

BOAT OF GARTEN AND VICINITY COMMUNITY COUNCIL

RESPONSE TO DRAFT LOCAL DEVELOPMENT PLAN FOR 2020

1) Introduction

We welcome that the Draft LDP includes development proposals up to 2030 and likely scale till 2040. However we remain of the opinion that a 10 year plan each time instead of a 5 year one would be preferable.

2) Settlement of Boat of Garten

Under settlement objectives we would like inserted:

‘Maintain a pleasant, supportive, safe place to live in a sustainable environment’.

We asked for this in the MIR consultation but it has not been included. If it cannot be included we would appreciate being told a reason why.

3) Vision

We support the overall vision.

4) Spacial Strategy

The installation of vehicle charging points in each community is welcomed.

5) Policy 1 – Housing

a)1.6-There is concern that increasing the number of houses does not necessarily result in maintaining local businesses. One of our shops is at risk due to much lower takings following the opening of various cheaper stores in Aviemore. Our local café/gallery will no longer be serving coffee. The impact that more housing has on the environment cannot be ignored.

b)The clarification of what constitutes an Exception Site is welcomed . We have 3 possible exception sites in the village. The BSW Sawmill together with Seafield Estate are hoping to develop housing on land opposite the Sawmill which would include staff accommodation. There are 2 other much smaller sites identified in the MIR. Investigations are being made about the possibility of community ownership for the 2 smaller sites. It is hoped that any plan from the BSW Sawmill will be supported as it is likely to include housing for staff which is a problem for them.

c)Housing supply target. For 2020-24 we are pleased to see targets for affordable housing are higher than market housing. We would like to have seen the same for 2025-29.

d)4.16- ‘Reducing the proportion of second homes by ensuring that new housing development is targeted at meeting local need as far as possible’. – We would like it spelt out as to how this would be achieved.

e)4.19- This is applauded.

f)4.20- We support the increases for a higher proportion of affordable housing for the settlements listed.

g) What would happen in smaller communities in the Park ? We have 4 outlying hamlets within the Vicinity of Boat of Garten. They are Street of Kincardine, Mains of Garten , Drumuillie and Chapelton. There is concern that if a developer only applied for 2/3 houses at a time and who might then apply again in a later year to build 2/3 more , how would that be monitored ? What about developer contribution in these circumstances ?

6) Policy 2

At point 4.35 the statement with regard to camping is welcomed. In our view the CNPA should try to identify sites where camping could take place We understand the Holiday Park in Boat of Garten may have ceased to provide camping facilities. Otherwise this policy is supported.

6) Policy 3

Agreed.

7) Policy 4

Agreed.

8) Policy 5

Agreed.

9) Digital communications

We are very pleased that the site for the mobile mast to be located in Boat of Garten has been given planning approval. It will be located in the Railway Yard to the north of the Railway Bridge.

10) Policy 7

We agree that wind turbines should not be located within the National Park.

11) Policy 8

Agreed.

12) Policy 9

Agreed.

13) Policy 10

Agreed.

14) Policy 11 Developer Obligations

Page 76 – The provision of Supplementary Guidance is very much welcomed.

This completes our submission : Dated 3rd April 2019