

# HAVE YOUR SAY

Cairngorms National Park Authority • **Local Plan Consultation**

## Planning for the future of the Park

The Cairngorms National Park Authority is starting the process of preparing development plans for the whole Park area – and we want to know what you think before they are written. The development plan for the Park will be made up of two parts — the Park Plan and the Local Plan.

## A Unique Cairngorms Local Plan

**T**he Cairngorms Local Plan will set out detailed planning policies that will guide development across the Park over the coming years. It is relevant to everyone who lives and works in the National Park, as well as those who visit. It will influence how and where communities and

settlements grow, where businesses develop, the types of housing that will be built, opportunities for recreation and the areas that should be protected from development. It will be unique and tailored to the special qualities and needs of the National Park and its communities.

## Have your say

**T**hese documents will shape the future of the Park. So whatever your point of view, they matter to us. This is your first chance to 'have your say'. We want to know what you believe are the issues and priorities facing your community and the whole Park before we start work on the plans. The first stage of consultation begins with the questionnaire attached to this leaflet and will be followed up by a range of public meetings, work-shops and other events over the next 12 months as the plans are made.

▶ **The National Park Plan** will be concerned with the long-term management of, and strategy for the Park, and will coordinate the activities of the Park Authority and other public/ private/ voluntary bodies within the Park. Information gathered through the Local Plan Consultation process will be used to help with the National Park Plan.



▶ **your views**

Send us your views by  
**24 September 2004.**

Please have a look at the community profile on the other side of this leaflet and complete and return the questionnaire by 24th September. The results of the questionnaire will form the basis for the first public consultation meetings that will be held in your area in late 2004.

return  
your completed  
questionnaire by 24  
September for a  
chance to win  
**3 cash prizes  
of £100!**



**CAIRNGORMS**  
NATIONAL PARK

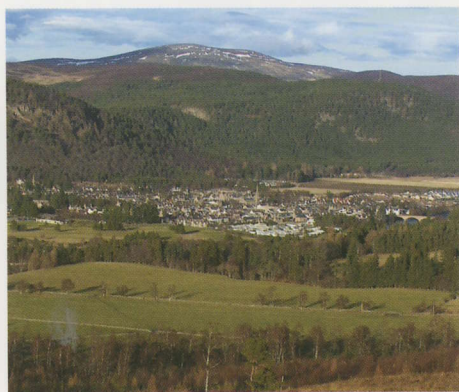
PÀIRC NÀISEANTA A' MHONAIDH RUAIDH



# A Profile of the Ballater & Crathie

## POPULATION AND HOUSING

The Local Plan will affect the numbers of houses that can be built, the types of housing (eg private, affordable to rent), where they can be built, and the sizes and appearance of houses. The Total Population of the Ballater and Crathie, Cromar and mid- Deeside area was 2360 in 2001, and is expected to rise by around 2% by 2006. Nearly a third of the population of the area is in the retired section, compared to a quarter in the Park as a whole. Nearly a third of the population live in rented accommodation with the majority renting from Aberdeenshire Council or a Housing Association. However, in some areas such as Glen Tanar and around Dinnet, the estates play an important role providing property for rent. The area is a popular location for 'second' or holiday homes. Across the area around a fifth of properties are second homes, but the proportion varies with some areas being more popular than others. There is known to be ongoing demand for such dwellings.



## EMPLOYMENT AND UNEMPLOYMENT

The Local Plan will help to provide opportunities for work in the National Park by allocating sites and land suitable for businesses of different types. There are 1150 people living in the area in employment. Only 29 people are registered as being



unemployed in the area. Tourism is important in the local economy, with more than a quarter of the Ballater workforce employed in Hotels and restaurants. The 'retail and trades' sector, and the 'real estate, renting and business activities' sector each employ around a tenth of the workforce. The 'agriculture, hunting and forestry' sector employs relatively few people compared to other sectors, but often as a high proportion of a local population around a specific estate. ©

## NATURAL AND CULTURAL HERITAGE

The Local Plan will protect important, fragile or sensitive areas and sites from inappropriate future development while promoting development in locations and forms which positively enhance the natural and cultural heritage of the area for the enjoyment of all people and for their intrinsic value. Nearly a third of the area is designated for its scenic beauty and landscape value, and around a sixth of the area is designated for its nature conservation importance. The area has a rich legacy of archaeological remains from prehistory to recent times. The centre of



Ballater has been designated as a Conservation Area to reflect its attractive and characteristic architecture and layout, and the grounds of Balmoral Castle and Glen Tanar are recognised as Historic Designed Landscapes. The summits of Lochnagar, one of the Cairngorms National Park's most famous mountains, lies within the area.

