

#135

COMPLETE

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Page 2: Local Development in the Cairngorms National Park

Q1 We propose to use the vision and long term outcomes set out in the Cairngorms National Park Partnership Plan as the 'vision statement' for the Local Development Plan. Do you agree with this approach? **No**

Q2 Please explain your answer

The first bullet should be Conservation and Re-wilding. In keeping with the Act of Parliament setting up the National Park, this long term outcome should be shown to have priority.

The Act of Parliament which set up the National Park is being continuously under-mined by the actions and inactions by CNPA.

Q3 Do you agree with our conclusions about the changes that need to be made to policies in the existing Local Development Plan? **No**

Q4 Do you think any other changes are needed? **Yes**

Q5 Please explain your answer

The LDP needs to focus on a forward plan for land use, not "making sure we have enough land for development". The latter statement assumes that more and more land is required for 'development' - this is an unsustainable approach to planning.

Page 3: Main Policy Issues and Settlements

Q6 Which section would you like to give your views on first? **Main Policy Issues**

Page 4: Main policy issues for the new Local Development Plan

Q7 Please select a main policy issue: **Housing**

Q8 Or, **Respondent skipped this question**

Page 5: Settlement-based Issues

Q9 Please choose a settlement

**An Camas
Mòr**

Q10 Or,

**Finish the
consultation**

Page 6: Main Policy Issue 1: Over-arching development strategy

Q11 Do you agree that the overall development strategy of the current Local Development Plan remains appropriate, and that we should use this as the basis for the next Local Development Plan? **No**

Q12 Please explain your answer here:

There should be a 'hybrid' approach mixing the "Preferred Option" and the "Reasonable Alternative Option". There is too much focus on development in the larger settlements. More small scale developments in smaller settlements should be encouraged. We should avoid new settlements like An Camus Mor.

Q13 What would you like to do next?

Answer questions on another main policy issue

Page 7: Main Policy Issue 2: Designing great places

Q14 Do you agree that the new Local Development Plan should include a new policy requiring development proposals to show how they meet the six qualities of successful places? **Yes**

Q15 Do you agree that we should include a clearer policy in the new Local Development Plan to set out when tools such as master plans and development briefs will be used? **Yes**

Q16 Please explain your answers here:

My big problem is that while I agree with the CNPA words on designing great places, CNPA action is to grant planning permission for inferior, cheap designs put forward by certain developers and ignore the CNPA policies. This MUST stop, otherwise CNPA will lose the tiny amount of credibility it has left. It's also not helped by CNPA Head of Planning treating current LDP and associated Development Briefs as 'merely guidance'. It's actions not words that are important.

Q17 What would you like to do next?

Answer questions on another main policy issue

Page 8: Main Policy Issue 3: Impacts and opportunities from the A9 and Highland Main Line upgrades

Q18 Do you agree with our proposals to allocate new employment land to take advantage of the opportunities for inward investment associated with the A9 and rail upgrades?

Respondent skipped this question

Q19 Do you agree that we should seek to support those communities that are at risk of being by-passed by the A9 dualling project?

Respondent skipped this question

Q20 Please explain your answers here:

Respondent skipped this question

Q21 What would you like to do next?

Respondent skipped this question

Page 9: Main Policy Issue 4: Housing

Q22 A) How much new housing do we need and where should it be built? Do you agree with our proposed Housing Supply Targets for the next Local Development Plan?

No

Q23 Do you agree that the proposed Housing Land Requirements are sufficiently generous?

Yes

Q24 Do you agree with our overall conclusions about the need for additional new housing sites in the new Local Development Plan?

No

Q25 Please explain your answers here:

The housing supply targets are too high and far too dependent on large developments. The current position of too many large sites being given planning permission has been developer led and the perceived need by CNPA to approve large developments to help meet their plan.

Start by taking out An Camus Mor from the new LDP and just leave it in reserve. Focus on smaller more people friendly small developments in many more settlements, but have the courage to have a much smaller housing supply target more focused on affordable housing.

Q26 B) Housing growth in Aviemore Do you agree that we should include long-term development land in the Local Development Plan which could be released for development in the event that An Camas Mòr does not progress as envisaged?

No

Q27 Please explain your answer here:

With all the very expensive masterplanning that has gone into An Camus Mor, this money would have been much better spent trying to fix the string of bad planning decisions that have been made in Aviemore.

Money spent in a project using consultants like Gehl to advise on how to fix the structural problems in Aviemore would be well spent - thus developing a professional, people lead plan to fix Aviemore's planning problems.

Q28 What would you like to do next?

