



Eastfield, Ballater
Pre-Application Consultation Report
Scotia Homes & Invercauld Estate

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1.0 Introduction

1.1 This Pre-Application Consultation Report has been prepared in accordance with the requirements of the *Development Management Procedures Circular 3/2022*. It shall initially provide an overview of the consultation process which has taken place, including the chronology of the various meetings and events. It shall then go on to look in more detail at the individual events, going into the feedback which has been received.

2.0 Description of Consultation Process

2.1 The proposed of application notice for the development was submitted to Aberdeenshire Council on the 17th October 2022, and a copy of this is included as Appendix 1. The notice was also sent to the 4 local Councillors, Ballater and Crathie Community Council, together with list of local stakeholders, with a copy of this also included in Appendix 1. The notice confirmed that 2 public meetings would be held. Aberdeenshire Council then responded on the 3rd November 2022 agreeing to the proposed consultation arrangements.

2.2 The chronology of the various consultation events which have taken place is as follows.

	Description of Consultation Event	Date and Venue
1	Meeting with Ballater & Crathie Community Council/Ballater Housing Group/Ballater Highland Games Committee	7 th September 2022, Victoria & Albert Hall
2	Non-statutory consultation event – drop-in meeting for community	12 th October 2022, Victoria & Albert Hall
3	Scotia attended Ballater & Crathie Community Council meeting	14 th November 2022, Victoria & Albert Hall
4	First statutory consultation event – drop-in meeting for community	17 th November 2022, Victoria & Albert Hall
5	Presentation and discussion with Ballater & Crathie Community Council and Ballater Flooding Group	31 st January 2023, Victoria & Albert Hall
6	Second statutory consultation event – drop-in meeting for community	25 th May 2023, Victoria & Albert Hall
7	Scotia and Invercauld Estate met with Ballater & Crathie Community Council and provided presentation of current proposals	8 th November 2023, Victoria & Albert Hall
8	Scotia and Invercauld Estate met with Ballater Highland Games Committee	22 nd February 2024, The Barrel

2.3 In addition to the above face to face meetings, a dedicated website was also made available at the time of the first statutory consultation event in November 22, and this has remained online for inspection ever since. The address for this is <https://ballater.consultationonline.co.uk>

3.0 Description of Individual Events Including Feedback

Drop-In Event – 12th October 2022

- 3.1 The first drop-in event was held on the 12th October 2022. This was before the proposal of application notice was submitted, however the event was very well attended by approximately 150 people, with a significant number of comments received. It is therefore considered to be appropriate to include reference to it as part of this pre-application report.
- 3.2 The consultation material for this event did not include a high level of detail and it was aimed to identify the key issues for the development, to allow more detailed plans to be prepared.



Figure 1 – Photograph of Drop-in Event on 12th October 2022

- 3.3 To encourage attendance at the meeting, as number of steps were taken:
 - Written invitations were sent to 970 local residents and 77 local businesses.
 - Adverts were published in the Deeside Piper and Press & Journal.
 - Posters were placed in local venues.

- Email invitations were sent to other key stakeholders including Ballater and Crathie Community Council, Local Councillors, MPs and MSPs.

3.4 Representatives from Scotia Homes, together with the Project Architect and Engineer were present to discuss the project and to answer and questions. The following summarises the comments which were made.

Topic	Comments	Number
Access		
Access via Games Ground	Opposed to access via Games Ground.	20
Access via A93	Support direct access via A93.	12
Access via Monaltrie Avenue	Opposed to access via Monaltrie Avenue.	7
Access via Craigview Road	Support access via Craigview Road.	5
Access via Morven Way	Support access via Morven Way.	2
Access via Games Ground	Support access via Games Ground and protection of Deeside Way.	1
Traffic	Opposed to increased noise as a result of traffic.	1
Housing		
Affordable Housing Need	Support for delivery of affordable housing.	15
Housing Need	Support for principle of additional housing in Ballater.	11
Holiday/Second Homes	Concerned that housing will be used for holiday or second homes, at the expense of local need.	7
Housing Need	Support a good mix of house sizes being provided.	4
Care Home	Support for a care home to be included.	2
Affordable Housing Need	Concerned that not enough affordable housing being provided.	1
Infrastructure		
Infrastructure	Concerned about impact of the development GP surgery.	7
Infrastructure	Concerned about impact of the development on shops and other facilities.	7
Infrastructure	Concerned about impact of the development on primary school.	4
Infrastructure	Support development as it will bolster declining school roll.	1
Infrastructure	Ensure that sewage treatment plant has adequate capacity to avoid pollution in River Dee.	1
Flooding		
Flooding	Opposed to the development on flooding grounds.	14
Flooding	Development will cause increased run-off onto Cinder Path and Monaltrie Avenue.	2
Miscellaneous		
Scale of Development	Too many houses have been allocated for the site, and development of this scale will adversely affect the character of Ballater.	9
Provide Pedestrian Connections	Maintain and upgrade Cinder Path and Deeside Way	3

