

#91

COMPLETE

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Page 1: Guidance

Q1 What section of the Plan would you like to comment on? **Settlement Statement**

Page 2: Policies

Q2 Policies and supporting text **Respondent skipped this question**

Page 3: Settlements

Q3 Settlements **Ballater**

Page 4: Appendices

Q4 Appendices **Respondent skipped this question**

Page 5: Introduction and Vision

Q5 Please state clearly which policy, settlement, site reference number, paragraph number etc. your comment relates to. **Respondent skipped this question**

Q6 What is your comment on this section of the Plan? (Your comment should not exceed 2,000 words) **Respondent skipped this question**

Q7 Please state clearly what change/s you wish to see made to the Plan to address your comment.(Your comment should not exceed 2,000 words) **Respondent skipped this question**

Q8 Would you like to comment on another section of the Plan? **Respondent skipped this question**

Page 6: Policy 1: Housing

Proposed Local Development Plan 2019

Q9 Please state clearly which policy, settlement, site reference number, paragraph number etc. your comment relates to.

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Q10 What is your comment on this section of the Plan? (Your comment should not exceed 2,000 words)

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Q12 Would you like to comment on another section of the Plan?

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Page 7: Policy 2: Economic Development

Q13 Please state clearly which policy, settlement, site reference number, paragraph number etc. your comment relates to.

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Page 8: Policy 3: Design

Q17 Please state clearly which policy, settlement, site reference number, paragraph number etc. your comment relates to.

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Page 9: Policy 4: Natural Heritage

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Page 10: Policy 5: Landscape

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Page 11: Policy 6: Digital Infrastructure

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Proposed Local Development Plan 2019

Q32 Would you like to comment on another section of the Plan? **Respondent skipped this question**

Page 12: Policy 7: Renewable Energy

Q33 Please state clearly which policy, settlement, site reference number, paragraph number etc. your comment relates to. **Respondent skipped this question**

Q34 What is your comment on this section of the Plan? (Your comment should not exceed 2,000 words) **Respondent skipped this question**

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Q36 Would you like to comment on another section of the Plan? **Respondent skipped this question**

Page 13: Policy 8: Sport and Recreation

Q37 Please state clearly which policy, settlement, site reference number, paragraph number etc. your comment relates to. **Respondent skipped this question**

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Page 14: Policy 9: Cultural Heritage

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Proposed Local Development Plan 2019

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Page 15: Policy 10: Resources

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Page 16: Policy 11: Developer Obligations

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Page 17: Aviemore and An Camas Mor

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Page 18: Ballater

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Ballater H1

Q58 What is your comment on this section of the Plan? (Your comment should not exceed 2,000 words)

PROPOSED LOCAL DEVELOPMENT PLAN 2020 - 25

H1: Monaltrie Park – Allocation for Housing – Indicative Residential capacity: 250 Units

While I am in full support of affordable housing in Ballater for residents in need and key workers as inferred from the Settlement Objectives, I am writing to object to the proposal for 250 housing units on the H1 site in Ballater on the grounds of significant concerns regarding impacts of flooding, radon gas, access, culture and the policy basis for the provision of affordable housing.

Flooding

It is some years since the first proposal for housing site on the H1 site in Ballater was made together with the policy of using such developments to generate affordable housing. Furthermore requirements for buildings in active flood plains have been formulated in Scottish Government Planning Policy SPP7 – Planning and Flooding. Since then several issues have become apparent in Ballater:

- The Ballater H1 site is on an active flood plain except for the area to the North West which is on a river terrace. The flood risk is high;
- This is evidenced by areas of standing water on Ballater H1 during periods of high water in the River Dee particularly in 2014 and 2015 after heavy rain. This reflects the elevation of the water table during transmission of water in sub-surface river channels which are unaffected by the old railway line embankment as would be the case with mobile flood water from the River Dee. The excellent research done by the James Hutton Institute highlights the presence of several such historic river channels – a high flood risk is clear for the majority of the Ballater H1 site;
- SEPA is the CNPA statutory consultee. SEPA's flood risk modelling for the River Dee at Ballater has failed, also SEPA has not upheld its objection to such modelling by other contractors which also subsequently failed. In particular, in Ballater, for the Pannanich Road development, the Ballater Bus Station and The Monaltrie all done post-2000 and all flooded by the River Dee. Flood risk assessments are a requirement in SPP7 for building in moderate flood risk areas but clearly have not worked in the high risk active flood plain of the River Dee valley at Ballater, so is this a prudent choice of location for housebuilding, particularly in terms of public safety?
- While there appears to be a lack of understanding by agencies of the frequency of flooding there is a clear record available of fairly regular flooding in Ballater by the River Dee over the past 290 years;
- Local waste water and sewage disposal in Ballater is already a problem so near the River Dee SAC and it is difficult to see how to avoid exacerbating this problem and how this can be effectively achieved on an active flood plain fed by 250 houses;
- The extensive addition of hard surfacing for housing and access roads will decrease the capacity of the flood plain over the Ballater H1 site and impact the flood resilience of other adjacent areas such as the Pannanich Road development, which already demonstrate water table saturation in gardens during high water in the river, increasing the flood risk there through further elevation and offsetting of the water table;
- The Ballater Flood Plan was released for selective public review in late March 2019. The Preferred Option 3A with accompanying map in Appendix E of the report, states the potential for moving the Ballater Caravan Site to the Ballater H1 location and the Police, Ambulance and Fire Stations to the elevated river terrace area of Ballater H1 to its North West. It is understood that the work by the

