Dinnet] [see plans & aerial photos] we note too that it has been subject to analysis by the CNPA during the process running up to the draft plan. The site scored less well – but not sufficiently in our view for it to have been dismissed as a candidate/possible site. The Habitat survey states as follows:

24F (HS3). Larger site of mature scattered birch over neutral grassland of *Holcus lanatus*, *Agrostis* spp, *Dactylis glomerata*, *Festuca rubra* and *Anthoxanthum odoratum*. Herb species limited, some *Oxalis acetosa* and *Teucrium scorodonia*, and patches of ruderal tall herb (nettles and creeping thistle).
Small square roadside plots by the B9158 characterised by mature and sapling conifers over a heather and moss flora. Western plot also with holly, sapling oak and birch.

Whilst there is not precise overlap between HS3 and our alternative site we are content to agree with the habitat survey. It is essentially a mixture between mature pinewood plantation and scattered birch woodland very similar to the allocated site HS2a. We note however that the 'red' categorisations which are found in the site survey relate to more subjective areas including landscape, relationship to existing settlement and access to services and facilities.

Considering the village design characteristics first – we cannot understand how the Allocated site can be seen to have a better relationship to the village, and better access to services and facilities. This doesn't make sense. Nor does it hold true in design terms. The Alternate site sits along the southern edge of the Deeside Walkway and being accessed from the quieter B9158 – offers much greater prospect for creating a safe, secure and well-designed small new neighbourhood at the heart of the village. Moreover, the consolidation that it would provide would be along the form of all the other 'designed' villages along the Deeside Road. If we take Kincardine O'Neil as the exemplar, the ambience achieved in the village centre there is perfectly achievable here at Dinnet – but not if the allocated site is chosen.

What would have to happen to allow this alternate site to be developed? It is undeniable that some of the existing mature pinewood plantation would have to be removed. Our argument is that through doing this – a far greater sense of village development can be achieved, with the very significant added benefit of a great deal more light coming into the centre of the village during winter. We understand why the scale of the pinewood plantation has been scored as having landscape significance – but in this location where there are no designations for landscape – it is surely a matter of trade-offs. We believe the added advantages of designing and building a far better village structure has not been scored sufficiently highly. This is why we have gone to the extent of preparing sketch designs which illustrate both the form of the development which could be achieved, and the way in which it would benefit and galvanise the village.

We note that the Draft Plan suggests that the allocated 1.5ha site is appropriate for 15 houses. We observe that this would be a very low density indeed. In our consideration of the alternate site we suggest the right approach to this might be that there should be a mix of densities. As you get closer to the middle of Deeside Villages, as a rule, the density increases. As you move to the edge of such villages, the density reduces. Based upon the adjacent Strategic Development Plan criteria of sustainable land use—that plan sets a minimum of 30 units per hectare. We recognise that is too dense for Dinnet—but equally we believe that 15 units on 1.5ha would be very low density.

We would also comment that the Decision of the Inner House, Court of Session by Lady Paton (3/7/2013) clearly allows a wider assessment at the design stages which would overcome some of the sensitivities the CNPA presently ascribe to the Alternate site. There is every possibility that a sensitive design would retain and protect some of the woodland on this site.

3.0 DELIVERABILITY

There are no physical constraints to a scheme being promoted which could readily be delivered. The site is in the ownership of the proposer – and there are no other land ownership complications. The site would be marketable, and is likely to attract developer interest. There is every likelihood that affordable housing providers would also see merit in this alternate site.

3.1 Constraints

The proposed bid site is not subject to any technical, environmental or planning constraints other than the fact that it is not presently zoned for development and is in the CNPA area. We acknowledge and are aware that this means the bar is set higher because of the National interest. We are aware of no flooding or SUDS constraints and are confident that the River Dee SAC (which is 400m away) can easily be protected.

3.2 Access

The Principle access will be taken from an appropriate junction with the B9158 where an existing gate and track already affords access to the site. We envisage pedestrian linkage utilising the Deeside Way and we consider the option of accessing the A93 within the village boundary is also sensible in terms of permeability and accessibility. No discussions have taken place so far with the Roads Authority—but it is fully anticipated that a safe and functioning access arrangements could be constructed with satisfactory sight lines. There would be no junction visibility issues with these proposals.

3.3 Residual Value

The site owner envisages that there will be sufficient residual value for this to be an eminently marketable site which will attract developers. Moreover we do not foresee any difficulties in terms of the affordable housing requirement. We also believe that other comments made by Lady Paton in the 3/7/2013 opinion relating to development on Speyside also hint at the imbalance of the overall allocations in the Park between Deeside and Speyside. We understand the scale of An Camus Mor has to be taken into account – but her comment that ‘the allocation for An Camus Mor is simply a hope in the future and not a



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS • PLANNING CONSULTANTS
ABERDEEN • BIRMINGHAM • DUNDEE • EDINBURGH • GLASGOW

PROPOSED EXTENSION TO THE VILLAGE OF DINNET

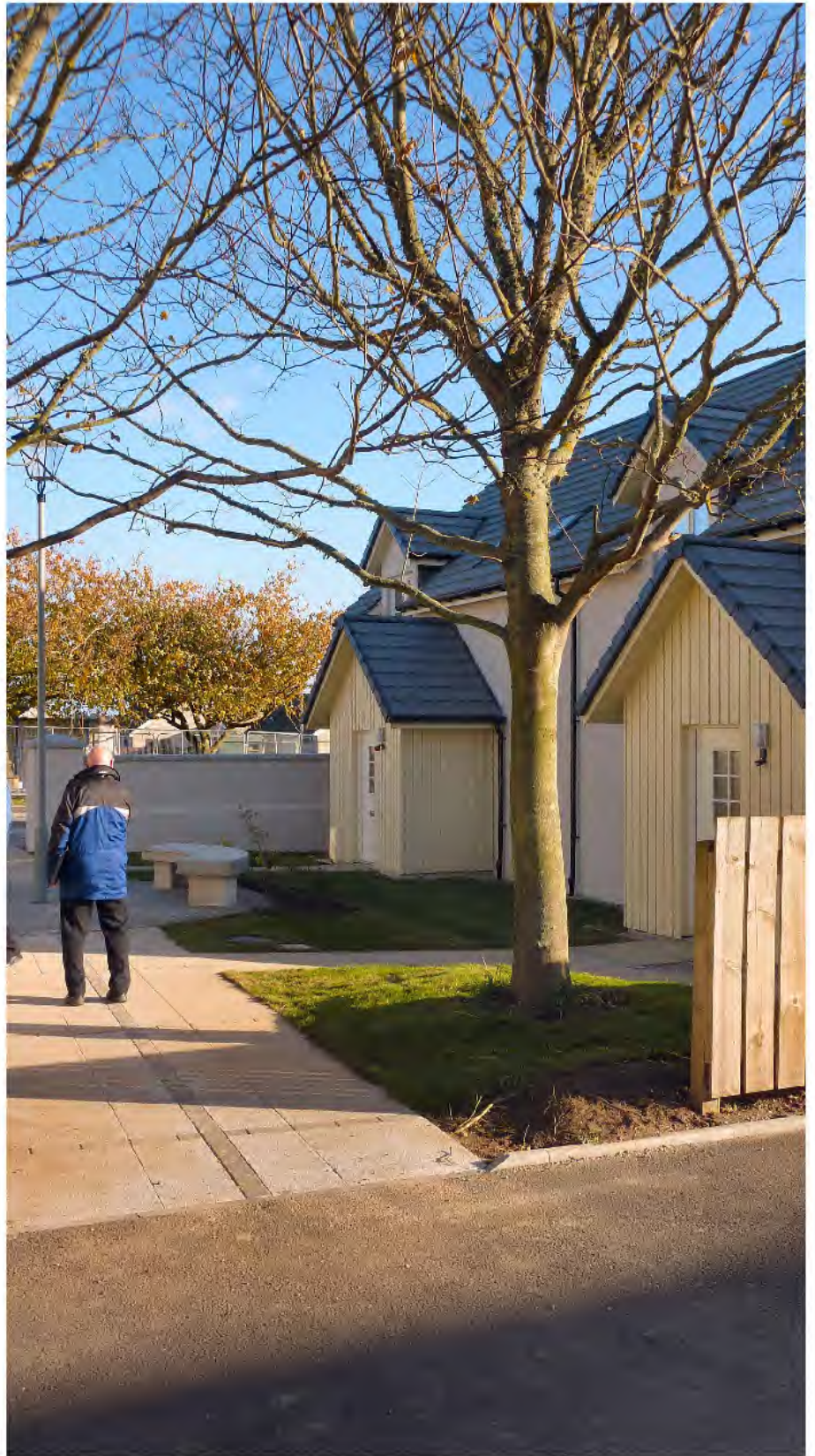


SMALL SETTLEMENT ESTABLISHED AT CROSSROADS WITH DEVELOPMENT SPREADING ALONG MAJOR ROUTE



AS SETTLEMENT EXPANDS MAJOR ROUTE BECOMES A MIXED USE HIGH STREET AND RESIDENTIAL STREETS ARE FORMED PARALLEL TO IT IN A GRID PATTERN

TRADITIONAL EXPANSION PATTERN OF A PLANNED VILLAGE IN THE NORTH EAST OF SCOTLAND



concrete allocation' has some significance.

3.4 Risks

There are no risks associated with the selection of the alternate site. If the CNPA is not convinced we would suggest the present allocation should be retained.

4.0 THE PROPOSAL

The proposal is set out in the accompanying sketch plan prepared by *Halliday Fraser Munro Architects*. It shows the form that a designed and evolving Deeside Village would take. Dinnet has the potential to fulfil this approach and we firmly believe it poses no risk in terms of the CNPA core principles.

5.0 PHASING

The scheme could be considered in one phase. However, we are well disposed to the alternate site being phased – subject to further discussion with the planning authority – provided the whole site is allocated. We are conscious that there would be infrastructure and planning gain considerations to take into account in terms of overall viability.

6.0 MIX OF USES

Housing is the main intended use, with the possibility of very small scale commercial/business (we are aware of other locations being allocated in Dinnet for business and employment). However we are conscious that the village has few facilities other than the Hotel, a Tea Room/small shop and a Car Park. The Estate office is at the cross roads. There is also a garage in the village. The new development will contribute significantly to the viability of the existing facilities and businesses. It will also offer prospect for new business. In our view an Eastern Park Gateway could not be at a better location.

7.0 CONTEXT—THE WIDER AREA

The following section considers how the proposed development site will integrate with nearby settlements.

7.1 Relationship to Existing Settlement

The proposed residential development offers additional choice for prospective house buyers in the Upper Deeside Area. Ballater has one significant allocation; Aboyne has one principal allocation; both of which will provide additional housing – but this means that consumer choice is restricted. The Allocated might accommodate 40 units. Ballater and Aboyne settlements perform as rural service centres and there is no reason why there shouldn't be a small set of satellite villages/hamlets relating to those centres, with smaller clustered groups of residential provision. In this case the alternate site would offer Dinnet a far less fragile existence, bringing diversity and investment.

7.2 Connectivity

The alternate site is far better connected to the centre of Dinnet than the allocated site. It offers significant benefits in terms of

walkability and safety.

7.3 Landscape Fit

We note the analysis carried out by the CNPA which ascribes landscape value to the existing mature pinewood plantation. This landscape factor, we believe, could easily be incorporated into the designs. Given retention of groups, perimeter trees and trees lining the Deeside way – we contend that the landscape value can be successfully carried forward within a village design based on the alternate site.

The alternate site is on level ground to the immediate south of the Deeside Way. There are no buildings on the alternate site. The Deeside Way would serve as a buffer to the A93 and would retain some of the existing woodland. Views to the south take in the slopes of Mount Keen across the Dee. Maturing boundary trees and woodland around the settlement would be enhanced within the alternate site. It is suggested that a firm southern structure planting zone would be effective.

7.4 Character

There has been a small new development to the north side of the village which has utilised one of the (many) varieties of modern 'Highland' design. In our view it has done this successfully (see photographs). We fully envisage a design approach which picks up on the Dinnet and Designed Deeside Village themes. This has implications for materials, colours, roof pitch and so on – but we would contend that this is a matter for detailed discussion. Suffice to say that were either the allocated or the alternate sites taken forward, and acceptable design can be achieved.

7.5 Cumulative Impacts

None identified.

7.6 Setting

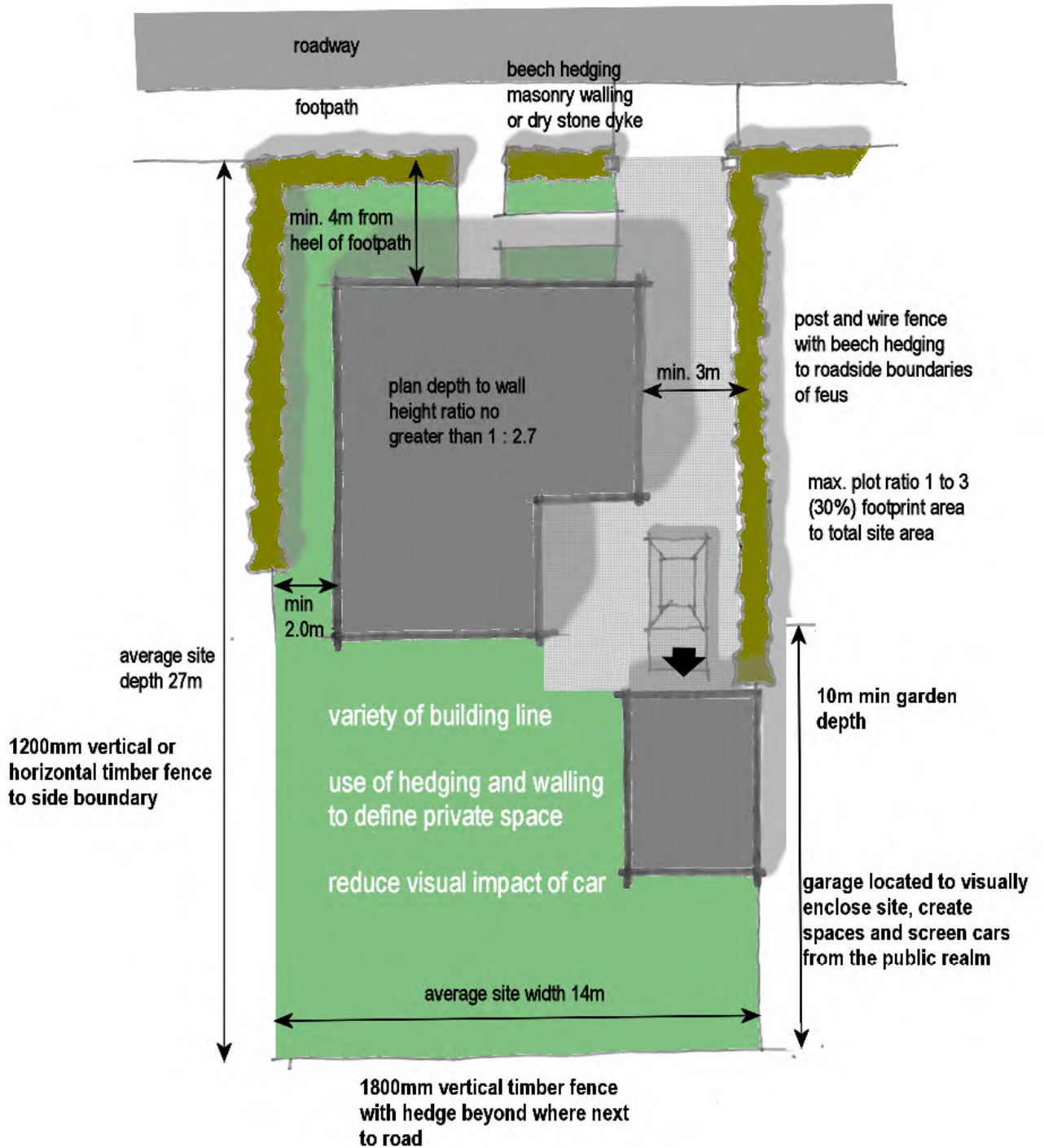
The development bid site has a southerly facing aspect. This presents opportunities for housing to take advantage of passive solar gain.

8.0 COMMUNITY CONSULTATION

To date there has been no formal consultation exercise with the village community. We are of the view that the correct way forward would be for a 'Village Enhancement' exercise to take place similar to that which was carried out for Braemar. We believe a 'Charrette' styled approach would be very worthwhile and would help secure the best form of development for either site. However, having taken some soundings we are convinced that the Community would see more 'village' benefit from the alternate site than from the allocated site.

9.0 ACCESSIBILITY

Dinnet is 6km from the primary school (Logie Coldstone) and 6km from the secondary school (in Aboyne). It is unlikely that a scheme on either allocated or alternate site would impact adversely upon the school rolls. There would be a consequential





'safe route to school' issue for primary school children – but the rural school bus service already takes in Dinnet.

