

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

Address [REDACTED]

[REDACTED]

..... Postcode [REDACTED]

Email [REDACTED]

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

Name

Organisation

Address [REDACTED]

[REDACTED]

[REDACTED]

Email

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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)

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

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

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.

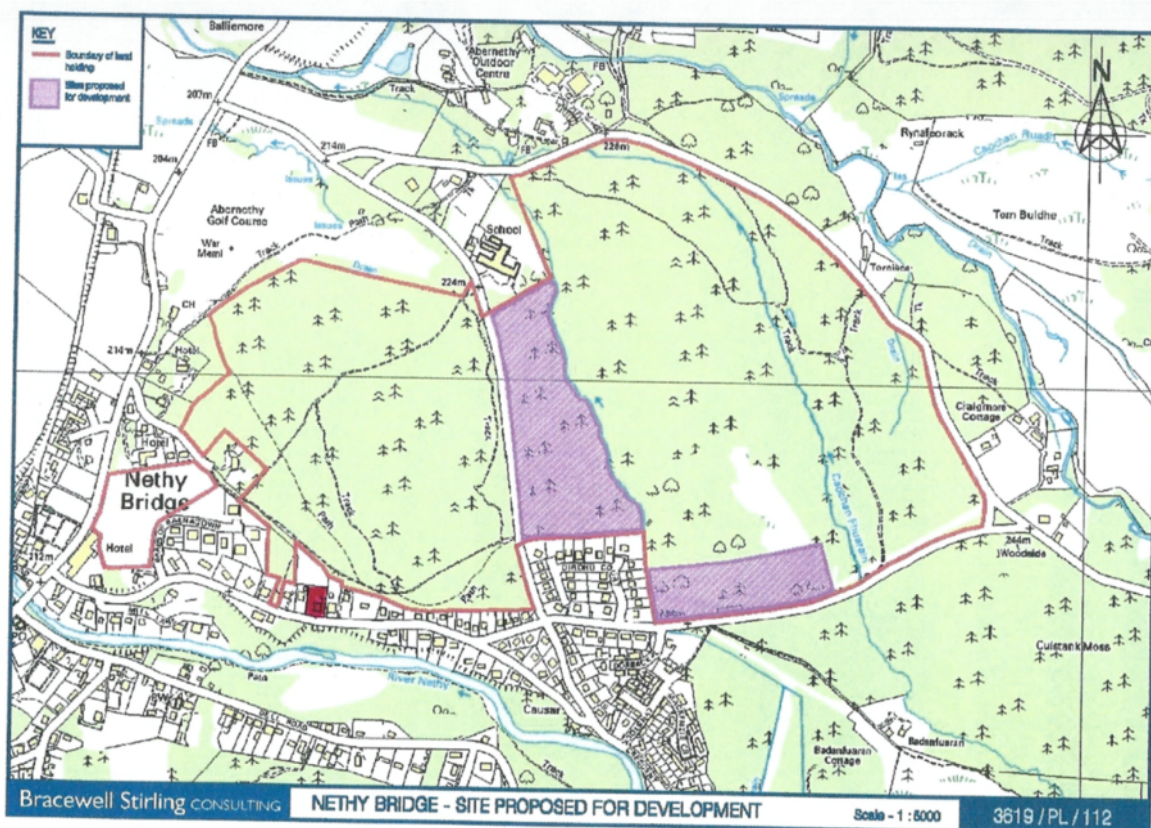
Email: planning@cairngorms.co.uk

Telephone: **01479 873535**

Site to North and North-east of Hotel, Nethybridge as contained in the Proposed Local Development Plan CNPA 2020.

Our client, Tulloch Homes Ltd, wish to make a representation in regard to the site to the North and North-East of the Hotel, Nethybridge.

Our clients suggest that this site, an area to the rear (north and north-east) of the Hotel, which they own, be considered for residential development, the extent of their landownership is outlined in red and shown below:



This area extends to 2.63 ha of rough ground with no lease in place, we are not aware of any other use or public access. The site has been the subject of a planning application in 2005 for 9 houses, which was considered at that time to be under-development, and is very central to the village core and all village facilities.

We understand that that site is suggested as Protected Open Space (see below) but would suggest that Nethybridge is well catered for in terms of public open space and this field serves little or no function in terms of overall provision.



For these reasons, our clients ask that the CNPA consider this more centrally located site, be considered for a residential allocation.

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Representation regarding site previously referred to as former H1 Site, Craigmore Road, Nethybridge as contained in the Proposed Local Development Plan CNPA 2020.

