

REPRESENTATION FORM

Introduction

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How to comment

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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

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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)
Policy 1.2 Housing Development in Existing Rural Groups and Policy 1.5 Affordable Housing

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

1.2 We previously provided comment in relation to Policy 1.2 Housing development in existing rural groups and would request that CNPA consider revising the definition of a rural group to specifically refer to existing houses as opposed to only requiring one of the three buildings defining a group to be an existing house.

1.5 Having considered the potential implications for the requirement for 45% affordable housing in Aviemore - as the only affected settlement within Highland - whilst we do not wish to object, we would encourage a flexible approach is taken where necessary to avoid any undue impact on the viability of sites and to ensure that Development Plan allocations remain deliverable. In addition, it should be noted that the wording of section 1.5b could be misconstrued to imply that the 25% requirement only applies within settlements as opposed to all other areas / proposed developments.

The Policy also states that proposals for fewer than four market dwellings will be required to make a contribution towards affordable housing with a monetary payment. We would request that the wording is tightened up to make clear that this payment is made prior to any decision being issued or secured through a legal agreement, to reinforce any supplementary Guidance on this Issue.

The Policy then goes on to state that "Developers seeking to negotiate a reduction in affordable housing provision must demonstrate through a Viability Assessment that the requirements make an otherwise commercially viable proposal unviable". We would suggest that clear guidance on this is provided from the outset with what is expected from applicants and how we/the Park will assess this information. We would refer to Para 1.21, 1.31-1.46 and Appendix 1 of our Developer Contributions Supplementary Guidance which outlines our approach to viability assessments

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

1.2 Amend the definition of a rural group to relate to 3 houses.

1.5 Clarification on the wording relating to the 25% affordable housing requirement to ensure this applies to all developments of 4 or more dwellings.

1.5 Amend the wording to make clear that affordable housing payments for proposals of less than four houses are made prior to the decision being issued or secured by S75 agreement.

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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)
Policy 2.2 Tourist Accommodation

2. What is your comment on this section of the Plan?
CNPA may wish to consider strengthening the policy in relation to the provision of new housing that would be used solely for tourism accommodation purposes by specifically indicating that new housing for tourism purposes must also comply with sub policy 1.3 Other Housing in the Countryside in assessing the suitability of sites for that purpose.

3. Please state clearly what change/s you wish to see made to the Plan to address your comment
An amendment to tie the consideration of houses for tourist accommodation into Policy 1.3

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Policy 3 Design and Placemaking

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

The Council notes the substantial revisions to this policy and endorses the changes proposed.

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Policy 4 Natural Heritage

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

The Council welcomes the introduction of specific policy support for the retention of woodland in accordance with national policy.

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Policy 5 Landscape

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

The Council notes the introduction of 5.2 in relation to private roads and ways and supports the rationale behind this.

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Policy 6 The Siting and Design of Digital Communications Equipment

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

The minor revisions to this policy are noted.

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Policy 7 Renewable Energy

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

The minor revisions to this policy are noted.

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Policy 8 Open Space and Recreation

2. What is your comment on this section of the Plan?
There is some concern that the proposed approach outlined in Policy 8.3 dilutes the protection currently given to designated open space and we seek clarification over how this approach would work practically, particularly sections d) and e).

3. Please state clearly what change/s you wish to see made to the Plan to address your comment
We would suggest that either the current presumption against development within areas of open space is maintained or that clear guidance is produced in order for the proposed policy to be applied consistently and so that developers have an understanding of what is expected to be provided as part of their proposals.

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Policy 9 Cultural Heritage

2. What is your comment on this section of the Plan?
While we note that there is a stated general presumption against demolition or other works which would adversely affect a listed building, we would question whether it is necessary or appropriate that Policy 9.1 sets out criteria that can be used to justify proposals for demolition, or where proposals would result in a significant adverse impact to a Listed Building. We would also note that the criteria stated are not exclusively matters for the Planning Authority to determine, for example whether a listed building is not of special interest should be determined through a delisting application to Historic Environment Scotland.

3. Please state clearly what change/s you wish to see made to the Plan to address your comment
We would suggest that Policy 9.1 is amended to remove paragraphs 4 ("There is a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting. Where development would result in a significant adverse impact, the proposal must: a) demonstrate that less intrusive options have been considered; b) demonstrate that the impacts are clearly outweighed by social and economic benefits; and c) minimise and mitigate any adverse effects on the asset or its setting through appropriate siting, layout, scale, design and construction.") and 5 ("Any proposals for the demolition of a listed building will be expected to provide evidence to demonstrate that: a) the building is not of special interest; or b) the building is incapable of repair; or c) the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or d) the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.").

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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)
Policy 11 Developer Obligations

2. What is your comment on this section of the Plan?
We note the CNPA's intention to prepare Supplementary Guidance for Developer Obligations and the reference at p76 (red text box) that this will include "guidance on how contributions will be calculated in the different local authority areas within the Park". However, we believe that the detailed wording of Policy 11 itself should better reflect that the mechanism for securing contributions may differ across the constituent local authorities that make up the CNPA area.

3. Please state clearly what change/s you wish to see made to the Plan to address your comment
The detailed wording of Policy 11 itself should better reflect that the mechanism for securing contributions may differ across the constituent local authorities

What happens next?

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Queries

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Email: planning@cairngorms.co.uk

Telephone: **01479 873535**



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

Organisation **The Highland Council**

Address [REDACTED]

..... Postcode [REDACTED]

Email [REDACTED]

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Name

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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)
An Camas Mor and Aviemore LTH1, LTH2, ED3, and Policy 1.11 Long Term Designations

2. What is your comment on this section of the Plan?
We highlight the need to ensure that allocations in the plan are deliverable and viable to ensure housing needs can be met. In the absence of any absolute certainty on the delivery of the ACM site we recommend that a suitable range of sites should be identified for the plan period. In this context, we reiterate our suggestion from the Main Issues Report consultation that the longer term sites at North Aviemore should in fact be allocated as 'regular' housing or mixed use sites for delivery within the plan period.

In addition, we welcome the inclusion of a new economic development allocation at ED3 Granish following our MIR comment, and we suggest that this further highlights the need for a coordinated approach to plan for adjacent housing development at North Aviemore for delivery within the plan period. Whilst we note the masterplanning requirement stipulated against sites LTH1 and LTH2 there should also be a requirement to masterplan site ED3 in combination with these sites as allocations within the plan period.

3. Please state clearly what change/s you wish to see made to the Plan to address your comment
Allocate LTH1 and LTH2 as housing or mixed use sites available for delivery within the Plan period.

Include a requirement to masterplan ED3 in combination with LTH1 and LTH2.

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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)
Aviemore ED1, and ED2

2. What is your comment on this section of the Plan?
We welcome the additional area allocated for economic development at ED1 Dalfaber Industrial Estate and note this areas importance as part of a flexible and diverse portfolio of economic and employment assets for the town. We also note the pressures within Dalfaber (ED1) and Myrtlefield (ED2) Industrial Estates for non-industrial uses and would query whether this includes support for non-industrial economic and leisure uses? Policy 2 at 2.4 and 2.5 do appear to suggest some flexibility in the Use Classes that may be acceptable within these areas.

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Grantown on Spey

2. What is your comment on this section of the Plan?
The Grantown Conservation Area boundary is currently proposed for expansion. While this has not yet been formally agreed/adopted, should this happen prior to the adoption of the LDP, it would be beneficial for the settlement map to reflect this.

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

As Conservation Area boundaries set separately from the LDP, the CNPA may wish to request that the reporter considers the updating of the Conservation Area boundary as a factual amendment as and when this becomes available.

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