10.0 CONCLUSION

The National Park Plan confirms the four aims for National Parks in Scotland, as set out by the National Parks (Scotland) Act 2000. These are as follows:

- *To conserve and enhance the natural and cultural heritage of the area;*
- *To promote sustainable use of natural resources of the area;*
- *To promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public;*
- *To promote sustainable economic and social development of the area's communities.*

We believe that the consolidation of Dinnet in the manner we have described is in line with the Aims of the National Park. The balance between the aims is crucial, and we believe has been reinforced by the Inner House, Court of Session decision from 3/7/2013. Even taking into account the Sanford Principle—we consider the balance between the aims would lead to the selection of the alternate site as opposed to the one which has been allocated.

So, the suggestion of an alternate site of similar size to the site that has been allocated should be taken as a serious and formal representation. Dinnet Estate would not want to see an allocation in Dinnet disappear. However we are convinced that the alternate site offers considerable development and design advantages over the site presently allocated. If the CNPA disagree concerning the alternate site we would still request that the original allocation be retained. Nevertheless, the more central alternate site, in our considered and professional view, could add a significant and well-designed consolidation to the village. Moreover, in carrying this forward, it would be done in the very best traditions of designed villages on Deeside (and elsewhere in the CNPA for that matter). We would contend that the landscape value of the mature pinewood plantation does not outweigh the added value which could be achieved at Dinnet through the proposed village consolidation being suggested.

HALLIDAY FRASER MUNRO
PLANNING

P1790/BR/jv

5 July 2013

Mr Don McKee
Head of Planning
The Cairngorms National Park Authority
Albert Memorial Hall
Station Square
Ballater
AB35 5QB

Dear Don



**LAND AT GLEN TANAR
ON BEHALF OF GLEN TANAR ESTATE
CNPA LDP REPRESENTATION**

I write in reference to the current consultation concerning the Cairngorm National Park [CNPA] Local Development Plan – now at its draft stage. We would expect that this letter be viewed as a formal representation concerning the plan.

Glen Tanar has many fine qualities, many of which are recognised by the CNPA within their work and publications. This representation specifically concerns the Listed Buildings within Glen Tanar – of which there are a considerable number. We welcome the inclusion of an 'enabling development' policy within the draft plan (page 41). However we are concerned that without a settlement boundary within Glen Tanar identifying the settlement – it will be much more difficult to achieve any enabling development. It would seem to be a Catch 22. Our suggestion is that the core of upper Glen Tanar should be identified for this very reason, so that an appropriate element of enabling development might indeed be achieved.

You will also find attached bid documents which we have submitted to Aberdeenshire Council as part of their local development plan consultation process. These are bids for land/buildings within Glen Tanar but outwith the CNPA. The bids are justified in terms of their enabling development policy. It seems sensible to us at this stage to alert the CNPA to this work. It would be a problem if it turns out that enabling development in one planning authority cannot support development in another. Whether a footnote clarification of such matters is required is something we could discuss. However we thought it better to consider this at this stage rather than find it was barred for not being explicit within the respective LDPs.

I would ask that this representation be acknowledged. We would welcome the opportunity to discuss this matter with yourselves.

Yours sincerely



Bob Reid
Director of Planning
Halliday Fraser Munro



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Charlotte Milburn

From: Stuart Richardson [REDACTED]
Sent: 05 July 2013 15:59
To: Local Plan
Subject: appeal

Follow Up Flag: Follow up
Flag Status: Completed

RE National Park Local Development Plan.

We are : The River Tilt Park

[REDACTED]

We are : Owners of part & tents of the other part.

The area of great concern is C1 (PINK) We own ½ of this area and have operated it as a holiday development since 1st Sep 1981

We were very encouraged when talk of Blair Atholl becoming part of "The Cairngorms National Park" we having the foresight and love of Scotland chose to change ALL the caravans on park to the Environmental colours as they are nationally known being "Croft Green & Quarry Grey" this has now been in place now since 1889 you can imagine our disappointment when, now we are part of the National Park that the caravan park across the road from us, in the ownership of Atholl estates had delivery this year of new caravans in standard manufactures colours, these may well fit in to Blackpool but in no way acceptable to what should be a National Park of outstanding natural beauty, then we receive the ultimate slap in the face of the proposal to change the local development plan!!

We have also being selling log cabins since 1985 the purchasers of these second homes would without this choice bought local housing in competition to first time buyers, now as a direct result of your proposed change the owner of the ground we lease has served notice on us, this will then allow him to sell on to build houses, again a vast blow to us not only in loss of earnings but we will now have to cut three members of staff from our books, whilst the counter argument will be job creation for building !! for how long a year 18 month max, to date we have employed 7 persons for over 30 years how very very sad, the estate owner has a vast amount of other land which would not involve the loss of any job, would not impact on the environment and would still then allow tourists to Blair Atholl a choice, by you actions in this, you have in a single blow caused devastation to three families, in addition to my family business of over thirty years.

I do wish you would have taken the time and trouble to come in and talk to us prior to simply carrying out what on the face of it looks like a committee / office desk decision.

In addition on the ground in question there are over 20 members of the golf course which is currently on the verge of closure, it will almost certainly face closure when we lose this land.

Please acknowledge safe receipt of this representation against your proposed plans

I have to ad, if this moves forward, and houses are built on the touring caravan & static home field, also if you do not restrict future colours of caravan holiday homes, we will be looking to changing our policy in many ways as our 30 years of caring for the local environment has been met with total disregard, so why should we continue to care! The lodges on the riverside may well look nice painted in a rainbow of colours "pigeon loft style"

Kind Regards

Stuart I Richardson

DISCLAIMER





Official Use Only Reference: Objection No:
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Form for representations on the Cairngorms National Park Proposed Local Development Plan

Please read the explanatory notes inside the front cover of the proposed Local Development Plan before completing this form. The deadline for returning completed forms is 5pm, Friday 5 July 2013. The forms can also be completed online at www.cairngorms.co.uk. You can photocopy this form, or further copies are available from the Cairngorms National Park Authority offices or can be printed from our website.

Please use this form to state clearly the modification/s you would like to see made to the Plan. You should include the proposal/policy or paragraph reference where appropriate. Please use a separate form for each representation.

1. Name Will Paton

Address Scottish Water [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

2. If you are representing a third party, please give their details.

Name AS ABOVE

Address

.....

..... Postcode

Telephone Email

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

Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.

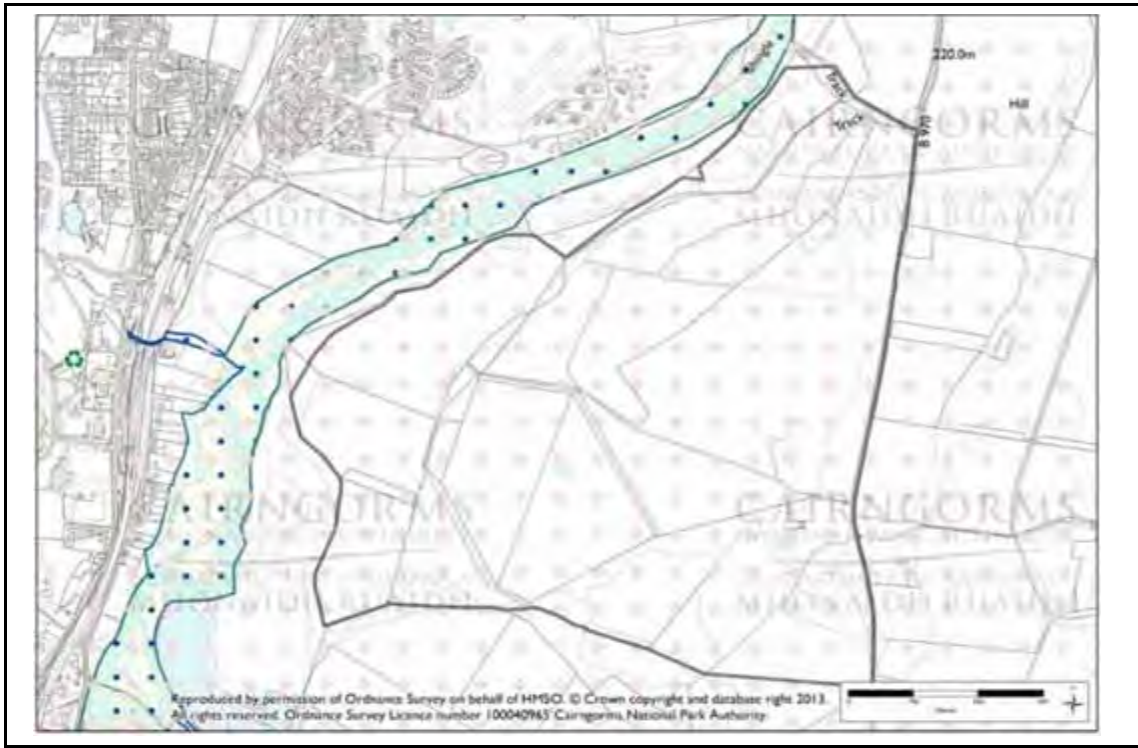
CNPA Proposed LDP 2013 Settlement Sections 14-41: Map and settlement breakdowns across CNPA

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).

GENERAL ADDITIONAL INFORMATION TO SUPPORT THE PLAN

In order to provide up to date capacity information and any details of any underground assets which need to be taken into account, each settlement has information on a separate tab within the Document "CNPA Settlement Info.pdf" which can be used by Planners as a quick reference guide going forward.

An Camus Mòr

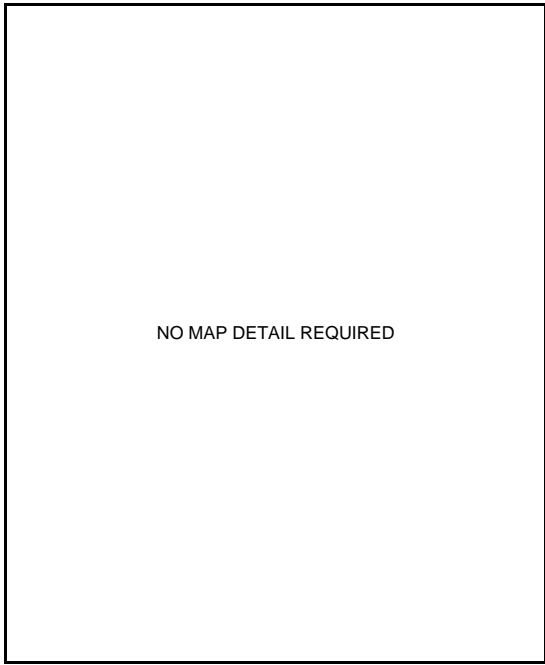


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Aviemore (WTW)	Aviemore (WWTW)	See Below
Housing	291609	812227	1500	-	-	-	992	65	
Settlement Totals			1500	0	0	0			

Site Details	Additional Comment & Information
New Settlement Development	Scottish Water have already been involved in discussions relating to this site. Due to the size and nature of the development there will be a requirement for network investigations and possible upgrades by the developer to minimise impact on the existing settlement network. Possible solutions put forward by the developer may involve a pipe crossing spanning the Spey or a developer built waste water treatment facility, built to SW standards and specifications for potential adoption by SW. Continuing early engagement with SW is advised to ensure any potential investment requirements can be programmed accordingly. Capacity at our WWTW is currently being examined as part of our ongoing investment programme.

Angus Glens

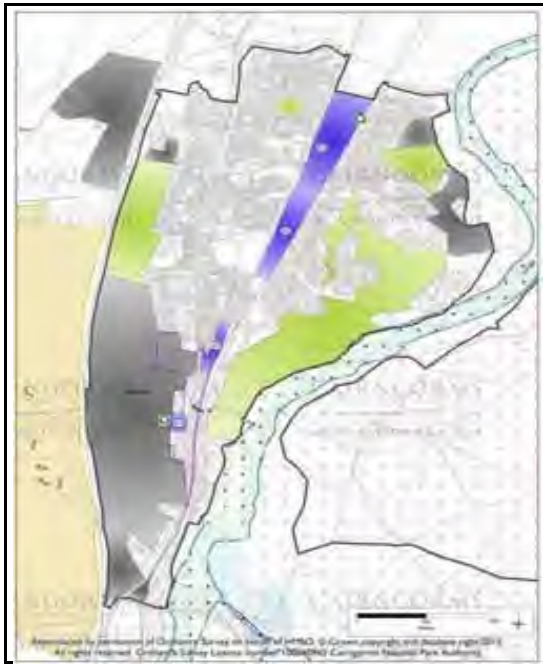


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information							
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Network Comments	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Various Sources Including Private Supplies		Various Private Treatment	
No Allocations	-	-	-	-	-	-	Further info at Planning		Further info at Planning	
Settlement Totals			0	0	0	0				

Site Details	Additional Comment & Information
No Allocations Put Forward	No housing allocations have been put forward. Most existing properties within the areas classified as the 'Angus Glens' are served by their own private water supplies and private septic tanks. Any windfall or gap sites brought forward as planning application which fall within any known served catchment areas will be assessed by Scottish Water at that time for treatment and network capacity.

Aviemore

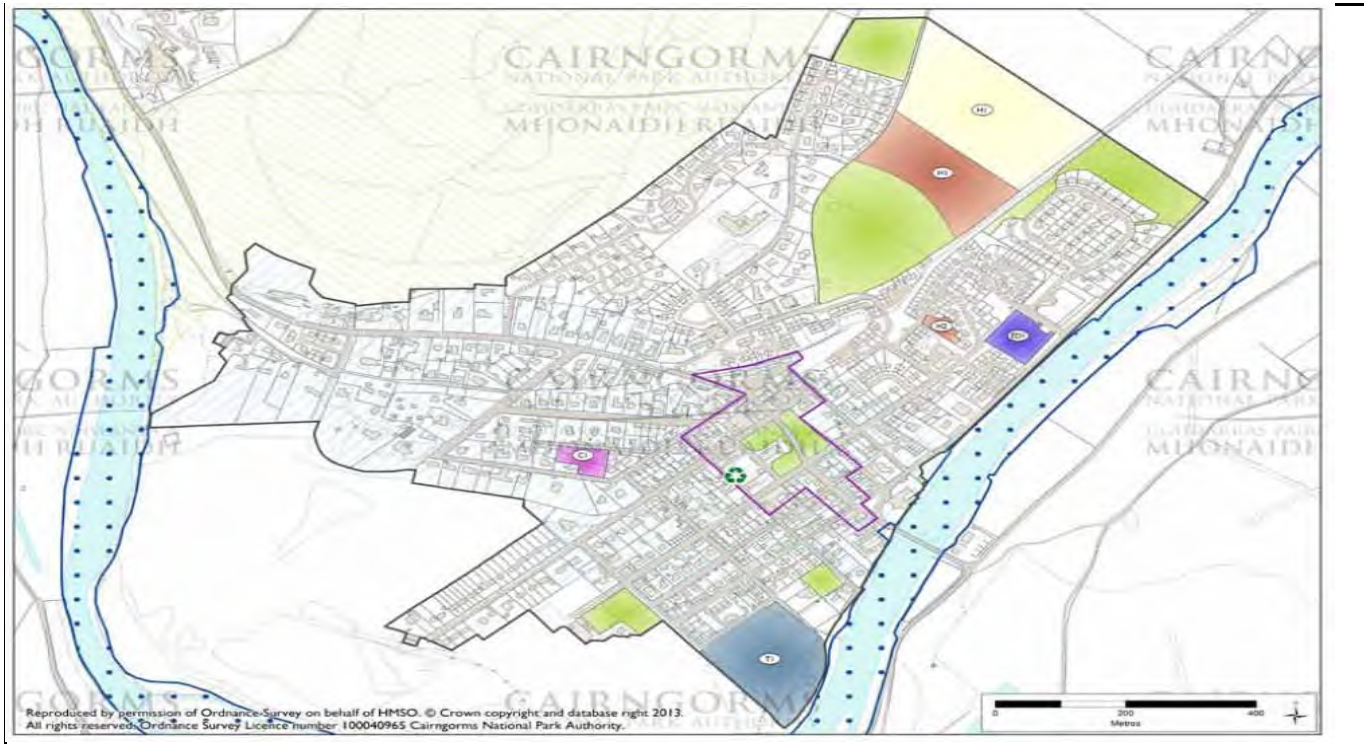


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information							
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Network Comments	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Aviemore (WTW)	See Below	Aviemore (WWTW)	See Below
ED1	290088	813682		0.5	-	-	992		65	
ED2	289936	813339		3.5	-					
ED3	289585	812627		TBC	-					
ED4	285491	812400		TBC	-					
Settlement Totals			0	4	0	0				

