



15 MAR 2019

REPRESENTATION FORM

Introduction

The Proposed Local Development Plan (the Plan) sets out a strategy for future development in the Cairngorms 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 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 5 April 2019.

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 Cairngorms National Park Authority (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 Michael A Munro

Organisation munro surveyors

Address [REDACTED]

[REDACTED]

..... Postcode [REDACTED] ..

Email [REDACTED] ..

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

Name Donald Black

Organisation

Address [REDACTED]

[REDACTED]

..... Postcode

Email

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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)
Housing sites in Lettoch Road, Nethybridge, site reference THC002 allocated for 20 houses

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

- 1 Only part of the field has been allocated probably with a flood issue in mind. A full flood assessment has now been carried out and the remaining field has capacity for circa 42 houses.
- 2 20 house allocation would only provide for circa 5 affordable houses, this does not meet the requirements stated in the Proposed Plan to provide adequate affordable housing in Nethybridge.
- 3 A 42 house allocation here would provide circa 12 affordable houses
- 4 Allocation for only 20 houses does not meet the other stated issues identified in the Proposed Plan for delivering new housing, affordable housing, supporting the delivery of housing that meets local needs, particularly affordable housing
- 5 There is a shortage of housing sites throughout Scotland and this is an opportunity to help to address that.
- 6 Flood management and resilience has already been addressed on this site, so there is no reason to restrict the allocation to only a small part of the field

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

I would like to see the whole field (incorporating the now identified flood plain) allocated for 42 houses. This allows for a better provision of affordable housing, whereby the additional private houses are necessary to fund the infrastructure/services/fixed costs of the development, to enable a better number of affordable homes for local people.

Allocating only part of the field may lead to a further application in the future by way of a Local Plan or by way of a straight Planning Application, so it is sensible to allocate the whole field in this 2020 Local Plan, to facilitate the housing needs for Nethybridge

It is not a planning issue, but an allocation of only 20 possibly makes the scheme unviable in financial terms because of the fixed costs of infrastructure as above, the consequential loss of all the affordable homes. There is a precedent in Grantown whereby the Beachen site was originally allocated for 20 houses and now there are 50 for the same reasons as above.

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 on www.cairngorms.co.uk and Facebook and Twitter via [@cairngormsnews](https://twitter.com/cairngormsnews)

Queries

If you have any queries about the consultation process, please contact a member of the Planning Policy team.

Email: planning@cairngorms.co.uk

Telephone: **01479 873535**