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James Hutton Institute was not considered while formulating this Ballater Flood Plan. Needless to say there is now an added conflict arising concerning the land use on the Ballater H1 site.

The lack of recognition of the high flood risk for Ballater H1, within an active flood plain, is in effect contrary to the settlement objective of “enhancing flood management and resilience” and, in the interest of public safety, the consideration of the Ballater H1 site for housing development should be reconsidered or deferred until a coherent land use plan based on credible survey results is in place.

Radon Gas

Some housing developments in Ballater since 2000 have radon gas ventilation systems fitted. The River Dee flood plain, of which Ballater H1 site is a part, has some of the highest natural radon gas emissions in Scotland, with records showing 3x the Maximum Acceptable Concentration in unventilated property spaces. As radon gas can be carcinogenic such areas are best avoided for housing development. This should be made clear and comes at an additional cost to any developer, as was the case for the Ballater Pannanich Road development.

Access

There are at least four access routes that have been mooted for the H1 site, none of which appear viable;

1. The Craigview Road end has a hammer head which has been used for access through the old railway line for a previous major event and since closed off. Given any housing development this would be the ideal route and no doubt that was in mind when it was constructed. The Marr Area Office of Aberdeenshire Council has informed that this route will be unsuitable for any development in excess of 50 houses.
2. Entry from Provost Craig Road through the entrance of Monaltrie Park and car park would seriously affect the future plans and sustainability of the Ballater Highland Games. Such a public road would cut off its storage shed from Monaltrie Park and seriously diminish the size of the Games field. The additional traffic on Provost Craig Road will make already busy junctions along this road more dangerous. There has been no community engagement with any developer on this access route and it is assumed not to be under consideration;
3. Access from Monaltrie Avenue/Close via the North West area of Ballater H1 on the river terrace has been previously ruled out by Aberdeenshire Council;
4. Access from the Aberdeen Cottage area is likely to suffer from a dangerous egress on to the A93 at a double bend on a fast stretch of road but could be the only available option.

While clearly access arrangements will come at the master planning stage for the Ballater H1 site some careful thought on access should have been included in the LDP in view of the cultural, economic and public safety impact that the choice of the access route may have.

Culture

The Ballater H1 housing site as proposed will affect the sustainability and viability of the Ballater Highland Games. This is a popular sporting and cultural event and has been taking place for over 150 years. Attendance has been steadily increasing to a recent level of 6500. It brings in people from all over the world to Ballater, not just for the Games Day but for repeat visits because they love the venue and the friendly nature of the event.

The Ballater H1 development will seriously affect the increasing necessity for the Ballater Highland Games to expand its footprint to meet the demand for space for competitions, trading stands and hospitality areas.

Parking for the Ballater Highland Games is also a critical issue. More than half the proposed Ballater H1 site was occupied by parked vehicles for the Games in 2018. The “New Open Space” strip to the South West of the Ballater H1 site adjacent to Monaltrie Park is significantly less than this requirement and as published in this LDP document, and not what was consulted upon by the Ballater community in 2018, having been significantly modified unannounced thereafter, a certain lack of transparency. The “New Open Space” to the North East is totally inadequate for expected future attendance at the Games, and to compensate for the area “lost” to the strip to the South West adjacent to Monaltrie Park, being separated and of little use for expanding the footprint of the Ballater Highland Games. Furthermore, access to this proposed North East “New Open Space” for Games parking would divert traffic from going through the village, potentially decreasing footfall before and after the Games.

All of the above goes against the settlement objective of “Increasing the attraction of Ballater as a business, tourist and recreational destination”. It also does not meet the requirement for “Development proposals should incorporate and enhance Monaltrie Park, ensuring adequate space for the use of existing sports pitches and parking for events”

Affordable Housing

Large housing developments with developer obligations of 45% affordable housing for Ballater H1 will be subject to an allocations policy that is not specifically aimed to meet local residents’ and key workers’ needs, and is not an effective way of meeting this requirement of the community. Ballater does not require any more second homes generated by this policy aimed at the Ballater H1 site.