Site Details	Additional Comment & Information
Existing Housing Allocations Sufficient	Current housing allocations through planning are considered to be sufficient for the life span of the emerging LDP. Any windfall or infill sites will be assessed on an individual basis at planning by Scottish Water. Due to the speculative nature of such sites, ED1-ED4 cannot be adequately assessed in terms of potential demand. Once the resulting uses are finalised at planning, each site can be assessed on an individual basis. Capacity at our WTW is sufficient for current growth levels but should further investment be required, Scottish Water is funded to provide additional strategic capacity provided such development meets the Ministerially approved growth funding criteria. In terms of WWTW capacity, there are ongoing investment plans proposed to provide additional capacity.
ED1-4	

Ballater

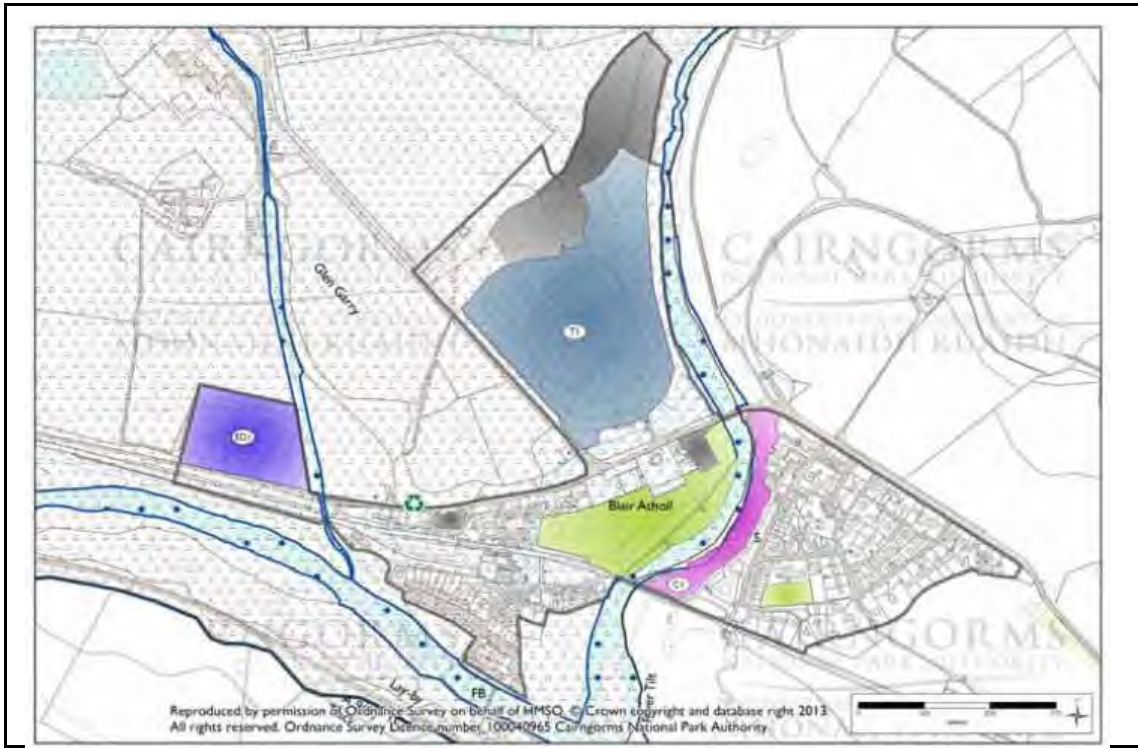


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Ballater (WTW)	Ballater (WWTW)	See Below
H1	337271	796424	50	-	-	-	541	94	
H2	337258	796016	8	-	-	-			
C1	336702	795753	-	-	TBC	-			
ED1	337373	796014	-	TBC	-	-			
Settlement Totals			58	0	0	0			

Site Details	Additional Comment & Information
H1 & H2	Sufficient capacity exist at our treatment works for the proposed level of housing development (H1 & H2). We would however like to highlight that a clay sewer runs along and within the South Western boundary of H1 and developers should take precautionary measures if any heavy plant crossings are to be considered. Early discussion with Scottish Water is encouraged for all of the developments put forward. In terms of ED1 once specific details of any development are known, these will be individually assessed in terms of capacity and network within the planning application process.
ED1	

Blair Atholl

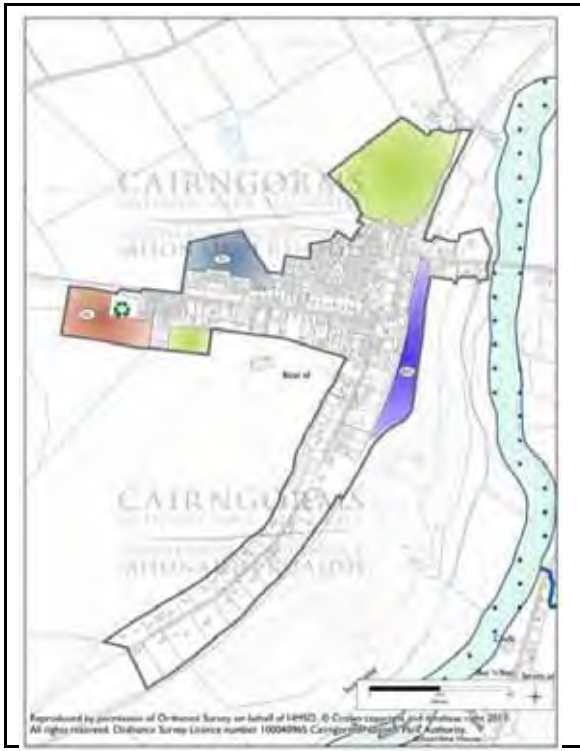


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Killiecrankie (WTW)	Blair Atholl (WWTP)	See Below
Housing			0	-	-	-	1919	16	
ED1	286603	765504	0	TBC	-	-			
C1	287603	765278	0	-	TBC	-			
Settlement Totals			0	0	0	0			

Site Details	Additional Comment & Information
Housing	No housing allocations have been put forward due to the existing topography in relation to flooding concerns therefore it is assumed that any housing developments within the lifespan of the plan will come from infill and windfall. These will be assessed individually at planning in relation to water and wastewater capacity and networks. Similarly ED1 proposes a natural evolution of the existing site and will also be assessed once more details are provided within the eventual planning application process.
ED1	

Boat of Garten

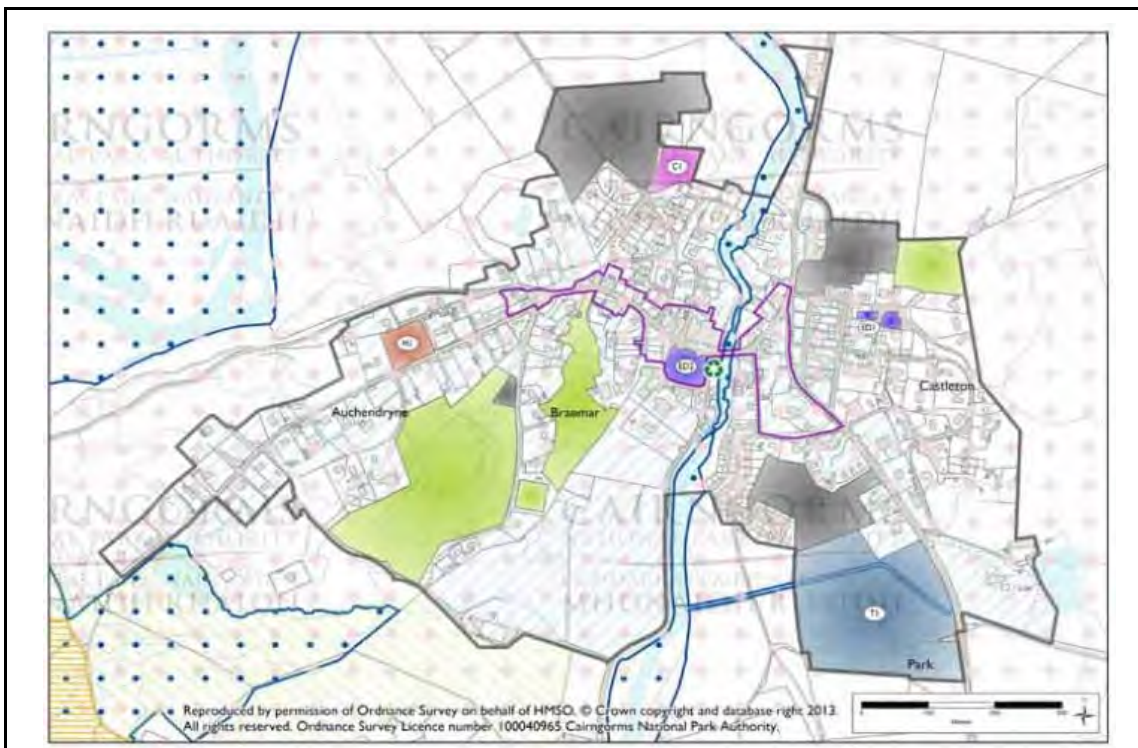


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Aviemore (WTW)	Boat of Garten (ST)	See Below
H1	293538	818924	30	-	-	-	992	<10	
ED1	294381	818843	0	TBC	-	-			
C	294330	819313	0	-	TBC	-			
Settlement Totals			30	0	0	0			

Site Details	Additional Comment & Information
H1	Sufficient capacity exists at our WTW to supply the proposed level of housing development. In terms of waste water provision there are currently plans in place to provide additional capacity at our WWTW facility for existing and future demands. ED1 is classified as a natural evolution of the existing site and will be assessed at the planning application stage with C1 (New School Proposal) being assessed via the same process.
ED1	
C	

Braemar

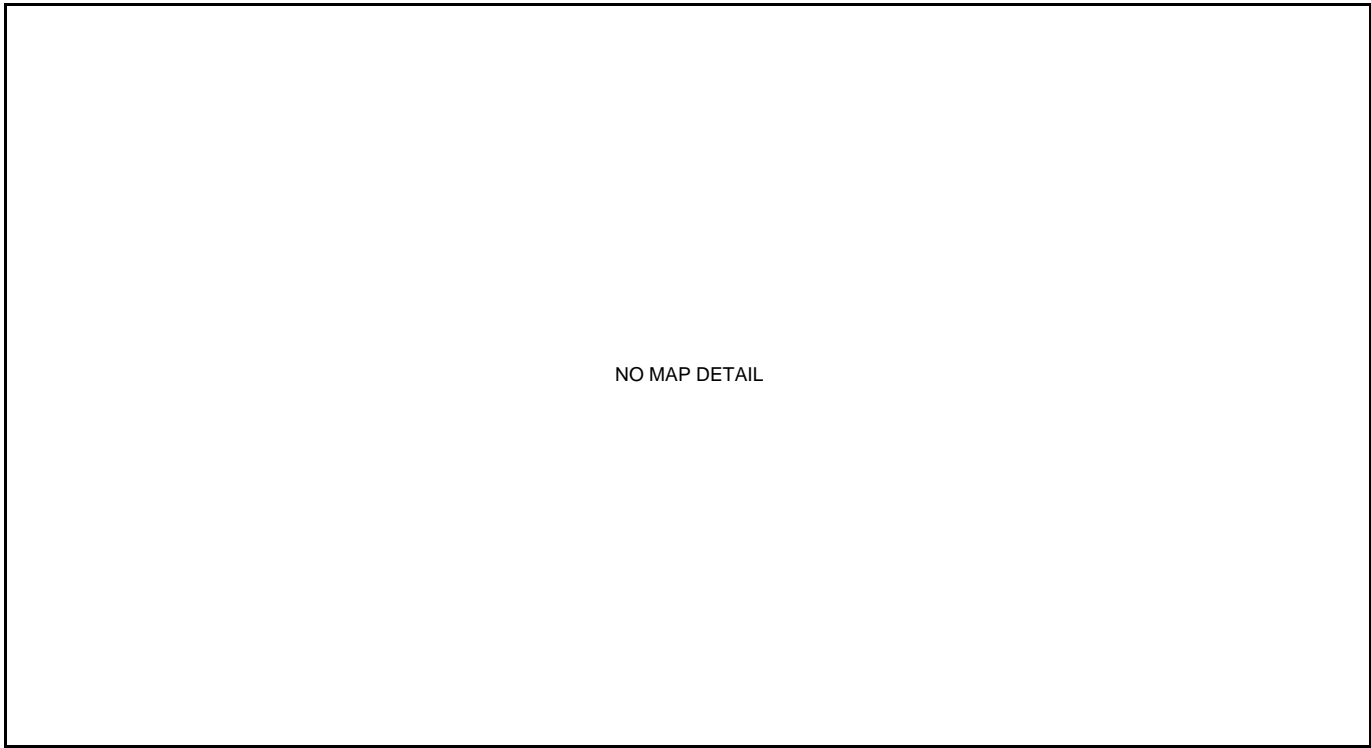


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Braemar (WTW)	Braemar (WWTW)	See Below
H1	314611	791401	4	-	-	-	303	65	
ED1				TBC	-	-			
ED2				-	-	TBC			
C1				-	TBC	-			
Settlement Totals			4	0	0	0			

Site Details	Additional Comment & Information
H1	Sufficient treatment capacity is in place for the proposed level of housing (H1) within the planning period. In relation to ED1-2 and C1 the redevelopment of the existing ambulance station, additional retail units and potential new health centre will be assessed as and when formal planning applications are brought forward.
ED1-2 & C1	

Bruar & Pitagowan

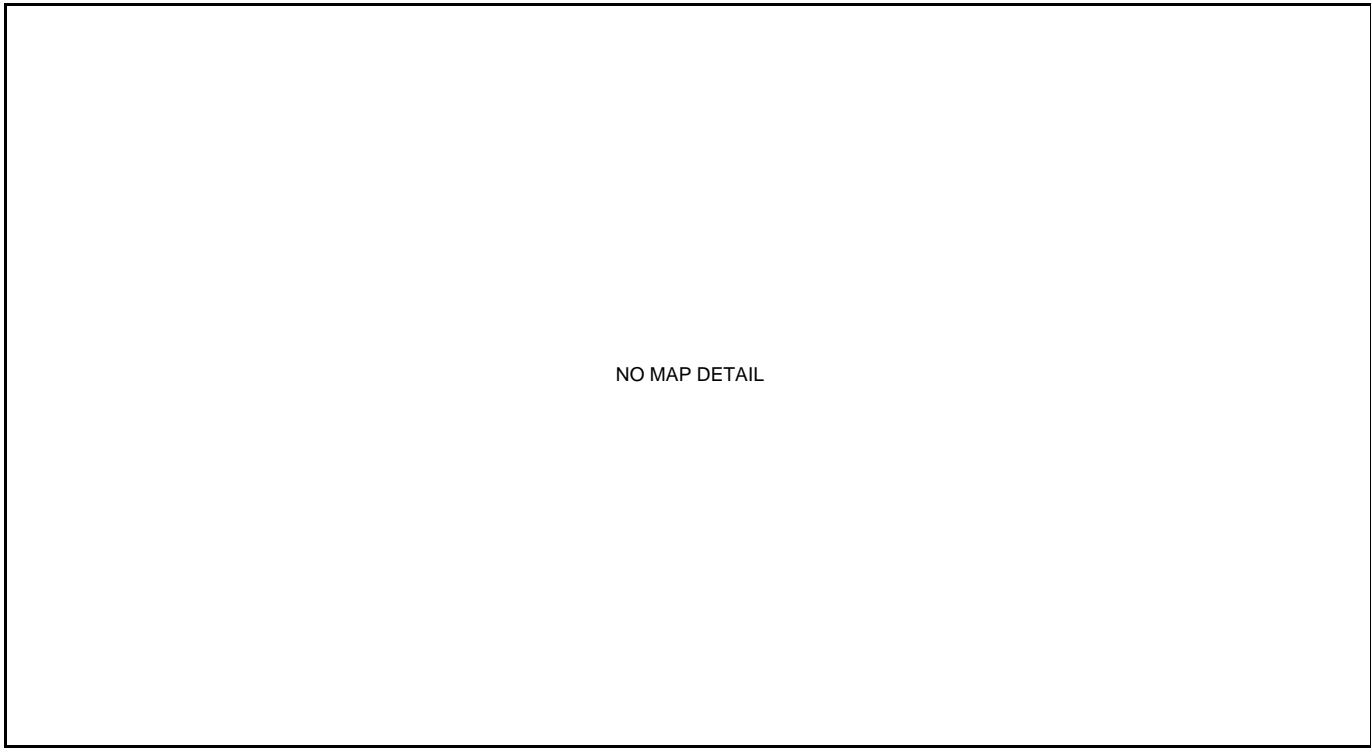


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	No Allocations	No Allocations	See Below
H	-	-	0	0	0	0	N/A	N/A	
Settlement Totals			0	0	0	0			

Site Details	Additional Comment & Information
Housing	No formal housing allocations have been put forward therefore assumed growth will be from windfall and infill opportunities. As and when any individual developments are submitted via the planning process, Scottish Water will make an individual assessment at that time.