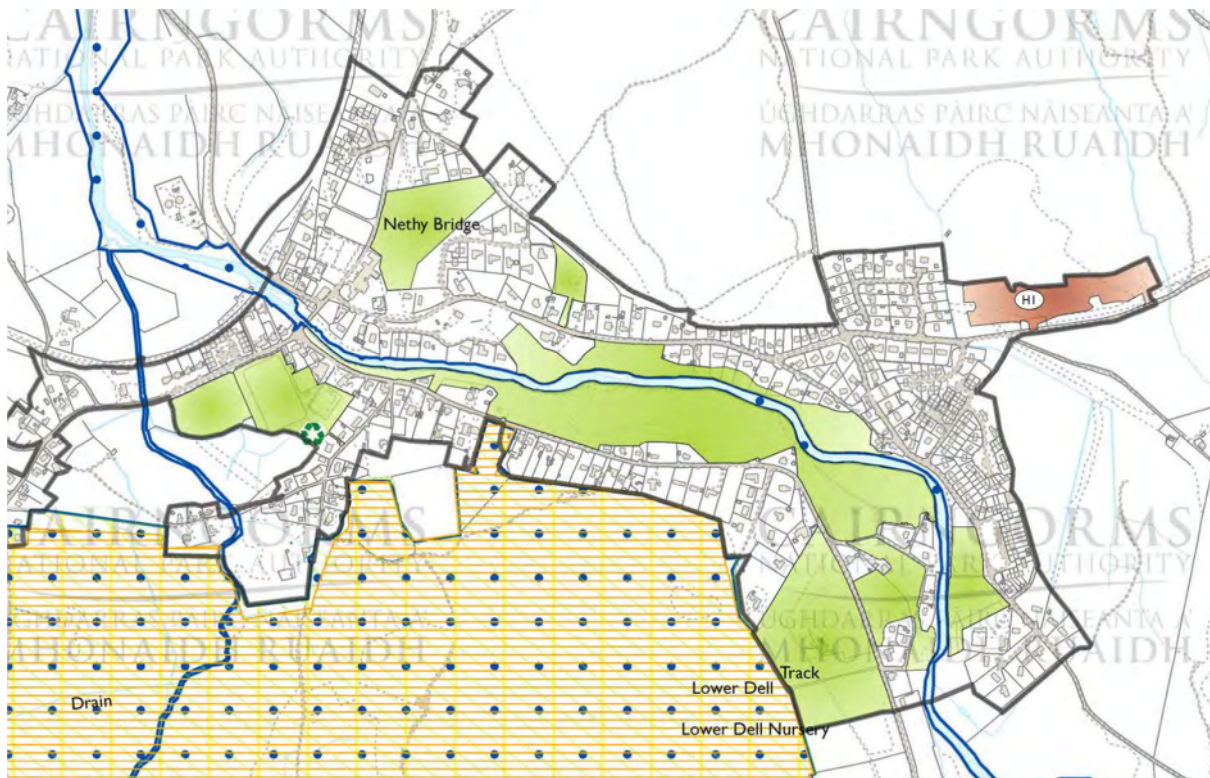
Our client, Tulloch Homes Ltd, wish to make a representation in regard to the site previously referred to as H1 allocation at Nethybridge. Our clients are disappointed to see to see within the document that this is not a Preferred site and is instead proposed for deletion.

Examination of the Proposed LDP suggests 2 sites are preferred with a direction of growth of the village to the south and south-east, these two sites would only provide an anticipated 24 homes within the plan period

The MIR report for Nethybridge recognises the importance of maintaining community facilities, for ensuring the delivery of new housing, for providing affordable housing to the community and notes the issue of flood management and resilience. The H1 allocation in the 2015 LDP was allocated for 15 units with delivery in the first 5 years, requiring

“This site has capacity for around 15 units in the east of the village. Development of the site will retain enough woodland to allow for movement of species between areas of woodland to the sides of the site and retain the woodland setting of this part of the village. A small water course runs near to the site and a flood risk assessment may be required in support of any further planning application or reserved matters.”

Extract below:



This site was allocated after a history of applications on the site, including at one time an application for 58 homes which included 25% affordable housing. Latterly, discussion with the CNPA suggested that a smaller, lower density development of 25 units including 25% affordable housing might be more appropriate but would need to include a commitment to planting and management of the adjacent woodland.

It appears that this site has failed to be preferred as the site is considered

- to represent a linear extension of the settlement
- distance from village centre, school and bus stops
- landscape and ecological impact.

In response to these statements, our clients would argue that



- Site H1, a preferred site equally represents a linear extension to the south-east of the village.
- The preferred sites are equally removed from the settlement core, and described as a moderate distance from village facilities, bus stops, other housing etc.
- Any potential landscape and ecological impacts can be addressed by a carefully considered layout within the site, taking cognisance of the woodland. An ecological study with management plan for the rest of the wood, would ensure maximising the ecology value and offsetting the loss of ancient woodland, whilst providing opportunities for continued management and improvement.

Our client considers that the former H1 site is in as sustainable location as the alternatives proposed and given the history of the site should be retained for housing development.

As a final alternative, if the site at Craigmole Road, Nethybridge is not considered appropriate for development, our clients ask that consideration be given to switching the allocation to that area of ground behind (to the north and north-east) the Hotel, (which they control), which is currently defined as Open Space, as this is vacant ground, which is close to all village facilities. This alternative proposal will be the subject of a separate Response.