

Cairngorms National Park Proposed Local Development Plan 2020 Representation Form



Introduction

The Proposed Local Development Plan (the Plan) sets out a strategy for future development in the National Park. It includes sites and proposals for development as well as the policies that will be used to make decisions on applications for planning permission. We aim to formally adopt the Plan in 2020 when the current Local Development Plan 2015 comes to an end. The Plan focuses on the five year period until 2025. It also includes development proposals for the 10 year period until 2030, as well as providing a general indication of the likely scale and location of development as far as 20 years into the future.

How to comment

You can use this form to submit your comments on the Plan. Please complete a separate form for each part of the Plan you want to comment on. **All comments should be submitted no later than 5pm, Friday 5th April.** Comments should be submitted to -

Email: planning@cairngorms.co.uk
Post: Cairngorms National Park Authority
FREEPOST NAT21454
Grantown-on-Spey
PH26 3BR

You must submit your name and address to ensure your comments can be considered valid. This is because the CNPA is required by legislation to contact you in relation to your response.

Fair collection statement

As a registered Data Controller, the CNPA will collect, store and use your personal data for the purpose of informing the content of the Cairngorms National Park Local Development Plan 2020. 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 Environment 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.

Your details

Name	Or anisation
Address	[REDACTED]		
Email	[REDACTED]		

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

Name	Organisation
Address		
Email		

Your comments

1. Which section of the Plan would you like to comment on?

(Please state clearly which policy, settlement, site reference number, paragraph number etc. your comment relates to)

.....
.....

2. What is your comment on this section of the Plan?

(Your comment should not exceed 2,000 words plus limited supporting material, please use a separate continuation sheet if necessary)

Please see our attached letter on mainly Hill Blair A'chall / Old Bridge of Tilt

- Access road will be dangerous doesn't make sense to up grade for 20 houses -
- Better sites available - Below Terrace - Bottom of field
- Density too high for site - earlier plans better
- Too many houses for community - more than doubles population of Old Bridge of Tilt

3. Please state clearly what change/s you wish to see made to the Plan to address your comment

(Please use a separate continuation sheet if necessary)

- SITE not developed
- if developed density lowered
- if developed not right up against existing properties & still at lower density
- use site below terrace - get SEPA to allow us supposedly they say flood plain - top end not now

What happens next?

Following the consultation period, all responses will be collated and assessed. The Proposed Local Development Plan and all consultation responses will then be submitted to Scottish Ministers and subject to an Examination by an independent Planning Reporter.

You can keep up to date with progress via www.cairngorms.co.uk as well as on Facebook and on Twitter via @cairngormsnews.

Queries

If you have any queries about the consultation process, please contact a member of the Planning Policy team by email at planning@cairngorms.co.uk or by telephone on 01479 873535.

We, Julia and Euan MacGregor wish to state from the start we are not against more housing as we know the desperate need for such housing. We struggled to get our own home in the past.

We feel that there are four main reasons and some lesser ones that these sites are not the best sites.

- 1). Better, more suitable and more in keeping sites so preserving Blair Atholl's character.
- 2). Safe access to present designated H1.
- 3). Planned density and impact on the environment and will it remain social housing for all time.
- 4). Personal.

We attended the drop in day at Blair Atholl and left our rough comments as such with one of the men there.

It left us feeling it could have been a waste of time and some of the comments were to say the least either condescending or snide, ones such as surely you don't condone people being homeless. Told that the site was more than adequate for the number of houses and hard luck you won't get any compensation if it wrecks your views and house value. To be honest we were left with the feeling that the drop in day was just a paper exercise and everything had been decided already. It was as if they were hearing us but not listening to us. Also the drop in consultation could have been far better publicised as so many local folk knew nothing of it. None of our neighbours were away of it and it was only through chatting with them that they became aware of the open day in the village hall. In this day of social media and all modern communications it strikes one as almost underhand and trying to get this plans through to the planning stage without local knowledge of the future plans.