Calvine

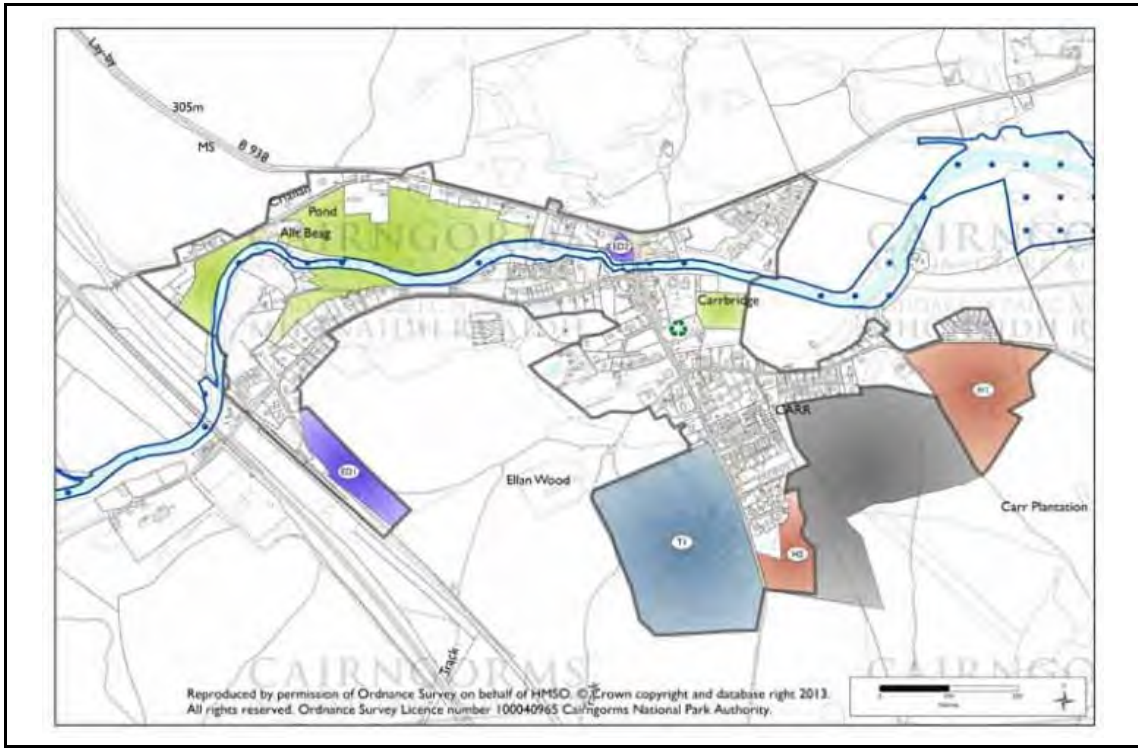


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information							
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments	
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	No allocations	No Allocations	See Below	
H	-	-	0					N/A	N/A	
Settlement Totals			0	0	0	0				

Site Details	Additional Comment & Information
	No formal housing allocations have been put forward therefore assumed growth will be from windfall and infill opportunities. As and when any individual developments are submitted via the planning process, Scottish Water will make an individual assessment at that time.

Carr-Bridge



Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Aviemore (WTW)	Carrbridge (WWTW)	See Below
H1	291506	822599	72	-	-	-	992	87	
H2	291007	822228	22	-	-				
ED1	289990	822457	-	N/K	-	-			
ED2	290628	822986	-	N/K	-	-			
Settlement Totals			94	0	0	0			

Site Details	Additional Comment & Information
H1 & H2	Sufficient capacity exists at our WTW for the proposed level of housing development (H1 & H2). In terms of WWTW capacity, as development proceed, the capacity will be reviewed on an ongoing basis. Should further significant development be planned for the area, Scottish Water is funded to provide strategic capacity at our treatment works providing any such proposals meet the Ministerially approved growth funding criteria. It is advised that any developers should make early contact with Scottish Water so that we can accommodate the demands from these developments. In relation to ED1 & ED2 until such times as specific uses are defined at the individual planning applications stage, we will be able to provide more specific advice at that stage.
ED1 & ED2	

Dalwhinnie

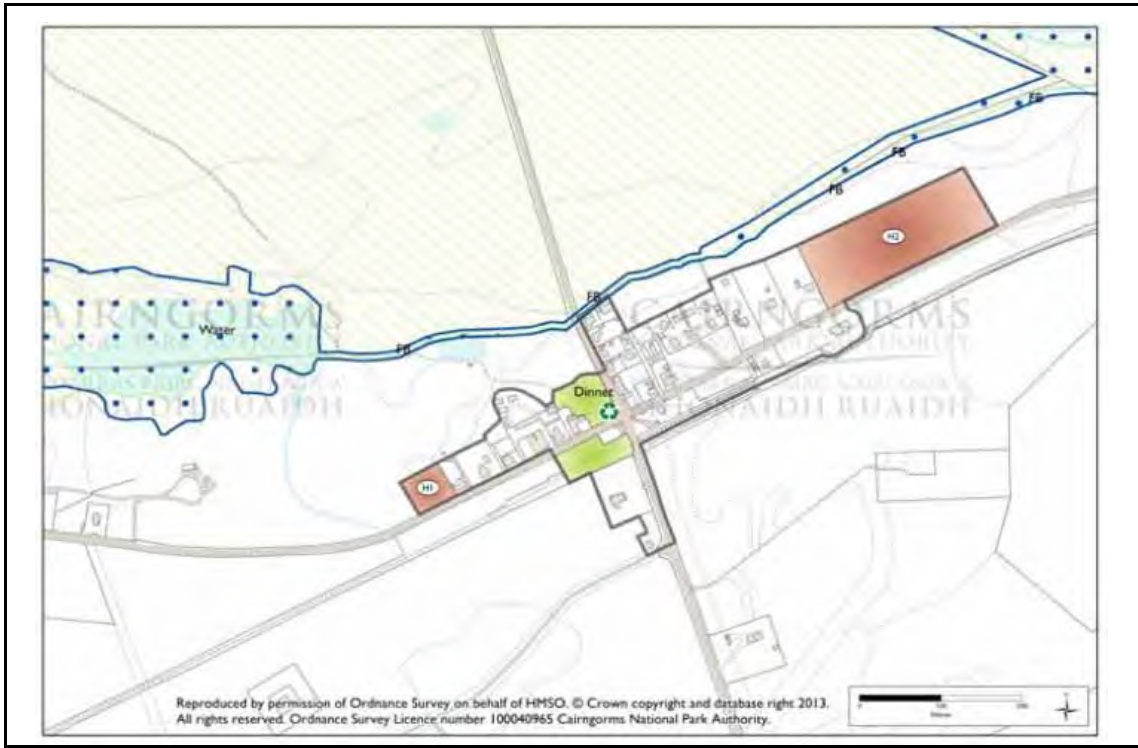


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Dalwhinnie (WTW)	Dalwhinnie (ST)	See Below
H1	263716	785030	6				20	<10	
H2	263584	784174	5						
ED1	263643	784195	-	-	-	-			
Settlement Totals			11	0	0	0			

Site Details	Additional Comment & Information
H1 & H2	Current capacity at our WTW and WWTW is sufficient for the proposed level of housing development (H1 & H2). With specific reference to H1, there are a number of sewer lines running within the site boundary and therefore developers will need to make contact with SW at an early stage to discuss protection and potential diversion of such apparatus. It is also noted that ED1 is included for the purposes of site retention as an important aspect of the settlement with no additional demands expected.
ED1	

Dinnet

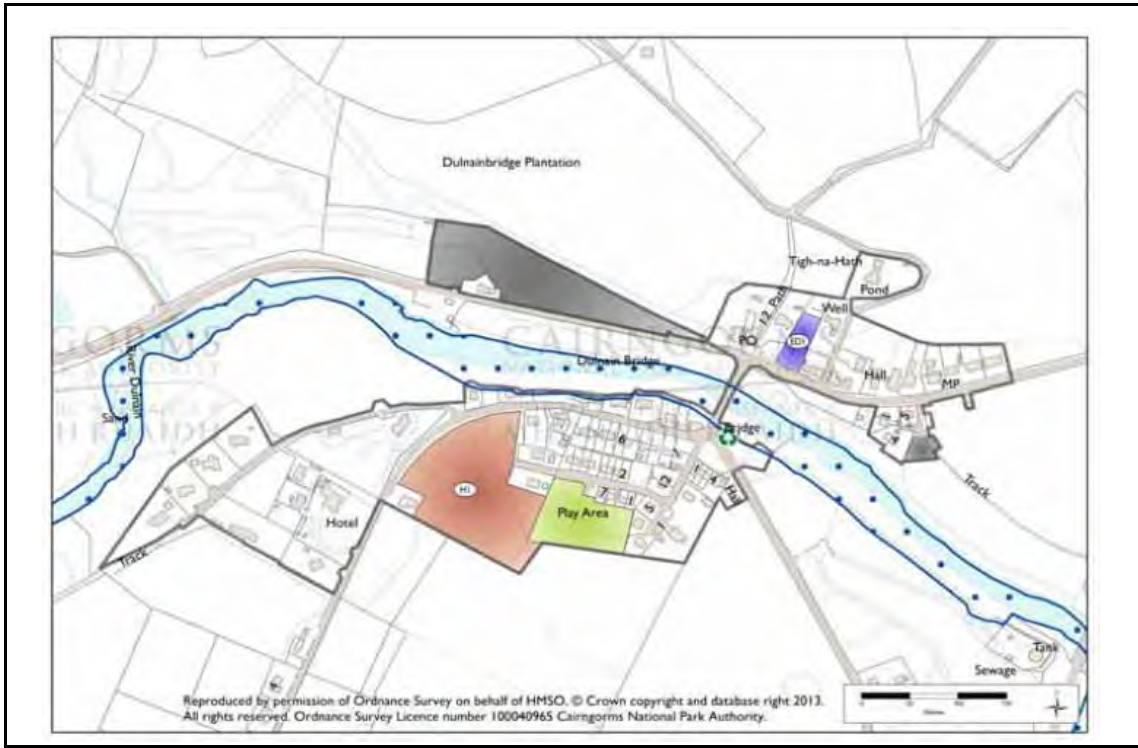


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Ballater (WTW)	Dinnet (WWTW)	See Below
H1	346284	799005	4	-	-	-	541	6	
H2	345693	798670	15	-	-	-			
Settlement Totals			19	0	0	0			

Site Details	Additional Comment & Information
H1 & H2	It is noted that H2 is only to be developed after H1 has been fully completed. In terms of H1 there is currently sufficient capacity at our treatment works to meet the housing growth demands. As H1 is completed we will be able to assess the operation of our WWTW in order to accommodate the additional 15 HU development (H2). It should be noted that Scottish Water is funded to provide strategic capacity at our treatment works for the demands of domestic growth. It is advised therefore that any developers involved with H1 and H2 make early contact with Scottish Water to discuss options and plan any potential investment requirements where appropriate.

Dalnain Bridge

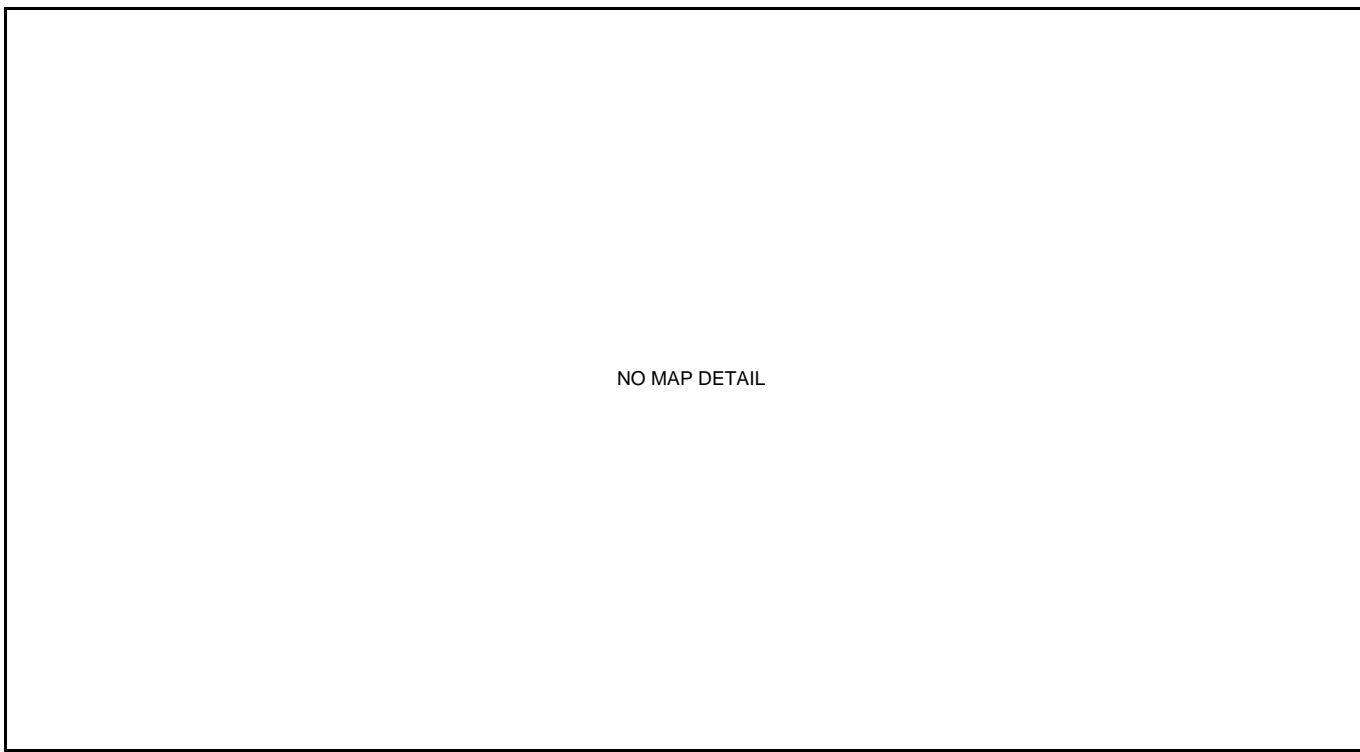


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Aviemore (WTW)	Dalnain Bridge (WWTW)	See Below
H1	299413	824776	30	-	-	-	992	24	
ED1	299752	824942	-	-	-	-			
Settlement Totals			30	0	0	0			

Site Details	Additional Comment & Information
H1	There is currently sufficient capacity for the proposed level of housing development (H1) contained within emerging LDP. In terms of our WWTW capacity, whilst the reported capacity figure is at 24 HU, the Developer should make contact with Scottish Water at an early stage to discuss how the existing capacity can be maximised in line with phasing of the development and any site infrastructure, operational or investment arrangements that may be required.
ED1	

Glenlivet

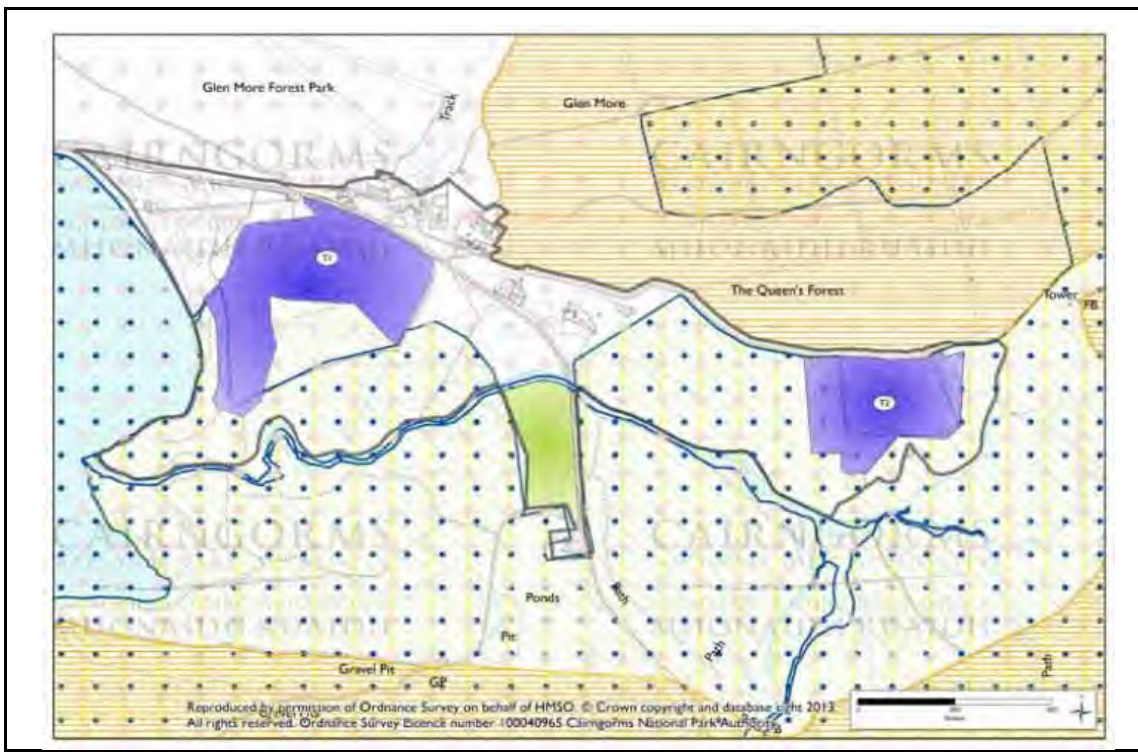


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	No Allocations	No Allocations	No Allocations
Housing	-	-	-	-	-	-			
Settlement Totals			0	0	0	0			

Site Details	Additional Comment & Information
Housing	No formal housing allocations have been put forward therefore assumed growth will be from windfall and infill opportunities. As and when any individual developments are submitted via the planning process, Scottish Water will make an individual assessment at that time.