Answer questions on settlement-based issues

Page 10: Main Policy Issue 5: The affordability of housing

Q29 Do you agree that we should increase the affordable housing requirement to 35% in Ballater and Braemar, and to 45% in Aviemore and Blair Atholl? **No**

Q30 Do you agree that we should include policies to require a greater mix of house types and sizes, including more smaller homes? **No**

Q31 Please explain your answers here:

Supply of affordable housing seems to be almost totally linked to provision of Scottish Government funds - the developers will not pay for the affordable housing, although setting flexible targets linked to available funds from Scottish Government is valid.

I agree that affordable housing should remain affordable in perpetuity, however this cannot be guaranteed for shared ownership housing. It is dangerous to include these houses in affordable targets.

The key issue of limiting second home ownership has been yet again ducked. CNPA acknowledges that second home buying increases house prices. Such higher house prices have a direct effect on families living and working in the Park who don't qualify for affordable housing, but may want to upsize to house a growing family. Policies need to be introduced to either limit second house ownership or find ways to tax second home ownership through much higher second home council tax. It is not acceptable for CNPA to acknowledge the significant effect second home ownership has on the affordability of housing for families living and working in the Park and not take any action to address the issue.

Q32 What would you like to do next?

Answer questions on another main policy issue

Page 11: Main Policy Issue 6: Economic Development

Q33 Do you agree that the new Local Development Plan should identify a limited number of new economic development sites? **Yes**

Q34 Please explain your answer here:

However, I wish to qualify this answer. I see too much emphasis on industrial developments (i.e. factories) and not enough in providing small start up facilities for new businesses, where a community of small businesses could be set up.

Q35 What would you like to do next?

Answer questions on another main policy issue

Page 12: Main Policy Issue 7: Impacts on Natura designations

Q36 Do you agree that the new Local Development Plan should include a more co-ordinated approach towards delivering wider packages of capercaillie mitigation and conservation measures? **No**

Q37 Please explain your answer here:

I agree the words in the Main Issues Report on capercaillie and fresh water mussels, however the CNPA's track record is all words and no real action.

I agree to ideas of increasing the size of the capercaillie habitat, but this will take decades to materialise. Meantime, if An Camus Mor goes ahead, the impact of more people using the capercaillie areas could fatally effect the existing population in the nearby Abernethy forest long before the new habitats are ready, far less populated. Right now 10 years of quad-bikes near the An Camus Mor site has pushed out any capercaillie or black grouse that were there - one of the many examples of inaction by planning authorities directly negatively impacting protected species.

Additionally, the proposals are too focused on two species. There is a wealth of flora and fauna that also needs recognised as needing protecting. Apart from upholding the first aim of the National Park (conservation and re-wilding), a comprehensive protection of a wide range of flora and fauna can provide a key boost to tourism - nature lovers and supporting these tourists with appropriate guides. CNPA is just giving lip service to the conservation aim with its proposals - these need radical re-writing.

Q38 What would you like to do next?

Answer questions on another main policy issue

Page 13: Main Policy Issue 8: Planning obligations

Q39 Do you agree that the new Local Development Plan should include a revised and more rigorously justified policy on planning obligations? **Yes**

Q40 Do you agree that this should be supported by more specific guidance in the plan about what planning obligations will be required in different settlements/locations? **Yes**

Q41 Please explain your answers here:

However, I have a major qualification. The CNPA's words in the Main Issues Report on planning obligations look good, but again its actions not words that count. CNPA has just within the last few weeks agreed that a development did not have to make the contributions agreed when it received planning permission. Such actions just encourage developers to 'try it on' and see what they can get away with.

Planning obligations must be appropriate, but **MUST** be enforced - otherwise forget it!

Q42 What would you like to do next?

Answer questions on another main policy issue

Page 14: Main Policy Issue 9: Flood risk and climate change resilience

Q43 Do you agree that the new Local Development Plan **Yes** should include a stronger policy requirement for Sustainable Drainage Schemes (SUDS) to be considered in all new development proposals?

Q44 Please explain your answer here:

Again, I see the words, but its actions by CNPA that count. Developers need to be encouraged to produce much earlier flood risk assessment and development of mitigation measures. Practice has been the flood risk assessment and mitigation measures are presented too late in the application process for SEPA to conduct a fully objective appraisal.

Q45 What would you like to do next?

Answer questions on another main policy issue

Page 15: Main Policy Issue 10: Land management in upland areas

Q46 Do you agree that the new Local Development Plan **Yes** should include an amended policy to reflect the National Park Partnership Plan's presumption against new hill tracks in open moorland areas?

Q47 Please explain your answer here:

However, its all down to enforcement. At least CNPA has recently taken enforcement action on illegal hill tracks, but CNPA needs to show the landowners that it will enforce.

