

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 Alasdair Gordon-Gibson.....

Organisation Personal submission.....

Address [REDACTED].....

.....

..... Postcode [REDACTED].....

Email [REDACTED].....

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

Name

Organisation

Address

.....

..... Postcode

Email

REPRESENTATION FORM

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)

Local Development Plan 2020: Blair Atholl. Site H1 – Old Bridge of Tilt, Allocated for Housing. Indicative Residential Capacity: 20 units.

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

I have read through the Local Development Plan 2020 with care and have the following comments:

Whilst fully recognising the need for affordable housing in the Blair Atholl area and welcoming the development of sites for this in the years ahead, I question why Old Bridge of Tilt appears as the first-preferred choice when the planning makes clear the availability of more suitable locations (H2 Main Road), nearer to local services and with less impact on the rural designation which forms the community at Old Bridge of Tilt?

As well as safeguarding the rural nature of the clachan, my concerns are over environmental impact and road safety. You will be aware of the development of new housing in Old Bridge of Tilt since 2001, at Wade's Road (5 houses) and the old sawmill yard (2 houses). Whilst these have been on approved in-fill locations, there has nevertheless been a noticeable increase of traffic on the minor C-road serving Old Bridge of Tilt and the neighbouring communities at Old Blair, Middlebridge, Glenfender, Tirinie and Monzie. Furthermore, there is some question as to the affect that waste water and sewage is having on the water-table and the river Tilt. The negative impact on the environment and road safety that an increase of a further 20 houses on site H1 is evident.

The surrounding woodlands have a specially protected status and as a long-term resident who has grown up in the glen (my family has lived in Old Bridge of Tilt for over 80 years), I am conscious of the changing environment and the risks that further development on this scale will have. There are protected species of bat living in the houses and out-buildings and varied species of uncommon wildlife inhabit the woodlands and riverbanks, including the European Otter, Pine Marten, Red Squirrel and some rare species of newt. These are only some of the reasons why I consider development at site H1 to be unsuitable and inappropriate to the rural nature of this location.

The location of such a large community sitting at a considerable distance from local services in Blair Atholl also brings into question the strategy for 'greening' the environment and the well-publicised measures the Scottish Government is taking to further this strategy (and for which it has achieved positive international recognition). The logic behind favouring development of the site H2 as a first priority is self-evident. This location is close to schools, shops and other public amenities which, as well as providing easier access for the residents to these services, will also have a positive impact for the growth in village services themselves.

I am aware of the preference most of the Blair Atholl residents have to develop site H2 and to expand on development there in the future, if required. I am also aware of other locations in Blair Atholl which would provide suitable and popularly-supported areas for development, such as the old station yard, and the fields opposite the Atholl Arms hotel. Perhaps consideration of these two sites can form the place for future consultations?

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

That H1 is no longer considered as a preferred site in the Local Development Plan

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**

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Submit