Glenmore

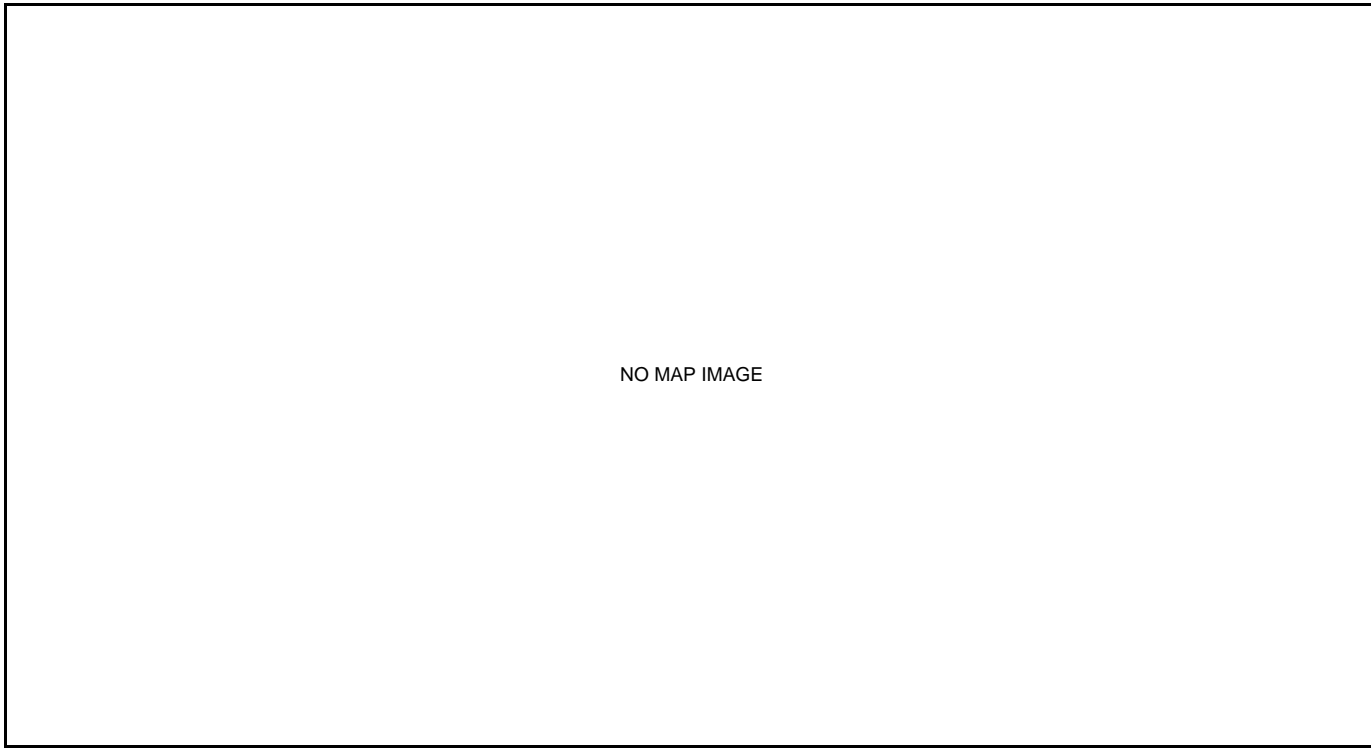


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	No Allocations	No Allocations	No Allocations
Housing	-	-	-	-	-	-			
Settlement Totals			0	0	0	0			

Site Details	Additional Comment & Information
Housing	No formal housing allocations have been put forward therefore assumed growth will be from windfall and infill opportunities. As and when any individual developments are submitted via the planning process, Scottish Water will make an individual assessment at that time.

Glenshee



Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	No Allocations	No Allocations	No Allocations
Housing	-	-	-	-	-	-			
Settlement Totals			0	0	0	0			

Site Details	Additional Comment & Information
Housing	No formal housing allocations have been put forward therefore assumed growth will be from windfall and infill opportunities. As and when any individual developments are submitted via the planning process, Scottish Water will make an individual assessment at that time.

Granttown on Spey

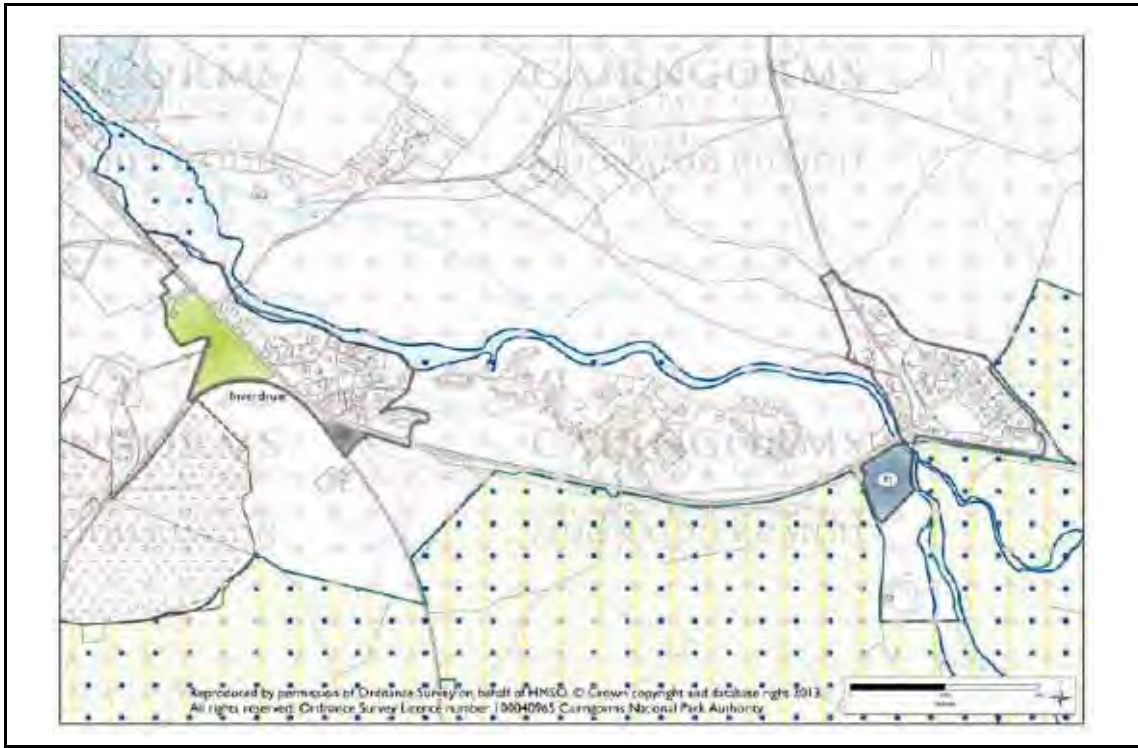


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Aviemore (WTW)	Granttown (WWTW)	See Below
H1	302628	827987	50				992	198	
H2	303478	828411	20						
ED1	302521	827133	-						
Settlement Totals			70	0	0	0			

Site Details	Additional Comment & Information
H1 & H2	There is currently sufficient capacity at both or WTW and WWTW to meet the projected level of housing demand (H1 & H2). Due to the size and locations of both of these sites within the existing settlement, it is likely that some level of network investigation will be required to ensure adequate service provision for the new development and to protect existing customers on our networks. In relation to ED1, until such times as the specific size and nature of any natural evolution of this site reaches a detailed stage, Scottish Water will only be able to comment at the pre planning or actual planning stage.
ED1	

Inverdrue & Coylumbridge

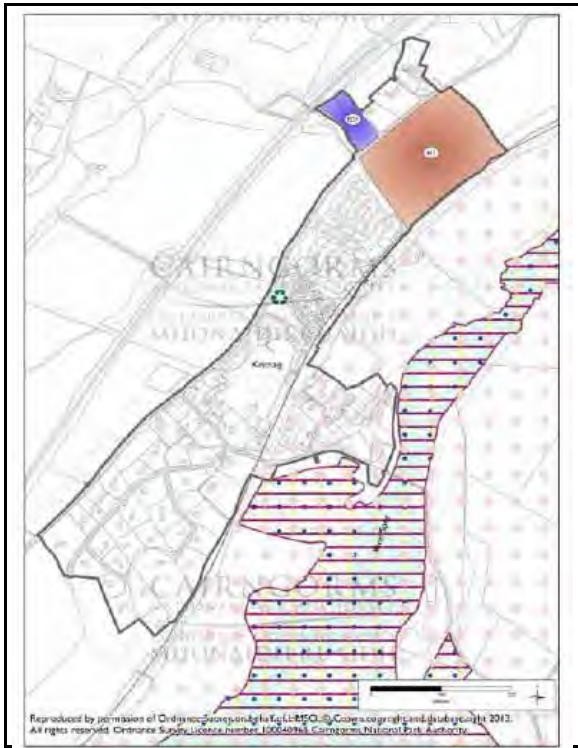


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Aviemore (WTW)	Aviemore (WWTW)	See Below
Housing	-	-	-	-	-	-	993	65	
T1	291495	810607	-	-	-	-			
Settlement Totals			0	0	0	0			

Site Details	Additional Comment & Information
Housing	No formal housing allocations have been put forward therefore assumed growth will be from windfall and infill opportunities. As and when any individual developments are submitted via the planning process, Scottish Water will make an individual assessment at that time.
T1	

Kincraig

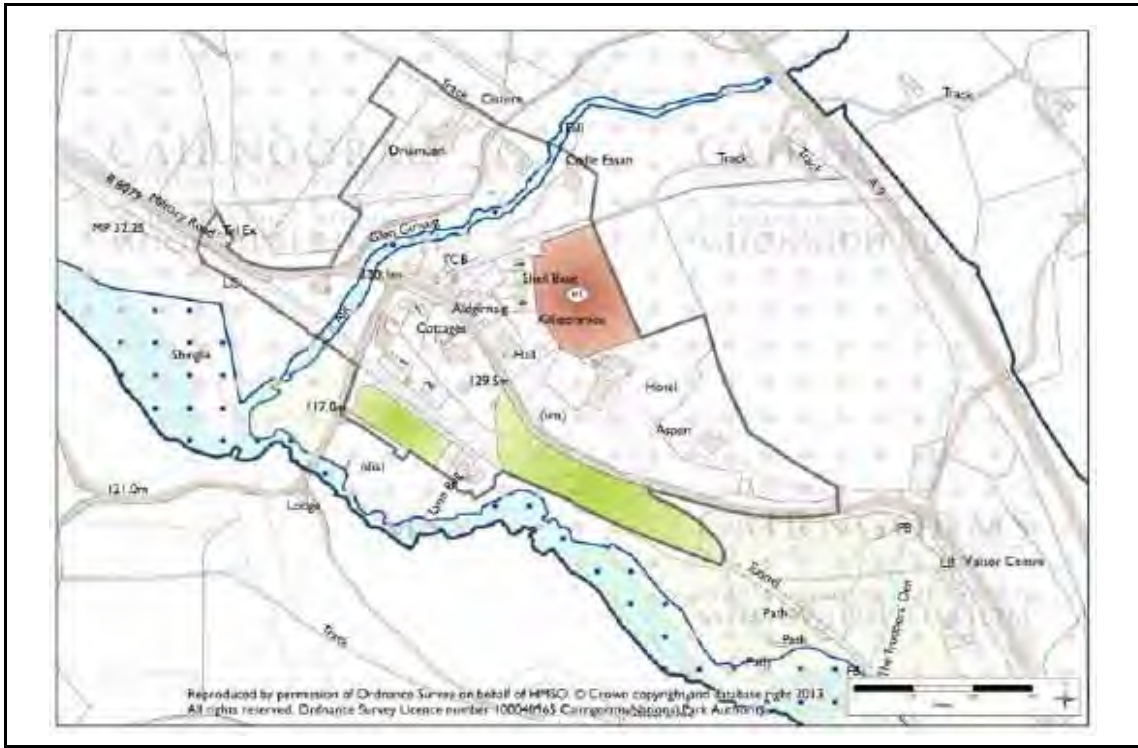


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Aviemore (WTW)	Kincraig (WWTW)	See Below
H1	283580	806349	40	-	-	-	993	52	
ED1	283402	806447							
Settlement Totals			40	0	0	0			

Site Details	Additional Comment & Information
H1	There is currently sufficient treatment capacity at both WTW and WWTW for the demand of the housing allocation (H1). We also note the projections that 25 of the total 40HU are expected to be delivered within the next 5 years (Plan Lifespan). It is likely due to the location of the site at the outer edge of the settlement, that some network investigations will be required to ensure adequate site provision and for the protection of existing customers on the network. As the specific usage of ED1 is not yet defined, Scottish Water will be able to assess this site on an individual basis when it reached the formal planning stages.
ED1	

Killiecrankie

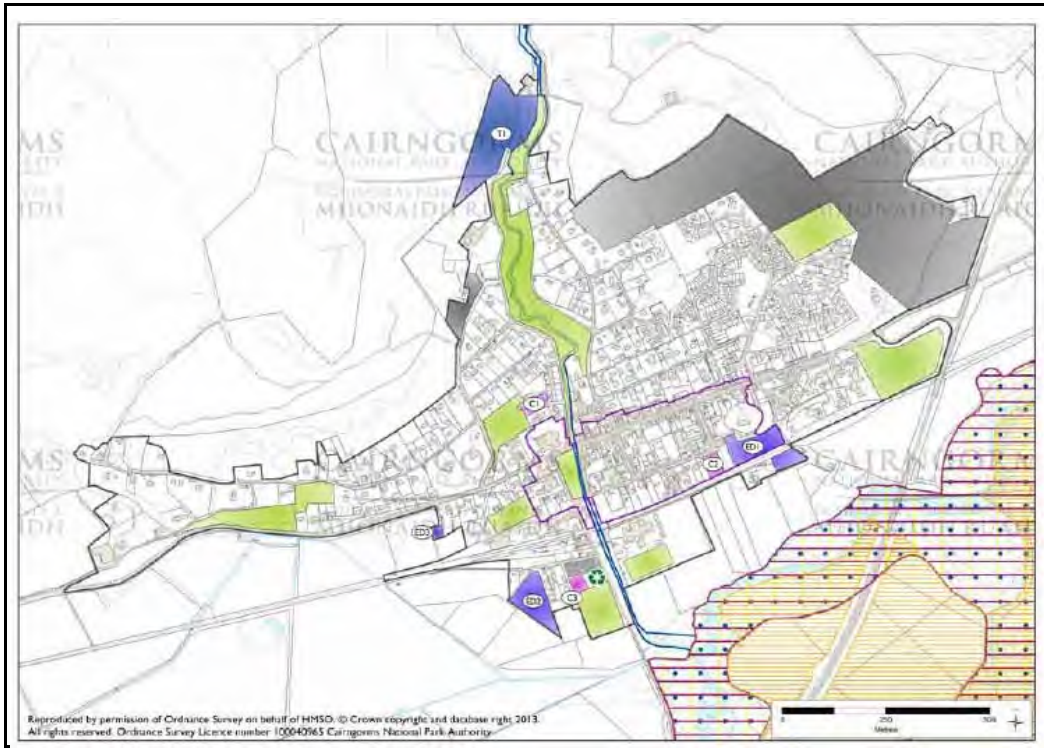


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Killiecrankie (WTW)	Killiecrankie (WWTW)	See Below
H1	291404	762920	12	-	-	-	1918	<10	
Settlement Totals			12	0	0	0			

Site Details	Additional Comment & Information
H1	It is advised that the Developer should make early contact with Scottish Water to discuss options with regards to waste water treatment. There will be a requirement to ensure all surface water from the curtilages of these properties is dealt with via an appropriate SUDS arrangement to maximise the existing hydraulic capacity of both the receiving WWTW and the local network.