There is more suitable land that could be used. The village of Blair Atholl is situated between the old A9 and the river. Large scale development should be kept in those zones and only standalone housing in the more rural parts. Having attended the open day in Blair Atholl village hall and saying the most appropriate area for new housing would be the upper area of the field below the terrace only to be told, SEPA say it's a flood plain. Yes a few million years ago for the upper part.

SEPA need to do a more detailed site inspection and to take levels. This field has an underlying slope following the river to the South and it was never more apparent than in the large floods of a few years back when this area was not affected. If this site becomes flooded then the flooding of this site would be the least of their problems, Garry Side at the other end of the village would by then be washed away as much would be downstream. In the biggest known floods of the past water never came near this area as if you look at the site there is a noticeable rise on the field between the sewage treatment plant and the Craggan Corners on the old A9 where the road comes away from the village so to say this land is unacceptable due to flooding is either misreading of maps, analysing faulty information and data or pure incompetence. I as a person who likes maps and who has always first looked at maps before purchasing houses and have always told my children to check maps before buying or renting a house would be totally comfortable in building a home on the upper section of this field. Both from the geographical layout and based on local knowledge, both mine and of older inhabitants of the village. Enclosed are photos showing the extent of the last big floods, biggest any of us have seen and as can be seen from the photos the upper levels of the flood was nowhere near the area we are suggesting.

Had looked at buying a house on the terrace but felt as did the estate agent that in the future the area between the terrace and where the sewage treatment area is would be ideal for more housing so refrained from putting in an offer as expected there would be housing erected on that site in the future whereas never expected or thought that SEPA could find a problem with this site. Less infrastructure and disruption needed on this site.

Having talked with various folk on this matter and without any prompting all came up with the same suggestions and when told SEPA had ruled out the field below the terrace all suggested the opposite end of the field to where H1 is proposed and all said access was dangerous in off the upper section of the Glen Fender road.

Development H1 looks out of place as not in keeping with development here at present and that to situate in the fields to the north of the old A9 and adjacent to Old Bridge of Tilt is a seriously flawed decision and not in keeping with the communities layouts, feel or is setting good practice for future developments.

Existing housing in Old Bridge of Tilt is nestled in at the foot of the slope in the corner formed by the slope of the land, River Tilt and Fender Burn which is now full. To add more houses {H1} would mean it will sprawl out onto the fields from this site and look out of place. The newer houses here in Old Bridge of Tilt are built on sites where housing has existed in the past. Houses are rural in placement with space between each as is found in rural areas. To put 20 houses shoe horned onto the proposed plot strikes as the worst of modern cramped

development and not in keeping within the area proposed as the proposed the density planned on the site is far too high and will destroy distinctive rural atmosphere of the area. It more than doubles the size of Old Bridge of Tilt which will destroy the community feel we have.

Never has been housing on this site (H1) no matter how far back you go with maps and crossing the road to the north side of the village this development will detract from Blair Atholl's distinctive heritage and spread the community out into the rural landscape making Blair Atholl just one more sprawling village that has spread over the boundary's that define the village as such and add to its character. It will not be in keeping with the present community, makes it stretch out towards the village and could result in the two separate communities becoming one.

If plan {H1} does go ahead it would be more in keeping of overall community by having houses at opposite end of field at a lesser density than proposed where old an entrance exists on to Glen Fender road and which would require less road improvement and possible even have space for a foot path on the river side as the road to the village from proposed H1 is not suitable for children walking to school due to design, {walls both sides, overgrown verges} and in reality we should be encouraging all children to walk to school where possible. Also young will want to go to the village to see friends, catch buses and trains and as we all know [having been there ourselves] a group of youngsters can be a little remiss when it comes to road safety and there is no room for error on this route hence could become an accident waiting to happen.