## Local Area Facts and Figures

Figures estimated from the 2001 Census

### The Cairngorms National Park:

- The largest National Park in Britain at 3800 square km (1,467 square miles), and more than 4.5% of Scotland's land area.
- Two fifths of the area of the Park is designated for its national or international importance for nature or scenic beauty
- People have been present in the Cairngorms area for at least 7000 years and it currently has a resident population of around 15,000
- The Cairngorms attract around half a million staying visitors each year as well as at least as many day visitors.

### Existing Planning Initiatives within the local area:

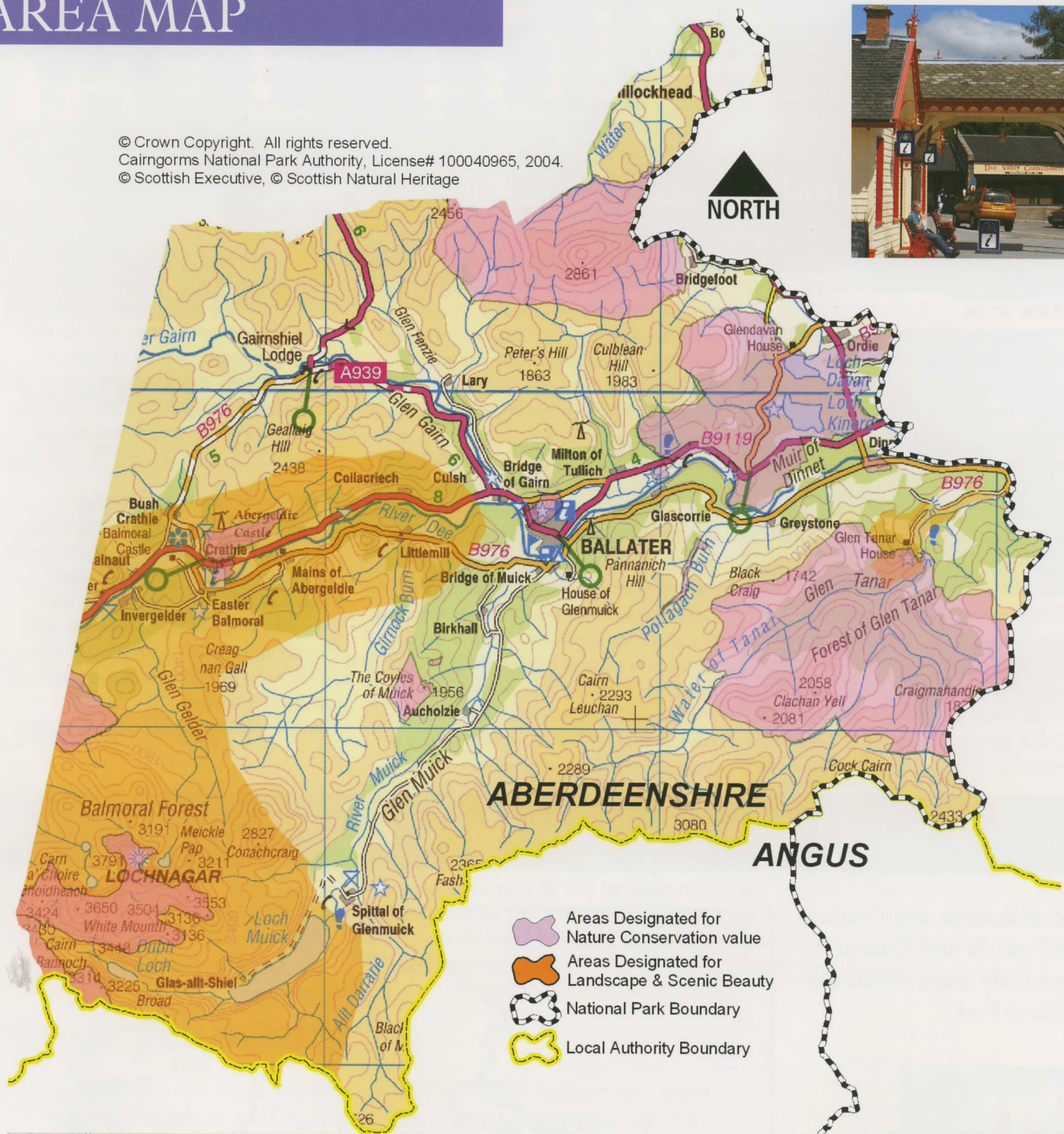
- The Aberdeenshire Local Plan (Finalised Plan 2002). This Plan will be subject to a Public Local Inquiry, programmed for the future;
- Ballater Royal Deeside (BRD) is a community development company who have carried out community consultation exercises and produced a report on spatial and community development within Ballater.