Kingussie

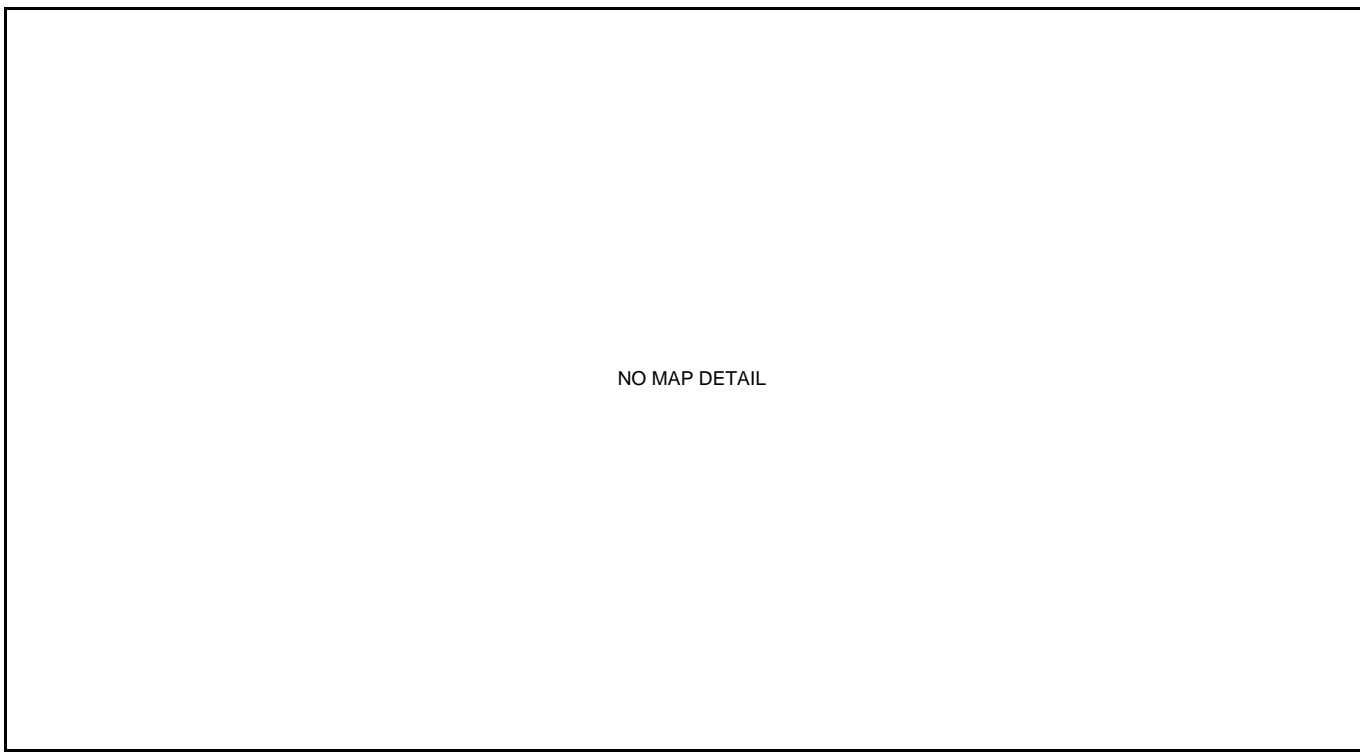


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Aviemore (WTW)	Kingussie (WWTW)	See Below
Housing	-	-	-	-	-	-	993	<10	See Below
ED1	276088	800628	-	-	-				
ED2	275559	800256	-	-	-				
T1	275497	801451	-	-	-				
Settlement Totals			0	0	0	0			

Site Details	Additional Comment & Information
Housing ED1 & ED2	No formal housing allocations have been put forward, other than existing plan allocations, therefore assumed growth will be from windfall and infill opportunities. As and when any individual developments are submitted via the planning process, Scottish Water will make an individual assessment at that time. In relation to ED1 & ED2, we note that there is a small potential for development at ED1 which will be assessed as above and that ED2 has been included to ensure some level of protection is offered to the existing site.

Laggan



Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	No Allocations	No Allocations	No Allocations
Housing	-	-	-	-	-	-			
Settlement Totals			0	0	0	0			

Site Details	Additional Comment & Information
Housing	No formal housing allocations have been put forward therefore assumed growth will be from windfall and infill opportunities. As and when any individual developments are submitted via the planning process, Scottish Water will make an individual assessment at that time.

Nethy Bridge

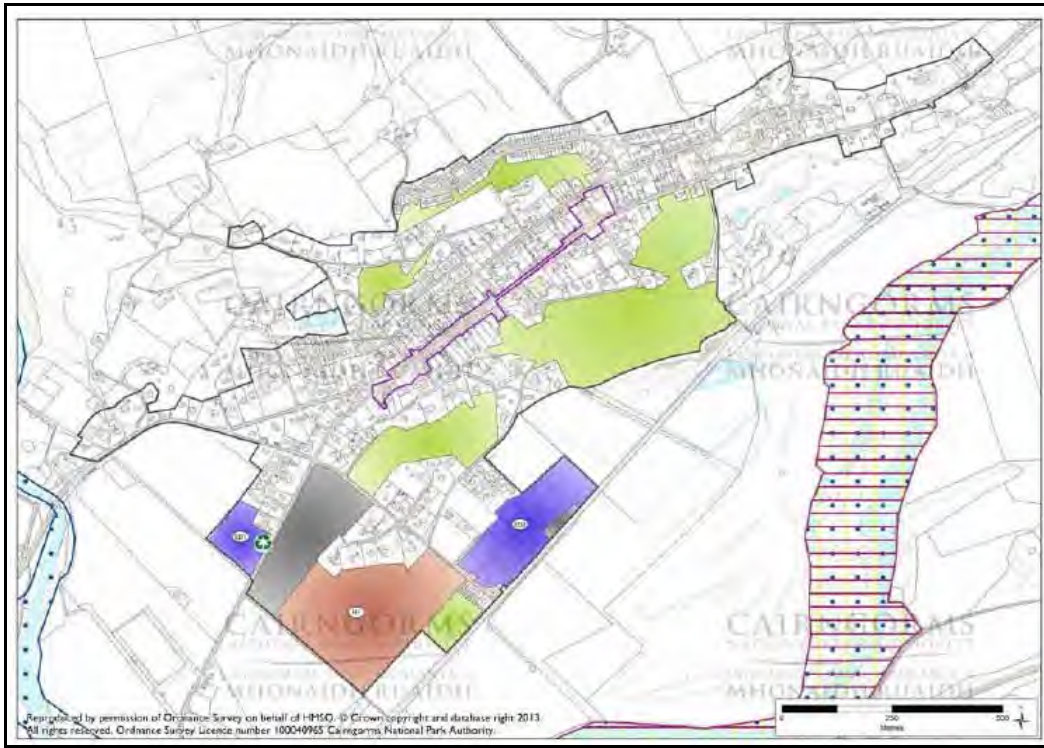


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Aviemore (WTW)	Nethy Bridge (WWTW)	See Below
H1	301040	820913	25				993	69	
H2	301386	820642	15						
Settlement Totals			40	0	0	0			

Site Details	Additional Comment & Information
H1 & H2	There is currently sufficient treatment capacity to meet the demands of the proposed housing allocations (H1 & H2). Due to the location of the proposed sites at the extremities of the existing settlement and network zones, it may be necessary for the developer to undertake network investigations. This will ensure adequate water pressure and hydraulic capacity exists in our sewer network to service the new demand and protect existing customers. N.B. the total number of housing units (40) has been approximately split according to site size.

Newtonmore

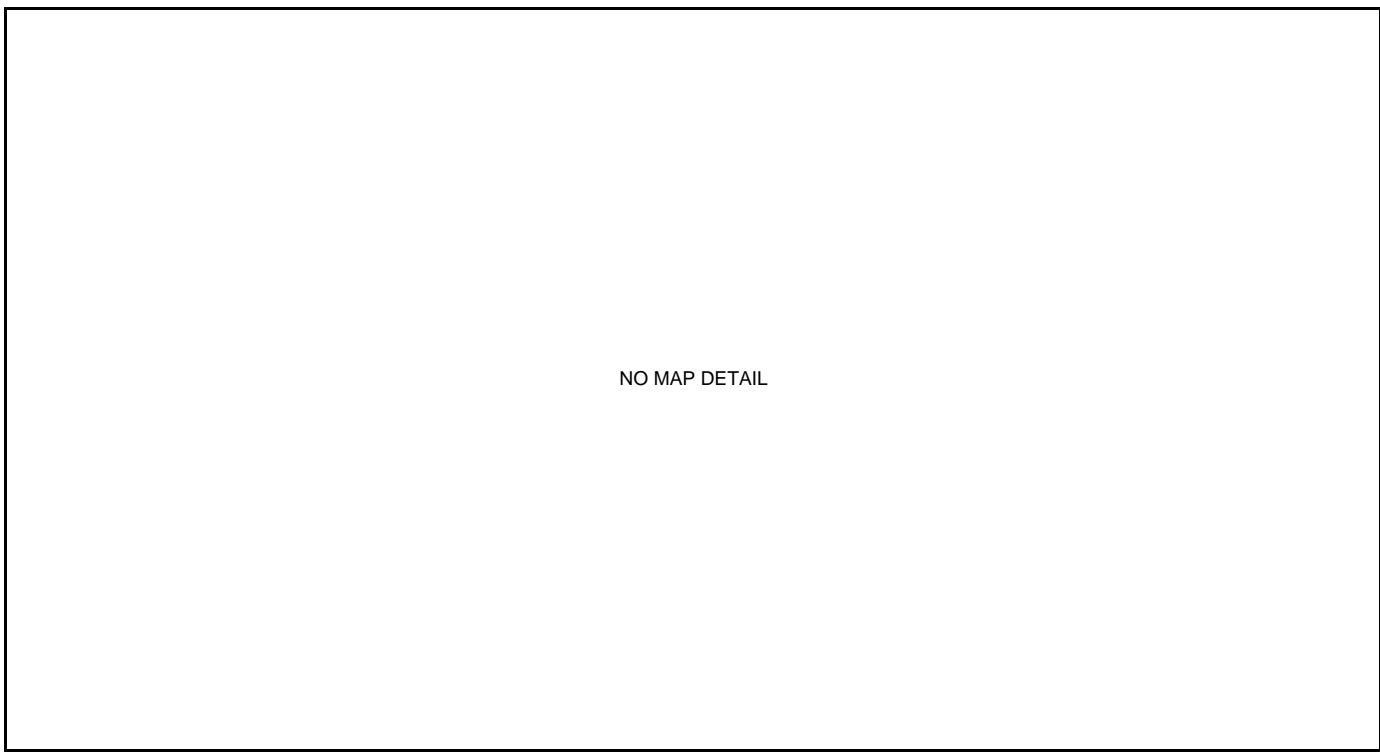


Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Aviemore (WTW)	Newtonmore (WWTW)	See Below
H1	271194	798339	120	-	-	-	993	208	
ED1	270942	798668	-	-	-				
ED2	271585	798594	-	-	-				
Settlement Totals			120	0	0	0			

Site Details	Additional Comment & Information
H1	There is currently sufficient treatment capacity to meet the demands of the housing allocations (H1 & H2) put forward in the plan. Due to the size of this potential development it will be necessary for the developer to undertake network investigations to ensure adequate service provision is in place for the development as well as protect existing customers. In relation to ED1 & ED2, once the final usage of these sites has been finalised, Scottish Water will be able to individually assess each site as and when they come through the formal planning process.
ED1 & ED2	

Strathdon



Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Lumsden WTW	Various Private Treatment	See Below
Housing							10		
Settlement Totals			0	0	0	0			

Site Details	Additional Comment & Information
Housing	No formal housing allocations have been put forward therefore assumed growth will be from windfall and infill opportunities. As and when any individual developments are submitted via the planning process, Scottish Water will make an individual assessment at that time.

Tomintoul



Treatment Capacity/Site Allocations

Site	Grid Co-ordinates (Central Reference Point)		Scottish Water Asset Specific Information						
			Indicative Development Numbers by LA				Water Treatment Capacity (HU)	Waste Water Treatment Capacity (HU)	Network Comments
	Eastings	Northings	Housing Units (HU)	Business/ Industry (Ha)	Community (Ha)	Retail/ Commercial/ Leisure (Ha)	Balrnamarrow (WTW)	Tomintoul (WWTW)	See Below
H1	316640	819247	8	-	-	-	66	48	
H2	317149	818511	15	-	-	-			
ED1	316520	819344	-	-	-	-			
ED2	317011	818813	-	-	-	-			
ED3	317142	818888	-	-	-	-			
T1	317134	818219	-	-	-	-			
Settlement Totals			23	0	0	0			

Site Details	Additional Comment & Information
H1 & H2	There is currently sufficient treatment capacity to service the projected level of housing (H1 & H2) in the emerging LDP. Whilst further development of ED1-ED3 is supported and encouraged, Scottish Water will only be able to fully assess these sites once their final usage has been agreed. Therefore Scottish Water will assess on an individual basis any such proposal when it reaches the formal planning process.
ED1-ED3	



Official Use Only Reference: Objection No:
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Please use this form to state clearly the modification/s you would like to see made to the Plan. You should include the proposal/policy or paragraph reference where appropriate. Please use a separate form for each representation.

1. Name	<u>Will Paton</u>
Address	[REDACTED] [REDACTED] [REDACTED]

2. If you are representing a third party, please give their details.	
Name	<u>AS ABOVE</u>
Address

 Postcode
Telephone Email

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

Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification. Proposed Local Development Plan: 3 New Housing Development (General Comments)

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials). SUPPORTING STATEMENT Scottish Water has and will continue to support CNPA and work with developers in line with our current funding and operational guidelines, to both promote and deliver new housing and sustainable development within the park. Whilst sufficient capacity exists across the CNPA area in general, we continue to make improvement to our strategic assets and are funded to meet the demands of domestic growth across Scotland in line with the 5 Ministerially approved 'Growth Funding Criteria'.
--

4. Continued

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

SUPPORTING STATEMENT ONLY: No changes required

Please return all completed forms to:

FREEPOST (RSHS-BHKL-KXHS)
Cairngorms National Park Authority
Albert Memorial Hall, Station Square
Ballater
AB35 5QB

Or email: localplan@cairngorms.co.uk

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Tel: 013397 53601 Email: localplan@cairngorms.co.uk

www.cairngorms.co.uk

Data Protection

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1. Name Will Paton
 Address ... [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

2. If you are representing a third party, please give their details.

Name AS ABOVE
 Address

 Postcode
 Telephone Email

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Own Agent

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Proposed Local Development Plan: 4 Supporting Economic Growth (General Comments)

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).

SUPPORTING STATEMENT

Scottish Water is funded to provide strategic capacity for domestic growth within Scotland. We have successfully delivered significant additional treatment capacity during this investment period and it is our intention to continue within the forthcoming investment programme. A key component however, in the successful management of this process is early engagement.

By its very nature, the provision of new or upgraded treatment capacity can present significant challenges in terms of timescales for all parties concerned. To minimise this impact we will continue to work with developers and the Scottish Environment Protection Agency (SEPA), to accommodate development needs wherever practical until such times as additional capacity and infrastructure comes on line.

4. Continued

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

SUGGESTED CHANGE

We would ask that the importance of early engagement between Scottish Water, Developers and the CNPA/Local Authorities is highlighted either as part of the documentation or if impractical, particularly in the resulting negotiations between the Authority and any Developers associated with the individual sites.

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 Address [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

2. If you are representing a third party, please give their details.

Name AS ABOVE
 Address

 Postcode
 Telephone Email

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

Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.

Proposed Local Development Plan: 5. Sustainable Design (General Comments) and Section 11. Resources

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).

REPRESENTATION

Scottish Water welcomes the inclusion of a number of relevant factors which together helps promote and deliver sustainable homes from sustainable design. As an organisation we are currently promoting the concept of water efficiency as one of those sustainability factors in new homes, through the promotion of building standards, retrofit programmes and a series of public engagement campaigns on achieving water efficiency in the home. We note that CNPA have included a number of references relating to the maximisation of resources and in particular the water environment and welcome this inclusion. We would be keen to further promote this concept within CNPA and indeed all Scotland's Local Development Plans.

4. Continued

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

SUGGESTED CHANGE/ENHANCEMENT

We would welcome the opportunity to include specific reference to water efficiency within the home as part of this section and Section 11 Resources. Scottish Water is willing to work with the CNPA on the exact wording of this if required and would also be willing to engage directly with CNPA in exploring water efficiency in general.

Please return all completed forms to:

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 Address

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Name AS ABOVE
 Address

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 Telephone Email

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Own Agent

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Supplementary Guidance CNPA Proposed LDP 2013 Section 4: Sustainable Design - Table (P19)

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).

