



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

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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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Policy 1 para. 1.1 page 22

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

Para. 1.1 page 22 should state "Proposals for housing may (not will) be supported where they are located: ..."

Being located "a) on an identified allocated site; or

b) within an identified settlement boundary.

are necessary, but not sufficient, conditions to enable granting of planning consent. It is also necessary, for example, to ensure that such proposals conform with all other Policies (as stated in para.4.2 page 18). as it stands the LDP is inconsistent on this point.

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

Change para 1.1 page 22 to ""Proposals for housing may be supported where they are located: ..."

Correct spelling error: "identified"

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Policy 1 para 1.2 Page 22

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

This paragraph provides no provision to limit the long-term growth of a rural group. For example a group of 6 houses could increase by 2 to 8 in one LDP period, then increase by 3 to 11 in the next LDP, then by 4 to 15 in the next, thus increasing 6 to 15 houses in less than 15 years.

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Provide a presumption to limit long-term growth of existing rural groups, eg. presumption against increasing growth of existing rural groups beyond 50% in 20 years.

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

"Development of 100% affordable housing sites WILL [my emphasis] be supported in locations ..."

Being "100% affordable" is a necessary, but not sufficient, condition to enable granting of planning consent on such locations. It is also necessary, for example, to ensure that such proposals conform with all other Policies (as stated in para.4.2 page 18). As it stands the LDP is inconsistent on this point.

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

Change the para to ""Development of 100% affordable housing sites MAY [my emphasis] be supported in locations ..."

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Policy 4, 4.3 Woodlands, page 44.

2. What is your comment on this section of the Plan?
Paras 4.3 a) and b) concerning destruction of AWI sites are wholly unacceptable and must be deleted. Paras 4.3 a) and b) are contrary to Scottish Planning Policy 2014, para. 194:
"protect and enhance ancient semi-natural woodland as an important and irreplaceable resource, together with other native or long-established woods, hedgerows and individual trees with high nature conservation or landscape value"
and Para 216:
"Ancient semi-natural woodland is an irreplaceable resource and, along with other woodlands, hedgerows and individual trees, especially veteran trees of high nature conservation and landscape value, should be protected from adverse impacts resulting from development."

It is wholly unacceptable to have a lower standard of protection for Ancient Woodlands in the Cairngorms National Park than that afforded to such woodlands in the rest of Scotland.

3. Please state clearly what change/s you wish to see made to the Plan to address your comment
Delete Para 4.3 a) and b) concerning destruction of AWI sites.
Replace with conditions commensurate with those for Natura sites, viz. "development will be considered favourably only where:
a) there are no alternative solutions; and
b) there are imperative reasons of overriding public interest including those of a social or economic nature."

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Para 4.4 Protected Species page 44/5

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

Cumulative impacts should explicitly be taken into account for all species/habitats mentioned

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

Add reference to any cumulative impacts as follows:

4.4 Protected species

Development that would have a significant adverse effect, including any cumulative impacts, on any European Protected Species will not be permitted unless:

...

Development that would have a significant adverse effect, including any cumulative impacts, on species protected under Schedule 5 (animals) or 8 (plants) of the Wildlife & Countryside Act 1981, as amended, will not be permitted unless:

...

Development that would have a significant adverse effect, including any cumulative impacts, on species protected under Schedule 1, 1A or A1 (birds) of the Wildlife and Conservation Act 1981

...

Development that would have a significant adverse effect, including any cumulative impacts, on badgers or their setts

...

4.5 Other biodiversity

Development that would have a significant adverse effect, including any cumulative impacts, on species listed in Annexes 11 or V of the EC Habitats Directive or Annex 1 of the EC Birds Directive

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Policy 5 - Landscape

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

Cumulative impacts should be explicitly taken into account in landscape considerations.

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

The following paragraphs should ammended as follows:

Para 5.1 a) any significant adverse effects, including any cumulative impacts, on the special landscape qualities of the National Park ...

Para 5.1 b) b) all the adverse effects on the setting of the proposed development, including any cumulative impacts, have been minimised and mitigated

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Introduction

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

Your “specially designed online interactive plan” does not appear to work. For example, I have been unable to read beyond “The planning system in Scotland is 'plan led'” of the Introduction. If I attempt to move further the page scrolls very rapidly through to the Vision. Similarly, all I can read of the Vision ends at the bottom of the first page with “Visitor experience - people enjoying the” and it is impossible to read further.

