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**From:** Ken & Lynn Manson

**Sent:** Tue, 26 Mar 2019 23:03:33

**To:** Planning

**Subject:** Proposed Local Development Plan - Braemar

**Sensitivity:** Normal

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Dear Board Members

In line with the CNPA consultation phase for the proposed 2020 Local Development Plan I would like you to give consideration to the following points.

I have concern that the proposed development of sites H1 and particularly H4 will have a detrimental effect on the unique character of the village which will in turn degrade the value and historic fabric of the Cairngorm National Park.

I am appreciative of the need to create housing opportunity, particularly affordable housing, within the Cairngorm National Park - specifically given the recent positive business and tourist developments within Braemar the need for housing within the village is at an all time high. I would assert that focussed development of site H5 would allow a more considered and structured mixed housing development which would respect and enhance the unique character of the village.

Sites H1 and particularly H4 contribute greatly to the historic mix of settlement and open natural and amenity space within the village which adds to the unique rich fabric of the Cairngorm National Park.

The 2015 Local Development Plan gives special recognition to such spaces - the omission of any such recognition within the 2020 plan would surely constitute a dereliction to the considered protection of the fabric of the Cairngorm National Park when making provision for development.

Open space

13.14 Land is identified where it is important to the amenity, setting and the overall fabric of settlements. These areas also provide locally important habitats or landscape features, or are important recreational resources within settlements. They are protected from development. Settlements also have networks of open spaces, paths and recreational spaces that are not identified but that would be material considerations in the determination of planning applications that affected them.

Sites H1 and again more specifically H4 are important areas that define the character of the village - they have high tourist and amenity value lying as they do on a popular access route to the duck pond, Morrone and the Birkwood walks- the route affords magnificent and accessible views for locals and visitors alike out into the Dee Valley and the Cairngorm mountains beyond - site H4 has two public benches which are widely used to enjoy the vistas.

Sites H1 and H4 are important in allowing wildlife to move through and around the village - the presence of wildlife is of great tourist and holistic value to the village. The importance of linked habitat areas to wildlife has been extensively documented - the development of the two sites would destroy two of the strongest corridors for wildlife transiting between the River Dee on the valley floor and the birch woods on the shoulder of Morrone. The main affected species would be red deer, black grouse and red squirrel - all iconic species which deserve respect and protection.

I contest in summary that the the two pockets of land (H1 and H4) are of irreplaceable importance for natural wildlife habitat, amenity resource, landscape and historic fabric and that their development would be detrimental to both the village and wider Cairngorm National Park - the consider development of site H5 would meet the need to provide additional housing without destroying part of the unique character of the village of Braemar.

Thank you for giving consideration to the above

Yours sincerely

Ken Manson , 