REPRESENTATION

Scottish Water welcomes the mention of water usage in reference to minimising the effects of climate change within the policy table on page 19. However it may be helpful to make specific mention of what actual role water usage has to play in achieving this within the expanded section on page 21, as there is no specific mention at the moment.

4. Continued

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

SUGGESTED CHANGE/ENHANCEMENT

Scottish Water is happy to work with the CNPA in providing some additional information, if not for inclusion within the Supplementary Guidance itself, at least for individual planners in their dealings with developers to promote water efficiency as a sustainability measure.

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[REDACTED]
[REDACTED]
[REDACTED]

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Own Agent

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Proposed Local Development Plan: 5 Sustainable Design (General Comments)

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).

SUPPORTING STATEMENT

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By its very nature, the provision of new or upgraded treatment capacity can present significant challenges in terms of timescales for all parties concerned. To minimise this impact we will continue to work with developers and the Scottish Environment Protection Agency (SEPA), to accommodate development needs wherever practical until such times as additional capacity and infrastructure comes on line.

4. Continued

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

SUGGESTED CHANGE

We would ask that the importance of early engagement between Scottish Water, Developers and the CNPA/Local Authorities is highlighted either as part of the documentation or if impractical, particularly in the resulting negotiations between the Authority and any Developers associated with the individual sites.

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Address [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

2. If you are representing a third party, please give their details.

Name AS ABOVE
Address
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..... Postcode
Telephone Email

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

Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.

Supplementary Guidance CNPA Proposed LDP 2013 Section 5: Natural Heritage - (P39 Section 3:5.57 and 4 5.58 & 5.59)

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).

REPRESENTATION

Scottish Water notes the inclusion of the sections:

"Development may not commence until it has been demonstrated to the planning authority that there is sufficient capacity in local waste water treatment work in terms of capacity and ability to remove pollutants to recommended standards at the time of approval."

"The increase in water extraction may reduce water level (assumed levels?) in protected water courses and this may affect the integrity of the site"

Scottish Water is regulated by SEPA who strictly monitor both our abstraction and discharge rates in terms of water resources. At present we are within our consent regime and do not anticipate any issues in relation to this matter particularly phosphorous. Whilst the CNPA has stated that phosphorous in concentrations of over 0.03mg/l has an effect on Pearl Mussels (located at numerous points within the River Spey). It is our understanding that this figure can vary significant across continents, with Ireland being one of the most strict consents in place.

Whilst Scottish Water does not refute the scientific evidence showing the effect phosphorous can have on aquatic life, we currently operate within the consents set by SEPA and currently we are compliant with such consent. If our consent were to be varied by our regulator SEPA then this would have to be specifically detailed by them and programmed within any future investment period arrangements and regulation which would then enable Scottish Water to obtain funding to address this matter.

Furthermore, a Memorandum of Understanding exists between SEPA and Scottish Water allowing for limited and consented development to take place in lieu of a forthcoming investment project. This in effect can allow development to take place in instances whereby there is ordinarily insufficient capacity. This is 'licenced' and closely monitored ensuring the prevention of pollution or breach of our existing consents occurring.

In terms of water abstraction, no additional CAR consent would be granted by SEPA if any detrimental effects were projected to occur

4. Continued

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

SUGGESTED CHANGE/ENHANCEMENT

Scottish Water has and continues to be regulated in terms of abstraction and discharge consents by SEPA and is within compliance.

Whilst these statements are relevant we feel that the process detailed therein is already in place and strictly regulated and is part of the normal Scottish Water every day business process. The comments within the statement may lead to confusion and imply that such approval is over and above the normal planning process.

We are willing to discuss this matter further if required.

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1. Name Will Paton
 Address

2. If you are representing a third party, please give their details.

Name AS ABOVE
 Address

 Postcode
 Telephone Email

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

Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.

Supplementary Guidance CNPA Proposed LDP 2013 Section 10: Resources - (P75 Section 10.47)

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).

REPRESENTATION

Scottish Water welcomes the direction to engage with us to discuss and address and limitations in waste water capacity. We do however feel it necessary to clarify the statement made with regards to finding and investment for individual sites.

4. Continued

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

SUGGESTED CHANGE/ENHANCEMENT

We feel that the statement relating to 'what contributions Scottish Water may require from you" could be clarified by substituting it with "as well as what network mitigation and investment may be required from you as a developer".

Similarly throughout the section the term 'constraint' is used in relation to our assets. Whilst we appreciate whilst there are physical constraints on sites such as topography, flooding etc, the term constraint implies water and waste water issues are insurmountable. In practice however most of these issues can be alleviated through the Scottish Water investment programme and individual developers contributions towards on site or local network mitigation.

We would suggest the term issue or issues is used in place of 'constraint' in relation to our assets.

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1. Name Will Paton
 Address

2. If you are representing a third party, please give their details.

Name AS ABOVE
 Address

 Postcode
 Telephone Email

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Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.

Supplementary Guidance CNPA Proposed LDP 2013 Section 12: Resources - (P87 7-12.20)

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).

REPRESENTATION

As an organisation we are promoting the benefits of water efficiency in terms of the environment and the amount of energy associated with producing hot water in the home from drinking water supplies, which invariably eventually drain to the sewer. In addition to the actions detailed in 7 12.20 we feel that a mention of water efficiency would be relevant, particularly within the CNPA region.

4. Continued

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

SUGGESTED CHANGE/ENHANCEMENT

We would ask that the term 'water-efficiency' be included within the paragraph to highlight the role of water efficiency in sustainable housing.

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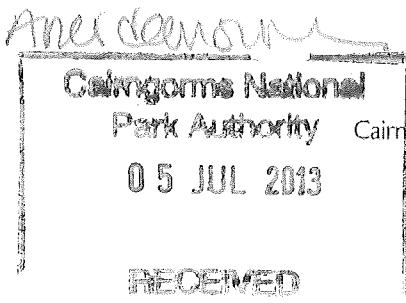
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Alex 11/7 email

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Please use this form to state clearly the modification/s you would like to see made to the Plan. You should include the proposal/policy or paragraph reference where appropriate. Please use a separate form for each representation.

1. Name Rory Bruce
 Address 
 Telephone 

2. If you are representing a third party, please give their details.
 Name
 Address

 Postcode
 Telephone Email

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

Own Agent

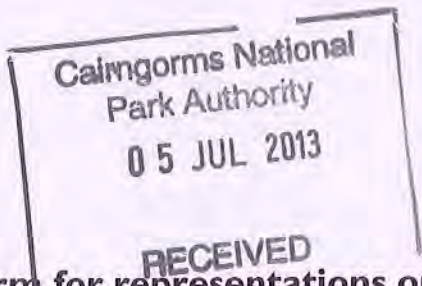
3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.
Ballater - Proposals - Housing

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).
See Attached statement please

Along with other residents of Ballater and the surrounding area I feel that there should be more for young people to do, this project would also attract tourists with children and teenagers, we request that the CNPA allocates land in its local development plan for future recreational use. We would like the creation of a Skate Park beyond the existing Monaltrie Park, to be given priority. This would give residents of Ballater and its surrounding area something more to do with the bonus of a possible tourist attraction. Another friend and I managed to collect many signatures within a week with a very wide age range. We hope that you seriously consider this project.

Many thanks,

Rory



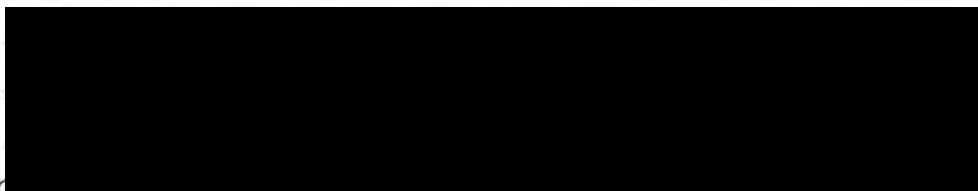
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Please use this form to state clearly the modification/s you would like to see made to the Plan. You should include the proposal/policy or paragraph reference where appropriate. Please use a separate form for each representation.

1. Name PATRICIA M. TAYLOR

Address 

Telephone 

2. If you are representing a third party, please give their details.

Name

Address

..... Postcode

Telephone Email

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

Own Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.

PROPOSED 37 HOUSES CROWDALE

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).

NOT ADEQUATE ROADS TO ACCOMMODATE EXTRA TRAFFIC
NO VILLAGE AMENITIES - SHOPPING SO TRAVEL TO
GRANTOWN ESSENTIAL - UNSUITABLE FOR YOUNG FAMILIES
NO ADEQUATE BUS SERVICE TO GET YOUNG CHILDREN TO
PRIMARY SCHOOLS
PLOTS AT AUCKROISK HAVE BEEN AVAILABLE FOR OVER 10
YEARS AND NOTHING BUILT.
HOUSES IN VILLAGE HAVE BEEN ON THE MARKET FOR UP TO
4 YEARS.

4. Continued

5. Please state clearly what change/s you wish to see made to the Plan, which would resolve your objection.

ENSURE AUCKLOISK PLOTS ARE TAKEN & SOLD
BEFORE FURTHER HOUSING PLANS
UNTIL THERE ARE FACILITIES IN THE VILLAGE
NO POINT IN BUILDING FOR YOUNG FAMILIES
LOCAL TRANSPORT FACILITIES NEED TO BE
IMPROVED
ROAD (A95) NEEDS IMPROVEMENT, ALSO ACCESS
ROAD TO SITE (CURRENTLY NOT VIABLE)

Please return all completed forms to:

FREEPOST (RSHS-BHKL-KXHS)
Cairngorms National Park Authority
Albert Memorial Hall, Station Square
Ballater
AB35 5QB

Or email: localplan@cairngorms.co.uk

Forms should be returned no later than 4pm, Friday 5 July 2013.

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

If you have any queries regarding completion of the comments form, or require further assistance, please contact the Development Plan team at the CNPA Ballater office:

Tel: 013397 53601 Email: localplan@cairngorms.co.uk

www.cairngorms.co.uk

Data Protection

Details provided will only be used for purposes associated with the Local Development Plan. You may request to see personal information held by the CNPA at any time. Information will be shared with the Scottish Government Department of Planning and Environmental Appeals and may be published on our website. We will not publish address details but may publish the name of the person who has completed the form. By completing and submitting the form, you are consenting to the above.



-Proposed Local Development Plan (Version: 2013)

Your Details

Your Name:	Craig Mackay
Organisation Name:	CM Design Town Planners and Architectural Designers
Agent Name:	Craig Mackay
Address 1:	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Site Name:	Cromdale
Contact Person:	Me

Your comments will be applied to the following items:

24 Cromdale and Advie - Paragraph 24.20

This statement has been prepared by CM Design, Town Planners & Architectural Designers in response to the Formal Consultation period on the Draft Plan ending on 5 July 2013. As stated in our submission of 28 September 2012 we continue to suggest that the previous settlement boundary, encapsulating lands at Balnafettach, should remain in force. We continue to suggest alternative lands at Balnafettach and Waulkmill as being superlatively more suitable in terms of feasibility, amenity, value and diversity than is available at Kirk Road. We therefore now suggest that the Kirk Road designation is not the best available option for the growth and well being of Cromdale. The previously designated lands at Balnafettach (referred to as CD/H1 in previous Local Plan) were considered to be of such merit that CNP commissioned a first class Development Brief which went to great lengths and expense in demonstrating its worth and how development should be moved forward on this parcel of ground. All consultees at that time, including the Trunk Road Authority applauded the designation as being favoured and the area was allocated a potential yield of up to 50 houses within the Local Plan published in 2010. The lands current owners are very importantly local, proactive and innovative in terms of their development aspirations and offer a considerably more credible intention to sensitively develop their lands than might be offered (if ever) at Kirk Road. It is worth repeating that the MIR identified Cromdale as “a fragile community which needs housing for young and old and business opportunities to make the most of its sense of identity” – waiting for a developer to act upon – the lack-luster potential of Kirk Road is unlikely to serve that need any time soon and, if ever developed, would be highly unlikely to serve the needs of “young, old and business”. Conversely, the Balnafettach and Waulkmill designations offer a more featurefull, idyllic and rural setting, which would undoubtedly attract investment more quickly and more beneficially than Kirk Road. The views from both our submission sites cannot be compared to the flood risked and limited amenity of the currently designated land at Kirk Road.

The clear lack of uptake or interest in development upon previous designations in the Kirk Road/Auchroisk area would clearly prove this point. The lands at Balnafettach have already enjoyed favourable approvals for opportunity house sites which have been quickly secured by local residents and which pave the way for consolidation with further housing. Even future access has been arranged and secured to serve further development. As eluded to in earlier submissions, preliminary discussions with Planners have found favour with the prospect of development at Balnafettach and all parties simply await the retention of this area in this development plan to be enabled to move forward. We therefore strongly object to the current amendment to the Settlement Boundary and to the erroneous inclusion of Kirk Road as a preferred and only designation for Cromdale.

-Proposed Local Development Plan (Version: 2013)

Your Details

Your Name: Ristol Ltd

Organisation Name:

Agent Name:

Address 1:

Address 2:

Address 3:

Postcode:

Phone Number:

Email Address:

Site Name:

Contact Person: Me

Your comments will be applied to the following items:

21 Bruar and Pitagowan - Paragraph 21.11

The policy should be amended to ensure that in determining the impact of such infrastructure and developer contributions, the viability of developments is not adversely affected. There should be a level of latitude introduced into the policy to ensure levels of contributions consider viability and accord with the provisions of Circular 3/2012

-Proposed Local Development Plan (Version: 2013)

Your Details

Your Name: Ristol Ltd

Organisation Name:

Agent Name:

Address 1:

Address 2:

Address 3:

Postcode:

Phone Number:

Email Address:

Site Name:

Contact Person: Me

Your comments will be applied to the following items:

21 Bruar and Pitagowan - Paragraph 21.18

The importance of the House of Bruar as a employer and tourist destination is noted and recognition that the LDP will support further expansion endorsed.

-Proposed Local Development Plan (Version: 2013)

Your Details

Your Name: Ristol Ltd

Organisation Name:

Agent Name:

Address 1:

Address 2:

Address 3:

Postcode:

Phone Number:

Email Address:

Site Name:

Contact Person: Me

Your comments will be applied to the following items:

22 Calvine - Paragraph 22.10

Provision for developer contributions and infrastructure should not be at the expense of impacting upon the viability and deliverability of rural development. The policy should be amended to provide for latitude on the application of such contributions in order to ensure rural land supply requirements are met and any obligations structured in accordance with Circular 3/2012

-Proposed Local Development Plan (Version: 2013)

Your Details

Your Name: Mark Richardson

Organisation Name: Ristol

Agent Name:

Address 1:

Address 2:

Address 3:

Postcode:

Phone Number:

Email Address:

Site Name:

Contact Person: Me

Your comments will be applied to the following items:

3 New Housing Development - Paragraph 3.6

The principles of the policy are supported although changes are requested in the interest of ensuring rural housing needs across all tenures are met: 1. housing development in existing groups - there should not be a cap on the scale of new development within a building group, which instead should be determined by the landscape, character and services capacity of the group to accommodate new development 2. contribution towards affordable housing - there should not be a provision for developments under four units since this could make such projects economically unviable, thereby restricting the supply of rural housing, contrary to the policy objectives of the Scottish Planning Policy.

-Proposed Local Development Plan (Version: 2013)

Your Details

Your Name: Ristol Ltd

Organisation Name:

Agent Name:

Address 1:

Address 2:

Address 3:

Postcode:

Phone Number:

Email Address:

Site Name:

Contact Person: Me

Your comments will be applied to the following items:

8 Renewable Energy - Paragraph 8.8

The criteria for hydro power projects should be amended to exclude reference to "no detrimental impact on the water environment" and replace with compliance with SEPA's guidance on the assessment of hydro projects on water environments. This reflects the clear guidance SEPA, as the environmental protection agency and statutory consultee have prepared the assessment of hydro projects.

-Proposed Local Development Plan (Version: 2013)

Your Details

Your Name: Ristol Ltd

Organisation Name:

Agent Name:

Address 1: [REDACTED]

Address 2:

Address 3:

Postcode: [REDACTED]

Phone Number: [REDACTED]

Email Address: [REDACTED]

Site Name:

Contact Person: Me

Your comments will be applied to the following items:

4 Supporting Economic Growth - Paragraph 4.8

The policy for tourism and leisure development is supported and the following change is requested: 1. express provision for "chalet projects" within the definition of accommodation

Charlotte Milburn

From: David Dean [REDACTED]
Sent: 05 July 2013 00:31
To: Local Plan
Subject: Application for 58 houses in School Wood, Nethy Bridge

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sirs,

We are writing to make representation to the draft Local Development Plan relating to the above application.

May we register our objection once more to housing developments within School Wood, Nethy Bridge.

Our reasons have been recorded previously over many years and have not changed.

In line with Scottish Planning Policy (updated 2010), we have always believed that this ancient woodland with high biodiversity value should be protected from housing/industrial development.

