

04 APR 2019



# Cairngorms National Park Proposed Local Development Plan 2020 Representation Form

**Cairngorms**  
NATIONAL PARK

## 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 5<sup>th</sup> April.** Comments should be submitted to -

Email: [planning@cairngorms.co.uk](mailto: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	W J ROMLEY	Organisation	.....
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)

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### 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)

See letter enclosed

### 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)

## 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](http://www.cairngorms.co.uk) as well as on Facebook and on 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 by email at [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk) or by telephone on 01479 873535.

Planning Department

CNPA

Grantown on Spey

PH26 3BR

30 March 2019

Dear Sir/Madam

Subject: Local Development Plan 2020 - Ballater

I am writing as a follow up to your almost unannounced visit, or so called Drop in Event, to Ballater on the 19 February 2019, where we heard yet again that you are resurrecting the large scale housing development previously proposed in 2009, on basically the same site, specified as H1.

Having read the Hardcopy Local Development Plan, which I note did not include the Strategic Flood Assessment Map for Ballater and laboured through the various websites and the all too numerous attachments, designed to deter any lay person like myself from contributing, I hereby lodge the undermentioned objections to the plan viz:

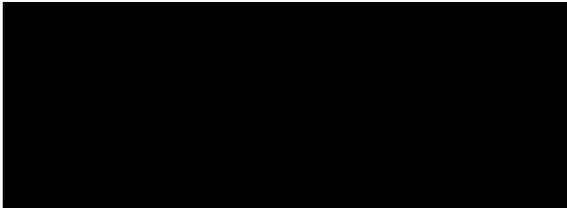
- The adoption of this plan and the building of up to 250 houses would result in a complete visual blight on the perfect landscape and the view of the Strath coming from Tullich, which has been captured by many well renowned artists over the years. It should be recognised that Ballater is unique, being a combination of countryside, village and mountains (Lochnagar) which is without doubt outstanding and would be severely spoilt by this Proposal for a sprawling housing estate.
- The proposal fails to meet your Policy Statement on New Housing whereby it states "it should reinforce or enhance the character of the settlement". This proposed large scale development on the East of the village will appear as a total eyesore to the entrance of the village and can in no way be viewed as "enhancing the character" of Ballater.
- The Strategic Flood Risk Assessment report understates the likely risk of flooding to the site of H1, particularly if the Climate Change factor of 20% (Section 8 of the Report) is taken in to account. The extent of River flooding shown in the Strategic Flood Assessment Diagram miraculously stops on the edge of H1 on the Old Railway Line. This I suggest is wishful thinking on your part and does not fully reflect what happened when Storm Frank hit in December 2015.

I am all in favour of ensuring provision is made for an adequate number of low cost housing for local people, but this does not have to be at the expense of spoiling Ballater as a tourist attraction, which is my contention will result if you proceed with your plan. Surely after ten years having elapsed from your last submission in 2009, you must be capable of coming up with a better and substantially different plan than before. It would seem to me that you are devoid of fresh ideas and perhaps you

should properly consult, at an Open Meeting, the Community and LISTEN to their views as against imposing your unwanted scheme.

Finally, I would suggest that when, not if, there is a repeat of the 2015 Flooding and parts of H1 are flooded the CNPA will be clearly held responsible for pressing ahead with this proposal against all common sense. It will be interesting to see who within the Planning Department will be held accountable.

Yours faithfully



PS perhaps you would be good enough to acknowledge receipt of this letter