There are related matters on rights of access and landowner notices. CNPA should look to see if appropriate forms of notice which protect the right to roam can be enforced through planning policies and enforcement.

Q48 What would you like to do next?

Answer questions on settlement-based issues

Page 16: An Camas Mòr

Local Development Plan 2017: Main Policy Issues and Settlements

Q49 Do you agree with the proposed objectives? **No**

Q50 Do you agree with the preferred site options? **No**

Q51 Explain your answers here:

An Camus Mor should NOT be included in the new LDP as a key strategic site. It looks a well designed development, but it is definitely in the wrong place. It totally goes against the policy of development by growing existing communities and is not acceptable in meeting the key aims of the National Park. Major negative impacts include - threat to protected species, threat to tourism by over-development of the Aviemore Glen More corridor, adverse effect on the town of Aviemore - people will want to live in An Camus Mor and Aviemore will die. The An Camus Mor site currently shows great re-wilding potential. It could become a great case study site for research into re-wilding close to an existing community as well as an additional tourist attraction.

Q52 What would you like to do next? **I have finished with the consultation**

Page 17: Aviemore

Q53 Have we identified the right issues for Aviemore? **Respondent skipped this question**

Q54 Do you agree with the proposed settlement objectives? **Respondent skipped this question**

Q55 Do you agree with the preferred site options? **Respondent skipped this question**

Q56 Do you agree with the protected open spaces? **Respondent skipped this question**

Q57 Do you agree with the proposed settlement boundary? **Respondent skipped this question**

Q58 Explain your answers here: **Respondent skipped this question**

Q59 What would you like to do next? **Answer questions on settlement-based issues**

Page 18: Ballater

Q60 Have we identified the right issues for Ballater? **Respondent skipped this question**

Local Development Plan 2017: Main Policy Issues and Settlements

Q61 Do you agree with the proposed settlement objectives? **Respondent skipped this question**

Q62 Do you agree with the preferred site options? **Respondent skipped this question**

Q63 Do you agree with the protected open spaces? **Respondent skipped this question**

Q64 Do you agree with the proposed settlement boundary? **Respondent skipped this question**

Q65 Explain your answers here: **Respondent skipped this question**

Q66 What would you like to do next? **Respondent skipped this question**

Page 19: Grantown-on-Spey

Q67 Have we identified the right issues for Grantown-on-Spey? **No**

Q68 Do you agree with the proposed settlement objectives? **Yes**

Q69 Do you agree with the preferred site options? **No**

Q70 Do you agree with the protected open spaces? **No**

Q71 Do you agree with the proposed settlement boundary? **No**

Q72 Explain your answers here:

There is another issue - no valid community hall.

The H2 site should not be increases from 20 houses.

More emphasis is needed on infill housing development - e.g. Strathspey Hotel and ground is not included. Something needs to be done with the empty BT building. Can this be zoned for development (e.g. housing). It needs to be explained to BT that the presence of their large empty building is unacceptable.

The opportunity should be made to make the Mossie a protected open space and encourage formation of a Trust to manage this land.

The land shown outside of H1 but in the ownership of the same developer (the field north of H1 and NW or Revoan should be given protection from development (protected open space status).

The THC039 open land should be removed from the settlement boundary.

I agree that none of the alternative sites listed have any merit

Q73 What would you like to do next?

Answer questions on settlement-based issues

Page 20: Kingussie

Q74 Have we identified the right issues for Kingussie?

Respondent skipped this question

Q75 Do you agree with the proposed settlement objectives?

Respondent skipped this question

Q76 Do you agree with the preferred site options?

Respondent skipped this question

Q77 Do you agree with the protected open spaces?

Respondent skipped this question

Q78 Do you agree with the proposed settlement boundary?

Respondent skipped this question

Q79 Explain your answers here:

Respondent skipped this question

Q80 What would you like to do next?

Respondent skipped this question

Page 21: Newtonmore

Q81 Have we identified the right issues for Newtonmore?

Respondent skipped this question

Q82 Do you agree with the preferred site options?

Respondent skipped this question

Q83 Do you agree with the proposed settlement objectives?

Respondent skipped this question

Q84 Do you agree with the protected open spaces?

Respondent skipped this question

Q85 Do you agree with the proposed settlement boundary?

Respondent skipped this question

Q86 Explain your answers here:

Respondent skipped this question

Q87 What would you like to do next?