# e, Mid-Deeside and Cromar Areas

## AREA MAP

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The development of the Cairngorms Local Plan, online versions of other community profiles, and details of consultation events will be displayed on our website at:

[www.cairngorms.co.uk](http://www.cairngorms.co.uk)

**For an electronic or large script version of this document or  
for more information please contact:**

Cairngorms National Park Authority, Albert Memorial Hall, Station Square  
Ballater, Aberdeenshire AB35 5QB

Phone: 013397 53601 Email: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk)



## A Unique Cairngorms Local Plan

The Cairngorms National Park Authority (CNPA) came into full operation on the 1st September 2003, to help manage and plan for the future of the Cairngorms National Park. The Cairngorms National Park is a special place for those who live and work here, those who visit the area, and for others who know of it by its reputation as a beautiful and diverse area. The CNPA is charged with collectively delivering four aims, listed below, which reflect the special nature of the Cairngorms for local people and visitors, and as a nationally and internationally important natural heritage asset.

### THE AIMS OF THE NATIONAL PARK

- a) to conserve and enhance the natural and cultural heritage of the area;
- b) to promote sustainable use of the natural resources of the area;
- c) to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
- d) To promote sustainable economic and social development of the area's communities.

The CNPA shares statutory planning functions with the four Local Authorities within the Park boundary (Aberdeenshire, Angus, Highland & Moray). Under the legislation which created the National Park, the CNPA became the authority responsible for preparing development plans within the