In the general absence of government funding for social housing, agency support to facilitate well planned, affordable housing

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in the general absence of government funding for social housing, agency support to facilitate well-planned, affordable housing developments by Housing Associations, national Community Housing organisations and the local Community Housing Groups to meet the hidden housing need of settlements is a better focus for delivery of the settlement objective "Deliver housing that meets local need and affordable housing, including low cost ownership and affordable housing for rent".

Conclusion

As the LDP stands it does not meet three of the settlement objectives proposed in the LDP for Ballater, which is why I am submitting an objection to the LDP proposal in its present form.

Q59 Please state clearly what change/s you wish to see made to the Plan to address your comment.(Your comment should not exceed 2,000 words)

CHANGES PROPOSED

On flooding, the lack of recognition of the high flood risk for Ballater H1, within an active flood plain, is in effect contrary to the settlement objective of "enhancing flood management and resilience" and, in the interest of public safety, the consideration of the Ballater H1 site for housing development should be reconsidered or deferred until a coherent land use plan based on credible survey results is in place.

On radon gas it can be carcinogenic and areas such as Ballater H1 are best avoided for housing development. This should be made clear and comes at an additional cost to any developer, as was the case for the Ballater Pannanich Road development.

On access to Ballater H1, while clearly access arrangements will come at the master planning stage for the Ballater H1 site some careful thought on access should have been included in the LDP in view of the cultural, economic and public safety impact that the choice of the access route may have.

On culture, concerning particularly the Ballater Highland Games, the area to be developed in Ballater H1 requires reconsideration. As it stands its impact goes against the settlement objective of "Increasing the attraction of Ballater as a business, tourist and recreational destination". It also does not meet the requirement for "Development proposals should incorporate and enhance Monaltrie Park, ensuring adequate space for the use of existing sports pitches and parking for events"

On affordable housing, the policy for a large housing development on Ballater H1 with developer obligations of 45% affordable housing needs to change. In the face of a general absence of government funding for social housing, agency support to facilitate well-planned, affordable housing developments by Housing Associations, national Community Housing organisations and the local Community Housing Groups to meet the hidden housing need of settlements is a better focus for delivery of the settlement objective "Deliver housing that meets local need and affordable housing, including low cost ownership and affordable housing for rent".

Q60 Would you like to comment on another section of the Plan? **No**

Page 19: Grantown-On-Spey

Q61 Please state clearly which policy, settlement, site reference number, paragraph number etc. your comment relates to. **Respondent skipped this question**

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Page 20: Kingussie

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Page 21: Newtonmore

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Page 22: Blair Atholl

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Proposed Local Development Plan 2019

Q76 Would you like to comment on another section of the Plan? **Respondent skipped this question**

Page 23: Boat Of Garten

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Page 24: Braemar

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Page 25: Carr-Bridge

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Proposed Local Development Plan 2019

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Page 26: Cromdale

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Page 27: Dulnain Bridge

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Page 28: Kincaig

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Proposed Local Development Plan 2019

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Page 29: Nethy Bridge

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Page 30: Tomintoul

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Page 31: Angus Glens

Proposed Local Development Plan 2019

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Page 32: Bruar and Pitagowan

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Page 33: Calvine

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Page 34: Dalwhinnie

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Page 35: Dinnet

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Page 36: Glenlivet

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Proposed Local Development Plan 2019

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Page 37: Glenmore

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Page 38: Glenshee

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Page 39: Insh

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Proposed Local Development Plan 2019

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Page 40: Inverdrue and Coylumbridge

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Page 41: Killiecrankie

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Page 42: Laggan

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Page 43: Strathdon

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Page 44: Appendix 1: Housing Allocations and Housing Land Supply

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Respondent skipped this question

Page 45: Appendix 2: Schedule of Land Ownership

Proposed Local Development Plan 2019

Q165 Please state clearly which policy, settlement, site reference number, paragraph number etc. your comment relates to. **Respondent skipped this question**







Q166 What is your comment on this section of the Plan? (Your comment should not exceed 2,000 words) **Respondent skipped this question**

Q167 Please state clearly what change/s you wish to see made to the Plan to address your comment.(Your comment should not exceed 2,000 words) **Respondent skipped this question**

Q168 Would you like to comment on another section of the Plan? **Respondent skipped this question**

Page 46: Your Details

Q169 Please provide your contact information

Name	Gordon Riddler
Company	Resident
Address	
City/Town	
Postal Code	
Country	
Email Address	
Phone Number	 

Q170 If you are representing another party, please provide their details below. **Respondent skipped this question**