Respondent skipped this question

Page 22: Blair Atholl

Q88 Have we identified the right issues for Blair Atholl? Respondent skipped this question

Q89 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q90 Do you agree with the preferred site options? Respondent skipped this question

Q91 Do you agree with the protected open spaces? Respondent skipped this question

Q92 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q93 Explain your answers here: Respondent skipped this question

Q94 What would you like to do next? Respondent skipped this question

Page 23: Boat of Garten

Q95 Have we identified the right issues for Boat of Garten? Respondent skipped this question

Q96 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q97 Do you agree with the preferred site options? Respondent skipped this question

Q98 Do you agree with the protected open spaces? Respondent skipped this question

Q99 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q100 Explain your answers here: Respondent skipped this question

Q101 What would you like to do next? Respondent skipped this question

Page 24: Braemar

Local Development Plan 2017: Main Policy Issues and Settlements

Q102 Have we identified the right issues for Braemar? Respondent skipped this question

Q103 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q104 Do you agree with the preferred site options? Respondent skipped this question

Q105 Do you agree with the protected open spaces? Respondent skipped this question

Q106 Do you agree with the proposed settlement boundaries? Respondent skipped this question

Q107 Explain your answers here: Respondent skipped this question

Q108 What would you like to do next? Respondent skipped this question

Page 25: Carr-Bridge

Q109 Have we identified the right issues for Carr-Bridge? Respondent skipped this question

Q110 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q111 Do you agree with the preferred site options? Respondent skipped this question

Q112 Do you agree with the protected open spaces? Respondent skipped this question

Q113 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q114 Explain your answers here: Respondent skipped this question

Q115 What would you like to do next? Respondent skipped this question

Page 26: Cromdale

Q116 Have we identified the right issues for Cromdale? Respondent skipped this question

Local Development Plan 2017: Main Policy Issues and Settlements

Q117 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q118 Do you agree with the preferred site options? Respondent skipped this question

Q119 Do you agree with the protected open space? Respondent skipped this question

Q120 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q121 Explain your answers here: Respondent skipped this question

Q122 What would you like to do next? Respondent skipped this question

Page 27: Dulnain Bridge

Q123 Have we identified the right issues of Dulnain Bridge? Respondent skipped this question

Q124 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q125 Do you agree with the preferred site options? Respondent skipped this question

Q126 Do you agree with the protected open spaces? Respondent skipped this question

Q127 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q128 Explain your answers here: Respondent skipped this question

Q129 What would you like to do next? Respondent skipped this question

Page 28: Kinraig

Q130 Have we identified the right issues for Kinraig? Respondent skipped this question

Q131 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q132 Do you agree with the preferred site options? Respondent skipped this question

Q133 Do you agree with the protected open spaces? Respondent skipped this question

Q134 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q135 Explain your answers here: Respondent skipped this question

Q136 What would you like to do next? Respondent skipped this question

Page 29: Nethy Bridge

Q137 Have we identified the right main issues for Nethy Bridge? Respondent skipped this question

Q138 Do you agree with the preferred site options? Respondent skipped this question

Q139 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q140 Do you agree with the protected open spaces? Respondent skipped this question

Q141 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q142 Explain your answers here: Respondent skipped this question

Q143 What would you like to do next? Respondent skipped this question

Page 30: Tomintoul

Q144 Have we identified the right main issue for Tomintoul? Respondent skipped this question

Q145 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q146 Do you agree with the preferred site options? Respondent skipped this question

Q147 Do you agree with the protected open spaces? Respondent skipped this question

Q148 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q149 Explain your answers here: Respondent skipped this question

Q150 What would you like to do next? Respondent skipped this question

Page 31: Angus Glens

Q151 Do you agree with the proposed objectives? Respondent skipped this question

Q152 Explain your answers here: Respondent skipped this question

Q153 What would you like to do next? Respondent skipped this question

Page 32: Bruar and Pitagowan

Q154 Do you agree with the proposed objectives? Respondent skipped this question

Q155 Explain your answers here: Respondent skipped this question

Q156 What would you like to do next? Respondent skipped this question

Page 33: Calvine

Q157 Do you agree with the proposed objectives? Respondent skipped this question

Q158 Explain your answers here: Respondent skipped this question

Q159 What would you like to do next? Respondent skipped this question

Page 34: Dalwhinnie

Q160 Have we identified the right issues for Dalwhinnie? Respondent skipped this question

Local Development Plan 2017: Main Policy Issues and Settlements

Q161 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q162 Do you agree with the preferred site options? Respondent skipped this question

Q163 Do you agree with the protected open spaces? Respondent skipped this question

Q164 Explain your answers here: Respondent skipped this question

Q165 What would you like to do next? Respondent skipped this question

Page 35: Dinnet

Q166 Have we identified the right issues for Dinnet? Respondent skipped this question