I have therefore abandoned the online interactive plan.

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Spatial Strategy

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

The Spatial Strategy pays scant regard to the environmental damage that the proposed developments would cause if implemented.

Dualling of the A9 would separate and fragment wildlife populations on either side of the A9, yet there are no proposals for mitigation by green bridges. Instead of warning of the dangers that major roads bring in terms of increased pressure for unsuitable and unsustainable development, the LDP rubs its hands in anticipation of more housing and more business - in other words, more destruction of the special qualities for which the NP was established.

We were assured that the development of An Camas Mòr would relieve the development pressure on other settlements, particularly in Badenoch and Strathspey, yet the proposed rate of development in these other settlements shows no sign of slowing. Indeed, both the dualling of the A9 and the development of An Camas Mòr, if it ever goes ahead, look set to accelerate the rate of the transformation of Badenoch and Strathspey from scattered rural communities to suburban sprawl.

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

1. Require the proper assessment of the impact of dualling of the A9 on wildlife populations and provide adequate mitigation including green bridges to allow wildlife migration.
2. Develop specific policies to resist ribbon development along the A9.
3. Reduce the rate of housebuilding.
4. In short, take proper and adequate consideration of the First Aim of the NP.

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Vision 2.3

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

The history of the NP's achievements to date suggest that the aspirations listed are delusional. That history includes a grossly excessive allowance for a market-led supply of large luxury houses, wholly unsuitable for meeting local, particularly first-time, needs. These houses have inevitably been sold largely as second/retirement or holiday homes, thus damaging communities and using up what land suitable for development was available within communities, whilst mainly benefiting large landowners and large house-builders. Thus, the new development allocations encroach increasingly onto land valuable for its environmental qualities, for amenity and for landscape to a large extent in disregard of the First Aim of the NP.

The warning sounded by Highland Regional Council in 1991 has still not been heard sufficiently by the NP: "concern is emerging about the rate and scale of change in established villages. Unsympathetic cramming and expansion of communities is eroding their character and setting, threatening to overwhelm facilities, or creating imbalance in the social structure."

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

1. A considerable reduction in the overall level of house-building.
2. An emphasis on building a far greater proportion of smaller houses (one or two bedrooms), suitable for first time buyers.
3. A strong presumption against large multi-bedroom houses.
4. A recognition that the role of the NP is not to facilitate the cash-flow of large building companies or large landowners, or to bow to the pressure put upon the NP by politicians who have consistently shown themselves contemptuous of the First Aim of the NP.

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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 Roy Turnbull

Organisation

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)

Settlements - An Camas Mor

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

An Camas Mor

I regard the An Camas Mor proposal as a strategic mistake for the CNPA. Building a large community close to the core of a protected area is a recipe for continued major problems, which is why An Camas Mor, if continued, would have the distinction of being the only new town built in such a location in any national park. It would be distinguished by its inappropriate and damaging nature, a mistake of such a magnitude that every other national park has managed to avoid. That is not a matter for celebration. The assertion that An Camas Mor will be "sustainable" is unsupported on any rational basis, as well as being undefined.

The addition of 1500 houses and their attendant human population in the core of the national park, close to European Sites, will greatly increase pressure on those sites and the introduction of what will be seen as draconian restrictions on access to those sites in an attempt to mitigate the damage will simply lead to more conflict. Even supposing a new community of the size proposed for An Camas Mor were required, which I do not accept, it would simply be in the wrong place and would destroy semi-natural habitat to an unacceptable extent.

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

Delete An Camas Mor from the LDP.

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

Name

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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)

Settlements - Nethy Bridge

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

Nethy Bridge:

1. I support the removal of the School Wood allocation from the LDP.
2. I support the settlement boundary being tightly drawn around the existing settlement, particularly adjacent to surrounding woodlands.
3. I support the allocation of 4 affordable houses at site H2 on the higher, dryer parts of the land.
4. I consider the allocation of 20 houses at site H1 to be excessive.

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

Maintain the present situation with respect to 1, 2 and 3 above.
Reduce the allocation from 20 to 10 houses at site H1.

Consideration should be given to providing allotments for vegetable and fruit growing on the non-developmental parts of sites H1 and H2, recognising that these areas may very occasionally be subjected to flooding. These allotments should be offered to nearby residents as well as any new residents in any new houses built, with a requirement that any required infrastructure be paid for, and the allotments maintained in perpetuity, by the present landowners as part of their planning consent.

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