Furthermore, we have always been against housing schemes as such in small, organically developed villages, where the style and the numbers involved are not designed to meet the requirements of the local community. Self-build homes on individual sites within village boundaries would have been different, being in line with modern planning policy with regard to ancient woodland preservation and allowing organic growth within the national park rather than the scale being steered by national housing policies. This way forward we would support.

This particular application has its origins in a time before the national park was in existence and fits neither with modern planning policies with regard to ancient woodland nor with the objectives of the Cairngorms National Park with regard to conservation and sustainability of local communities.

Yours sincerely,
David Dean

-Proposed Local Development Plan (Version: 2013)

Your Details

Your Name:	Andrew McArtney
Organisation Name:	Boys' Brigade (Monifieth)
Agent Name:	
Address 1:	
Address 2:	
Address 3:	
Postcode:	
Phone Number:	
Email Address:	
Site Name:	CarrBridge Housing areas
Contact Person:	Me

Your comments will be applied to the following items:

23 Carr-Bridge - Paragraph 23.23

H1: There are severe concerns about the access to this proposed settlement. The country road leading to the area has no pavement, is very narrow and dangerous if many more cars are to be using the area. The site has also been used as a Boys Brigade Camp Site since at least 1929 when the 1st Cook hut was assembled. This has provided over 80 years of education and development of youngsters who may not have been outwith an urban area in their life. This also brings considerable income to the village and the local community each year. The eco system in the field is one which is quite unique as there tends to be no farm animals grazing during the summer months. Frog Orchids have been seen in this field. The increase in size of this development is too large in comparison with the size of the village and the other comments elsewhere in this document that states housing should be done sympathetically. I would urge that this area of land be looked at again and assigned a different code rather than housing.

Charlotte Milburn

From: Neil Macrae [REDACTED]
Sent: 05 July 2013
To: Local Plan
Cc: Karen Major; Adam Streeter-Smith
Subject: CNP Local Plan & Supplementary Guidance- Submission 1 of 3

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir/Madam,

Further to discussion with members of the Development Planning Team I would like to propose three minor modifications to the CNP Local Plan and Supplementary Guidance. The first is contained in this email.

CNP Local Plan Section page 57 &58 – Reference should be made in either section 14.24 or 14.25 of the need for new development at Camas Mor to take into account the priorities and recommendations identified in the HITRANS Aviemore Active Travel Audit http://www.hitrans.org.uk/Documents/Aviemore_Active_Travel_Audit.pdf

Yours sincerely

Neil MacRae
Partnership Manager
The Highlands and Islands Transport Partnership (HITRANS)
[REDACTED]

Charlotte Milburn

From: Neil Macrae [REDACTED]
Sent: 05 July 2013
To: Local Plan
Cc: Karen Major; Adam Streeter-Smith
Subject: CNP Local Plan & Supplementary Guidance- Submission 2 of 3

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir/Madam,

Further to discussion with members of the Development Planning Team I would like to propose three minor modifications to the CNP Local Plan and Supplementary Guidance. The first is contained in this email.

CNP Local Plan Section page 66 – Reference should be made in section 16.17 of the need for new development in the Aviemore area to take into account the priorities and recommendations identified in the HITRANS Aviemore Active Travel Audit [http://www.hitrans.org.uk/Documents/Aviemore Active Travel Audit.pdf](http://www.hitrans.org.uk/Documents/Aviemore_Active_Travel_Audit.pdf)

Yours sincerely

Neil MacRae
Partnership Manager
The Highlands and Islands Transport Partnership (HITRANS)

[REDACTED]

Charlotte Milburn

From: Neil Macrae [REDACTED]
Sent: 05 July 2013 [REDACTED]
To: Local Plan
Cc: Karen Major; Adam Streeter-Smith
Subject: CNP Local Plan & Supplementary Guidance- Submission 3 of 3

Follow Up Flag: Follow up
Flag Status: Completed

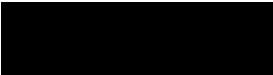
Dear Sir/Madam,

Further to discussion with members of the Development Planning Team, I would like to propose three minor modifications to the CNP Local Plan and Supplementary Guidance. This email contains the third and final submission.

CNP Proposed Local Devt Plan – Supplementary Guidance: Sections 4.21 -4.25 (p23) – Reference should be made in this section on ‘Promoting Sustainable Transport’ of the need for new development to take into account the priorities and recommendations identified in the HITRANS Aviemore Active Travel Audit and similar Action Plans which may be developed for other settlements over the lifetime of the Local Plan as has recently been recommended in Transport Scotland’s updated Cycling Action Plan for Scotland (June 2013)

Yours sincerely

Neil MacRae
Partnership Manager
The Highlands and Islands Transport Partnership (HITRANS)



Charlotte Milburn

From: Charles Smith [REDACTED]
Sent: 04 July 2013 22:31
To: Local Plan
Subject: Cairngorms National Park.....Proposed Local Development Plan

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sirs

I refer to the above and congratulate you on continuing to look after the interest of this area.

I have the following comments on your plan which I would appreciate if you would carefully consider ?

1. I refer to your proposal on page 74 in connection with Ballater where you have allocated land on site H1 for 50 homes and more !

This may be the obvious place to allocate additional land in Ballater for further housing if you consider a map in only two dimensions. Ballater however has a very three dimensional unique characteristic nestled between two hills.

The houses threading along the foot of Craigandarrach are successfully sandwiched between the background landscape of Craigandarrach and the open space you intend allocating for development when viewed from the A93 ,the main approach from the east. Filling in the open space will be detrimental to the residential setting and will make this area more of the same infill developments . I would refer you to your policy 17.11 in this connection **‘enriching the experience of Ballater in its natural setting, for example by identifying and interpreting key features of the landscape from right within the centre of the village ‘**

Allocating housing adjacent to the old railway line and cinder path will destroy the characteristics of these country paths which lead you into the centre of the village by a landscape setting. Entering the village through a housing estate will be considerably less appealing.

Notwithstanding the above if you decide to continue and allocate land for development east of Monaltrie park you should ensure that its accessibility is preserved / improved and that it is not land locked to such an extent that there is insufficient space for expansion of such activities as the Highland games and associated car parking.

I ask you to examine the approach to Ballater from the east by the A93 . The most recent development of houses on the north have ruined the approach to the village by their display of miscellaneous fencing and random garden sheds all on the road side. The backside of houses should not have been placed adjacent to such an important approach. A five metre landscaped strip , minimum , should be introduced between the A93 and these back gardens by either reducing the gardens or realigning the A93.

I hope the above shall help you assemble a plan in the best interest of the Community.

Regards

Dear Sir/Madam

CNP

Local Development Plan

We have been asked to respond to the Park Plan, but as a Laggan Resident I find it difficult, as Laggan does not warrant a mention. Nor for that matter does Dalwhinnie.

As one of those who led a petition to get Laggan and Dalwhinnie into the Park, I find myself thinking I should not have bothered.

FARMING As a farmer I had hoped that the Park would continue the good work of the Partnership . They were running a successful Rabbit Clearance Scheme, a Black Plastic Uplift and an Upland Grain Scheme. We were hopeful that, as we were a 'Special Area' we would get enhanced environmental payments, in fact, we get less. We have a Farmers Market, but so does everyone.

PLANNING Local opinion is that the decisions on the houses that have been built have at best been inconsistent.

- * No site visits to see the inappropriateness of the designs to site location. Whilst others whose designs have blended into the background have been forced to make expensive changes.

- * Change of use from a family home to a hostel, when the planning application had been for a farmhouse

- * Objecting to the pylon line, when much more could have been achieved for Laggan and Dalwhinnie by

 - 'Planning Gain' ie Improving the road to the Corryiarick, as has been done in Perthshire.

 - Cycle track from Dalwhinnie to Laggan,

TRANSPORT Unless visitors have cars, they have no means to visit Laggan or Dalwhinnie. (Trains stopping

at Dalwhinnie
make it impractical for day visits. No taxis
when you get there. Locals are
severely
disadvantaged without a car.

Economy The only hotel in Dalwhinnie
and the only shop in Laggan have closed
during the life of the Park.

If the National Park is serious about us all
going "green" and having sustainable
communities, then it is surely important to
be assisting our communities especially
when tourism is the only employment that
the National Park considers to be
necessary.

Yours sincerely
Campbell & Sheena Slimon

Official Use Only

Reference:

Objection No:

Form for representations on the Cairngorms National Park Proposed Local Development Plan

Please read the explanatory notes inside the front cover of the proposed Local Development Plan before completing this form. The deadline for returning completed forms is 5pm, Friday 5 July 2013. The forms can also be completed online at www.cairngorms.co.uk. You can photocopy this form, or further copies are available from the Cairngorms National Park Authority offices or can be printed from our website.

Please use this form to state clearly the modification/s you would like to see made to the Plan. You should include the proposal/policy or paragraph reference where appropriate. Please use a separate form for each representation.

1. Name Simon Allison

Address

Postcode

Telephone

2. If you are representing a third party, please give their details.

Name Crofting Commission

Address

Telephone il www.crofting.scotland.gov.uk

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

Own

Agent

3. Please state clearly the policy, proposal, map or other aspect of the Plan or guidance to which you wish to seek a modification.

4. Please state clearly and fully the grounds of your objection or representation to the proposed Local Development Plan, using a continuation sheet if necessary. (You are advised to limit your statement to a maximum of 2000 words, plus limited supporting materials).



**CROFTING COMMISSION
COIMISEAN NA CROITEARACHD**

Direct: [REDACTED]

E-mail: [REDACTED]

.uk

Date: 5th July 2013

Dear Sirs

PROPOSED LOCAL DEVELOPMENT PLAN: CAIRNGORMS NATIONAL PARK CONSULTATION

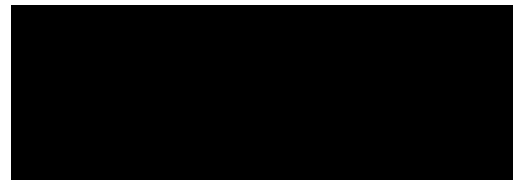
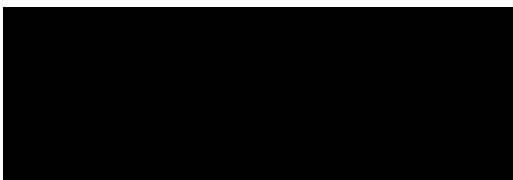
Thank you for your consultation invitation for the Cairngorms National Park local development plan.

The Crofting Reform (Scotland) Act 2010 placed a duty on the Crofting Commission to produce a Plan which would set out policy to how the Commission would exercise its legislative functions. In the compiling of this Plan the Commission consulted with Local Authorities in crofting areas, HIE and other appropriate organisations /persons. It is envisaged the Plan will clearly explain the policy behind the Commission's regulatory decisions thus making the regulation of crofting understood more. Additionally, it is envisaged the Plan will guide planning authorities when considering development applications and in their drafting of Local Development Plans with regards to land under crofting tenure.

The Crofting Commission in its decision-making remit as the crofting regulator regards crofts, common grazings and the crofting system as a precious and finite resource which must be both protected and nurtured for future generations.

In consideration of an application to remove land from crofting tenure through the regulatory process of decrofting the Commission as part of its determination will take into account previous history of decrofting and division. Furthermore, the Commission will need to be satisfied that the extent of area applied for is appropriate in the context of the croft extent, location siting and the land quality of the proposed area. This is to ensure the furtherance of the practical working viability for the remaining area of land on the croft and the avoidance to necessitate the creation of long access road through the croft as a result of the location siting of the development being in the middle of the croft or the development land locking wholly or partially the croft/common. Moreover, the Commission will consider whether a decrofting and division regulatory application is speculative development therefore detrimental to crofting and the crofting community, without any clear benefits for the crofting community or the sustainable development of crofting.

The Crofting Reform (Scotland) Act 2010 gives new powers to the Crofting Commission to refuse a decrofting application even where planning permission exists. In this regard the Commission would welcome clear guidance in Local Development Plan's for land under crofting tenure in general and for the aforementioned issues when considering a planning consent application. This would align these policies reducing the likelihood of decrofting and division refusals.



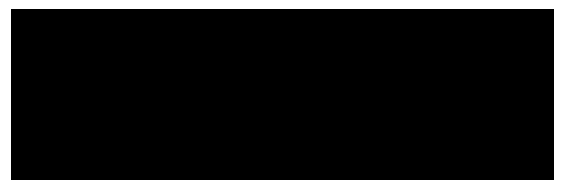
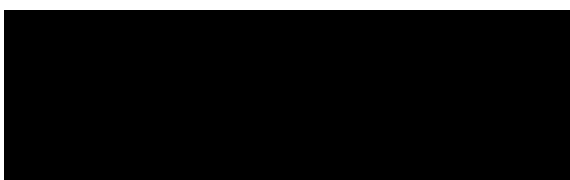
The Commission acknowledges and supports the need for a dwelling house on bareland crofts to provide the means for a crofter to live and work the croft. Additionally, the Commission would give due consideration if a development was to provide housing for community or family purposes. In the case where a proposed development is intended to raise capital for croft investment and /or diversification activity on the croft the Commission would request substantiating evidence in consideration of the application, such as planning permission, business plan or evidence of loan agreements, to indicate that the proposal is genuine.

Furthermore, the Commission proposes Local Authorities actively consider a policy development for croft and common grazings creation on land assets held in ownership by the Local Authority. This policy would enable the sustaining and enhancement of the rural population in communities.

I trust this sets out the Commission's policies regarding development on land under crofting status. If you have any queries with regards to these policies or wish to discuss further please contact me at the Crofting Commission.

Yours

Simon Allison
On behalf of the Crofting Commission



-----Original Message-----

From: automailer@cairngorms.co.uk [<mailto:automailer@cairngorms.co.uk>]

Sent: 01 July 2013 10:05

To: Mail Manager

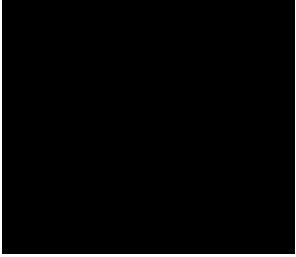
Subject: Website (www.cairngorms.co.uk) Contact Form

From: Mrs L H ANDERSON [REDACTED]

as an error has occurred on your site whilst trying to fill in the form for representation on the CNP proposed local plan, I would be grateful if you would take this email as my representation, as I would like the boundary for Carrbridge to remain the same.

L Anderson

Monday 1st July 2013.



**CNPA
Albert Memorial Hall
Station Square,
Ballater,
Aberdeenshire
AB35 5QB**

Dear Sirs,

Proposed Local Development Plan – Chapel Brae, Braemar

I would like register my objection to the proposal of site H1 being included in the Local Development Plan. I am not a neighbour to the site, but I live with my family closeby in Chapel Brae and have done so for over 20 years, so I know the site well.

I believe the existing housing developments with planning permission in the village already have the potential to meet local needs. There are numerous houses in the village currently on sale, there are affordable housing units identified in developments already having planning permission and there is a high turnover in other affordable housing already available in the village.

The site in question contributes to the character of the Brae with the pattern of spaces within the individually styled houses along Chapel Brae. It provides an open aspect to the many numbers of locals and tourists who walk up the Brae and affords good views from the Brae to the hills north of the river. I understand the special character of the Brae and the contribution of these open spaces to it has been previously recognized in the development of previous Aberdeenshire Local Plans.

I also would be concerned about road safety implications with increased traffic flows associated with the proposed development, given the number of people who walk up the Brae to the duckpond, the Birkwood, Morrone and beyond. Both Chapel Brae and Linn of Dee Place are narrow roads without footpaths that have low level night lighting. They already can become congested at times due to parking of cars of residents who have no off road parking, delivery vans and tradesmen's vehicles.

In addition this site is used annually as the location of coach parking for the Braemar Games. In this regard it is in a very convenient location being close to two entrances of the Games Park, a feature very important to the general coach clientele who tend to be of advanced years. It is difficult to see another site locally that could provide this facility.

I would also draw attention to the site between Humanae Vitae House (now Old School House) and Cairn Ryan, on Chapel Brae and closer to the village centre than H1. I would ask that consideration be given to protecting this site in a similar way to

those other open amenity sites further up Chapel Brae. This protection was not previously needed as the site was protected as an amenity site through it being the playing field of the previous Catholic School on the site and thereafter the garden of Humanae Vitae House. It is only since the splitting of the feu by the Catholic Church Diocese on their sale of the Humanae Vitae House in the last five years or so that this site has been orphaned and thus unprotected for amenity purposes. It too has characteristics of the others sites including being a site with an open aspect where tourists and visitors stop to admire the views of the mountains and is part of the special quality of the Brae which provides that mix of open spaces and individually styled modest scaled houses.

I hope you will take my views into account.

Yours faithfully,

Dr. Susan Walker