Q167 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q168 Do you agree with the preferred site options? Respondent skipped this question

Q169 Do you agree with the protected open spaces? Respondent skipped this question

Q170 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q171 Explain your answers here: Respondent skipped this question

Q172 What would you like to do next? Respondent skipped this question

Page 36: Glenlivet

Q173 Do you agree with the proposed objectives? Respondent skipped this question

Q174 Explain your answers here: Respondent skipped this question

Q175 What would you like to do next? Respondent skipped this question

Page 37: Glenmore

Local Development Plan 2017: Main Policy Issues and Settlements

Q176 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q177 Do you agree with the preferred site options? Respondent skipped this question

Q178 Do you agree with the protected open spaces? Respondent skipped this question

Q179 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q180 Explain your answers here: Respondent skipped this question

Q181 What would you like to do next? Respondent skipped this question

Page 38: Glenshee

Q182 Do you agree with the proposed objectives? Respondent skipped this question

Q183 Explain your answers here: Respondent skipped this question

Q184 What would you like to do next? Respondent skipped this question

Page 39: Insh

Q185 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q186 Do you agree with protected open spaces? Respondent skipped this question

Q187 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q188 Explain your answers here: Respondent skipped this question

Q189 What would you like to do next? Respondent skipped this question

Page 40: Inverdrue and Coylumbridge

Q190 Do you agree with the proposed objectives? Respondent skipped this question

Q191 Do you agree with the preferred site options? Respondent skipped this question

Q192 Do you agree with the protected open spaces? Respondent skipped this question

Q193 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q194 Explain your answers here: Respondent skipped this question

Q195 What would you like to do next? Respondent skipped this question

Page 41: Killiecrankie

Q196 Do you agree with the proposed settlement objectives? Respondent skipped this question

Q197 Do you agree with the protected open spaces? Respondent skipped this question

Q198 Do you agree with the proposed settlement boundary? Respondent skipped this question

Q199 Explain your answers here: Respondent skipped this question

Q200 What would you like to do next? Respondent skipped this question

Page 42: Laggan

Q201 Do you agree with the proposed objectives? Respondent skipped this question

Q202 Do you agree with the preferred site options? Respondent skipped this question

Q203 Explain your answers here: Respondent skipped this question

Q204 What would you like to do next? Respondent skipped this question

Page 43: Strathdon

Q205 Do you agree with the proposed objectives?

Respondent skipped this question

Q206 Explain your answers here:

Respondent skipped this question

Q207 What would you like to do next?

Respondent skipped this question

Page 44: Final Thoughts

Q208 If you have any other general comments on the topics you think the Local Development Plan 2020 should address, please let us know here:

A key matter is that after all the consultation and the drafting of the new LDP and associated development briefs, will CNPA keep to the plan? There are too many examples of CNPA deviating from the existing plan without clear justification - usually the deviation from plan is just because a developer wants a change and with little or no recognition (and often total disregard) of community council or neighbours views on the deviation.

If CNPA is to remain a credible organisation and planning authority, it MUST document and test carefully any deviation from the approved and consulted LDP and associated development briefs and listen to the community. It is just not acceptable for the Planning Committee to be advised that the LDP and associated development plans are "only guidance".

The Main Issues does not cover development outside of the settlements. There are many associated planning policy issues which do not seem to be aired in this Main Issues Report.

Lastly, I do compliment CNPA in producing a Main Issues Document which does help to engage the reader on the issues and encourage feedback. Please resist all attempts by the Scottish Government to do away with the Main Issue part of community consultation. The Scottish Government, in its new Planning Bill is giving lip service to community consultation. Despite the words, it is clear that the Sottish Government wants to curtail community consultation and get it out of the way early on in the process. This MUST be resisted.

Page 45: Your Details

Q209 Please fill in your details here:

Name	Gordon Bulloch
Postal address	
Email address	
Telephone number	

Local Development Plan 2017: Main Policy Issues and Settlements

Q210 Data Protection Your details will only be used for purposes associated with the Main Issues Report consultation and Cairngorms National Park Local Development Plan 2020. You may request to see personal information held by CNPA at any time.

Please tick if you are happy to receive correspondence via email

Please tick to confirm you are happy for us to hold and use your personal data according to fair collection purposes (see the Fair Collection Statement below).As a registered Data Controller, the Cairngorms National Park Authority will collect, store and use your personal data for the purpose of informing the content of the Local Development Plan. We will hold your data securely for a period of no more than 5 years. You have the right at any time to ask that this data be removed. We will not publish any address information but may include your name against any comments, if you have confirmed that you are happy for us to do so in the 'Your Details' section.

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