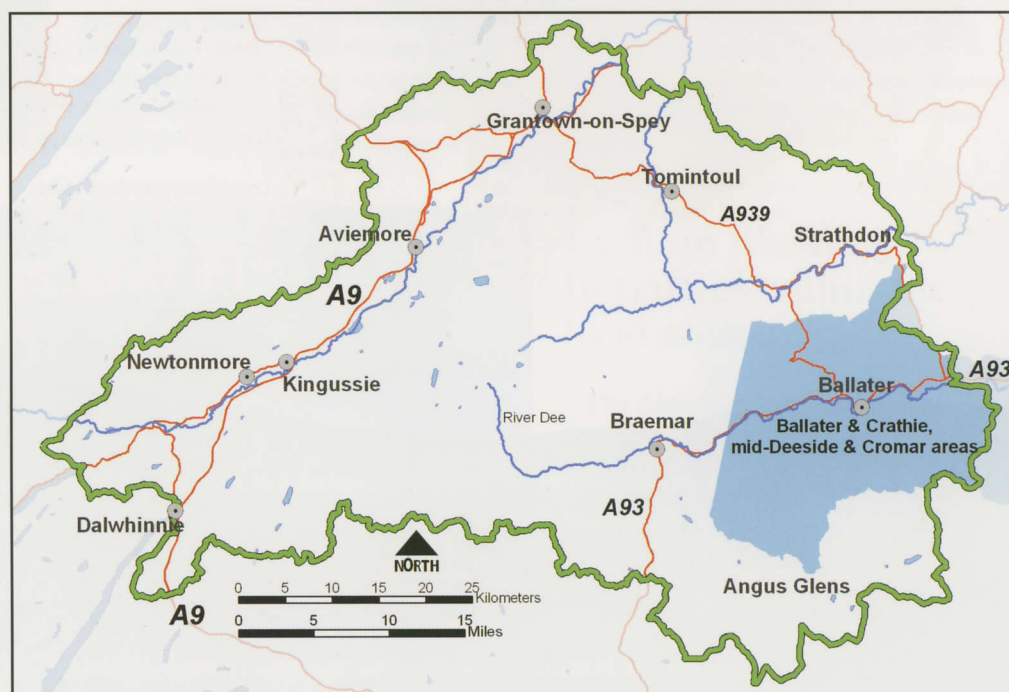
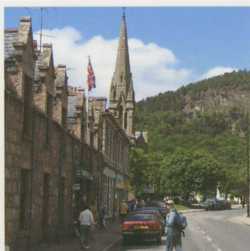
Park boundary. It must prepare a National Park Plan that sets out the Park Authority's policies for the long term management of the Park and coordinates the activities of public bodies to achieve the aims of the Park. It must also prepare a Local Plan that sets out de-tailed policies and proposals to guide development over the coming years. The Park Plan will eventually replace the four Structure Plans that have been prepared by Local Authorities and the Local Plan will replace the four Local Authority's Local Plans. The Cairngorms Local Plan will co- ordinate the future development of the Park area and as well as covering all land-use development issues including: housing, business & industry, recreation, environmental protection, infrastructure and retailing; it will also help the Park Authority to collectively achieve the aims of the Park. As the first stage of consultation on the Local Plan and Park Plan, every household in the National Park is being sent a 'local communities profile' about their area and the questionnaire that goes with it. The

results of the questionnaire will form the basis for the first public consultation meetings which will be held in your area in late 2004. The public consultation meetings will be organised through your local Community Council and other community groups, and will allow you to take part in more detailed exercises to plan for your area. Please watch out for notices of meetings in the press, on local posters, and the Cairngorms National Park Authority website: [www.cairngorms.co.uk](http://www.cairngorms.co.uk)

**Two Community Liaison Co-ordinators have been appointed to help maximise public involvement in the consultation process. Anna Barton will cover Badenoch and Strathspey, and Jean Henretty will cover Tomintoul to the Angus Glens. They can be contacted by phone on 013397 53601 and by email: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk)**

## MAP OF THE BALLATER & CRATHIE, MID-DEESIDE AND CROMAR AREA

Map of Ballater and Crathie, mid-Deeside and Cromar community areas within the National Park:





# HAVE YOUR SAY!

## Cairngorms National Park Authority • Local Plan Consultation

Responses will also inform the development of the Park Plan and other CNPA initiatives

### Questionnaire

The Local Plan will consist of policies and maps which show the areas that are available for different kinds of development, such as housing, business and recreation; and will cover the whole National Park. It will be based on widespread research and consultation, especially within the Park's communities. See Community Profile for more info.

Some questions require a YES / NO / ? answer (?=don't know) – please CIRCLE your response. Other questions ask for your views; write as much as you want, continuing on another sheet if necessary. If there are any questions you don't want to answer, just leave blank. Please return the form and any extra sheets in the envelope provided. More questionnaires can be sourced from Ballater office or website

Please enter your postcode

or Community Council/Assoc.

#### 1. Are you answering the questions on behalf of :

a) A household YES / NO Is this your main residence? YES / NO b) A business YES / NO

#### 2. Is there a need for more housing in your area?

a) Open market housing To rent YES / NO / ? To buy YES / NO / ?

b) Low-cost/affordable housing To rent YES / NO / ? To buy YES / NO / ? To build YES / NO / ?

#### 3. Where should new housing be developed?

a) Within towns or villages YES / NO / ? b) Around towns or villages YES / NO / ? c) In open countryside YES / NO / ?