Already heavy traffic on present road due to more houses in area, {road has been allowed to narrow due to lack of verge care over the years when in the past you used to be able to drive right out to the walls} and increased use of both car parks at the foot of Glen Tilt and at Monzie. By suggesting a more appropriate area for H1 would be the opposite end of the field in its own little standalone community, necessitating less upheaval and not impinging on the present community to their detriment is assuming that SEPA can't or won't re-designate the field below the terrace.

There is worry that the proper covenants will not be put in place to keep the 45% as affordable housing for all time.

When told it's social housing the worry is that rather than local persons being allocated a house it's people who are not of the area and travel to work outside the area causing an increase of traffic and all the pollution and congestion that goes with it. In the social housing at Old Struan there was one family who both worked in Perth on different shifts and in the end they left as they found it just too much all the traveling daily to Perth. Hopefully at least priority will be given to people who work in the immediate area or have strong family ties in the area and with hopefully a young family. An improved A9 should not be seen as reason to settle folk working out with the area, where as locally employed folk should be encouraged to take up the housing so as to cut down on the amount of traveling to work required.

Consideration should be given to the work required for the Pitlochry school to ensure it is always there to provide good [as it does now] education to children as this is a prime consideration for young families. Hopefully more young folk in the area will encourage more investment in Pitlochry school as traveling to Breadalbane is a poor second choice, I did. The traveling takes a large slice out of study time and family life. Saying that 45% of the housing will be affordable?? What is affordable in this area on mainly rural wages {agriculture and tourism} and will there be a covenant put on all affordable housing that they must always remain in local ownership at affordable prices which will carry on for all time and never to become holiday homes. Again quoting Old Struan there is at least one of the homes there now a holiday home. Or gain the inflated prices that we all see in this area forcing many locals out of the market.

Even though inhabitants of new houses were quite, it would result in a much more noisy environment.

Will the housing be parallel with the road or at an angle so the roofs face south to get the best use of the sun for solar panels.

Another worry is the possibility of providing street lighting. This will affect a whole rural feel of the area and even LED low scatter lights will still have an impact. The Atholl Caravan park on the other side of the river makes a noticeable impact nowadays when the parks lights are left on for security reasons due to the leaked light and affecting the ambiance of the nights. Presently at night one can see the stars and show them to the grandkids but

with street lighting it would be like living in the main village and we would lose much of the stars visible to the naked eye at present and rural feel. Hopefully as a small rural area there will be no need for street lighting.

On the personal level I feel it will affect the value of my house quite substantially in which I have invested heavily over the last few years as it will mean losing my views from the kitchen, one of the main used rooms and from the master bed room. It will mean one feeling hemmed in and the best feature of the house, the view looking out over the fields will be lost. It will basically affect my standard of life. It will also increase the traffic on this small Glen road as the people who move into the houses will, like all of us wish to go to the end of the roads and already on holidays and at weekends the parking there is overfull and the local roads are not suited to such heavy volume of traffic.

EWT as Gregor

J. MacGregor

25/2/19.

Duncraig

Old Bridge of Tilt

PH18 5TP.



Three photos showing full extent of flooding and while not taken facing back to village as there was nothing to see it can be seen that the water only lay in the lowest parts, and by referring to the other photos it can be seen there is a gradual slope of the field back towards the village and houses of the terrace. Hence lifting it above the huge flood level. Looking South it can be seen that though the field looks flat there is a noticeable slope and the water lay at the lower end.



Looking back to village showing ground rise in photos from where line of sheep across field. Upper reach of field below terrace is higher than later photos looking back to land shown in flood pictures which shows better how the land isn't actually flat and actually shows some sheep in the suggested field for both H1 + H2 at the lower end

in the flood photo.



Photo below, showing across where first photos show flooding with little or nothing into the area with the sheep which is lower than the ground in the above photo.





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Photo above showing where all the land was flooded

The two photos below show the higher land back towards the terrace on either side of the access road to the sewage treatment plant

Last photo shows a bench level with the road which would be suitable for some housing.