#### 4. Is there scope for new business sites or opportunities to be developed within your community?

If yes, where are there possible sites available? And what problems face businesses? YES / NO / ?

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#### 5. Are there areas which should be safeguarded from development?

If yes, please describe the areas and their location

Community green spaces YES / NO / ? .....

Parks and playing fields YES / NO / ? .....

Paths YES / NO / ? .....

Wildlife habitats/corridors YES / NO / ? .....

Viewpoints and views YES / NO / ? .....

Others (please specify) .....

#### 6. Do any of the following facilities need to be created or improved within your area?

If yes, please describe the areas and their location

Roads YES / NO / ? .....

Footpaths YES / NO / ? .....

Cycle paths YES / NO / ? .....

Waste-water treatment YES / NO / ? .....

Water supply YES / NO / ? .....

Car parking YES / NO / ? .....

Recycling facilities YES / NO / ? .....

Community facilities (halls etc) YES / NO / ? .....

Others (please specify) .....



**7. Are there any specific environmental improvements required within your area?**

If yes, could you describe where?

Tree-planting YES / NO / ? .....  
Landscaping YES / NO / ? .....  
Walls and fences YES / NO / ? .....  
Wildlife habitat YES / NO / ? .....  
Pathways YES / NO / ? .....  
Others (please specify) .....

**8. Are there any buildings, landscape features, archaeological or historical sites which need to be preserved, renovated or possibly listed within your area? Please list what and where.**

what & where?

Buildings YES / NO / ? .....  
Landscape features YES / NO / ? .....  
Archaeological sites YES / NO / ? .....  
Historical sites YES / NO / ? .....  
other YES / NO / ? .....

**9. Are you in favour of (sensitively sited) renewable energy developments within the National Park?**

If yes, could you suggest possible locations?

a) Large scale commercial wind farms YES / NO / ? .....  
b) Large scale commercial hydro-electric YES / NO / ? .....  
c) Large scale commercial biomass plants<sup>1</sup> YES / NO / ? .....  
d) Community<sup>2</sup> wind turbines YES / NO / ? .....  
e) Community<sup>2</sup> hydro-electric schemes YES / NO / ? .....  
f) Community<sup>2</sup> biomass plants YES / NO / ? .....  
g) others, please specify YES / NO / ? .....

<sup>1</sup> energy generating plants whose fuel is vegetative product such as wood-chippings.

<sup>2</sup> small-scale schemes for direct community use and benefit

**10. Are there any other developments (of types such as mentioned already) that you would, or would not, like to see in your community or within the National Park?**

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**11. What do you feel makes your community a special and distinctive part of the Cairngorms National Park? ~ please tick your top 3**

The people	<input type="checkbox"/>	Cultural heritage	<input type="checkbox"/>	Quality of life	<input type="checkbox"/>
The landscape	<input type="checkbox"/>	Outdoor activities	<input type="checkbox"/>	Social events	<input type="checkbox"/>
The buildings	<input type="checkbox"/>	Tourist attractions	<input type="checkbox"/>	Community life	<input type="checkbox"/>
Natural environment	<input type="checkbox"/>	Recreation facilities	<input type="checkbox"/>	Other:	<input type="checkbox"/>
Wildlife	<input type="checkbox"/>	The area's history	<input type="checkbox"/>		<input type="checkbox"/>

**12. Are there wider environmental, cultural or sustainability issues within the Cairngorms National Park which should be addressed?** Please describe

Environmental YES / NO / ? .....  
Cultural YES / NO / ? .....  
Sustainability YES / NO / ? .....

Thank you for taking the time to answer these questions. Your answers are important as they will form the basis for community meetings to be held later this year. You will have further opportunity to have your say when the Local Plan Team visits your area – watch your local notice board, press or our website for dates! [www.cairngorms.co.uk](http://www.cairngorms.co.uk)

\* Please add your name and phone number if you wish to enter the £100 prize draw!

**The Cairngorms National Park Authority, Albert Hall, Station Square,  
Ballater, AB35 5QB. Tel: 013397 63601**

  
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PÀIRC NÀISEANTA A' MHONAIDH RUaidh