Developer Contributions	These should be directed towards improvements at Monaltrie Park.	2
Landscaping	Ensure adequate screening is provided on eastern side of development, to avoid adverse landscape impact.	2
Construction Process	The construction period will be disruptive to local residents.	2
Parking	Concerned about lack of parking in development and in the existing village.	2
Allotments	Create allotments in flooding zone.	1
Views from Existing Houses	Views from existing houses will be adversely affected by the development.	1
Lighting	Opposed to development as a result of increased lighting.	1
House Prices	Opposed to development as a result of adverse impact on existing house prices.	1
Setting of Monaltrie House	Concerned about development affecting the setting of Monaltrie House.	1
Development on Monaltrie Plateau	Opposed to development in this location, as it will adversely affect a nature area and orchard.	1
Natural Heritage	Development will have an adverse effect on migrating geese who currently use site.	1
Alternative Uses on Site	The development will prevent the caravan park and the fire station from relocating.	1
Radon Gas	Site is subject to very high levels of radon gas.	1
Renewable Energy Technologies	Support the use of solar panels and ground source heat pumps.	1
High Fencing	High fencing will be required to protect traffic during ball games and matches.	1
Deeside Way	Concerned that the Deeside Way will be adversely affected by the development.	1

Table 1 – Summary of Comments Received at Drop-In Event on 22nd October 2022

Discussion on Topics Raised in Table 1

- 3.5 The most frequently raised topics at the October event were the access arrangements; various housing issues; flooding; infrastructure; and a broad range of miscellaneous items were also raised.
- 3.6 Many of the access comments were not supportive of the proposed vehicular route through the Games Ground, as it was felt that this would impinge on the operation and enjoyment of the area, with this also having an effect on the Highland Games. There were also concerns that the route was too narrow, and that it would have the potential to affect pedestrians attending the Health Centre. There was fairly strong support expressed for a new access to be formed directly onto the A93 to the east. There was also some opposition to the proposed connection to Monaltrie Avenue, with concerns expressed that this would cause increased traffic to travel past the Primary School.

- 3.7 There were also a large number of comments on various aspects of the proposed housing. There was strong support for the delivery of a broad range of affordable housing, which would be suitable for local people. There was also broad support for the proposed new mainstream housing, on the understanding that this would deliver a mix of units, which would be affordable and which could be taken up by young families. A significant number of the responses expressed concern that the mainstream housing would be purchased to be used as second homes or holiday accommodation and that this would have an adverse effect on the village, given that there were already a high number of homes of this type.
- 3.8 The third most commonly raised topic was infrastructure, and the concern that local services and facilities would be placed under pressure as a result of the development. The key areas mentioned were the Health Centre and GPs in particular, the Primary School, together with local retail and other facilities.
- 3.9 The fourth most frequently raised topic was flooding, with several respondents concerned that the site in question could be subject to flooding in the future.
- 3.10 A number of other miscellaneous points were also raised as set out in Table 1. Given that this was not a statutory event, it is not intended to provide a response to all of the points raised at the October drop-in session. The purpose of the event was to understand the key issues at an early stage in the development process, and to allow these to influence the evolution of the site design.

Drop-In Event – 17th November 2022

- 3.11 The first statutory consultation event was held on the 17th November 2022, between 1600hrs and 2000hrs in the Mike Sheridan Room of the Victoria & Albert Hall, Ballater. To encourage attendance at this event, the following steps were taken:
- The meeting was advertised in the Deeside Piper on 4th November 2022. A copy of the newspaper extract is included as Appendix 2.
 - The meeting was advertised in the Press + Journal on 10th November 2022. A copy of the newspaper extract is included as Appendix 3.
 - Written invitations were sent to 970 local residents and 77 local businesses. A copy of the invitation is included as Appendix 4.
 - A number of posters advertising the event were displayed in local venues. A copy of the poster is included as Appendix 5.
- 3.12 A copy of the boards which were used for the consultation event are included as Appendix 6, and again members of the Project Team were on hand to discuss the project and answer any questions.
- 3.13 The feedback form for this consultation event included three questions, which are included in Tables 2, 3 and 4 below, together with the responses which were received. The first question which was asked related to housing, as discussions with the local Housing Group indicated that it would be useful to gather information in this area.

3.14 Approximately 60 people attended the event, and the number of written responses received is as per the entries included in Tables 2,3 and 4 below.

	Question – What type of housing do you think should be provided on site?
	Responses
1	Affordable first time family homes for locals, with consideration for the local weather.
2	A mix of affordable and mainstream housing.
3	Affordable housing should be provided.
4	Affordable housing for first time buyers and families. Housing that can still be heated when there are lengthy power cuts and that can stand up to heavy snow fall and very low temperatures.
5	Affordable housing to keep younger people in the village.
6	None – not in favour of any housing being delivered.
7	A mix to include business units to encourage tradesmen and artisans to purchase houses.
8	Would like to see mainly smallish properties which would allow local young people to have their own home in the village.
9	A variety of sizes, not all so expensive that they are not available for locals. Regulation on affordable housing so it remains affordable. Second homes and holiday homes should be regulated.
10	Bungalows with disabled access desirable.
11	Affordable homes which remain available for rent in perpetuity, which are only available to locally employed families.
12	None – not in favour of any housing on site. If any does have to be provided then they should include affordable housing for rent and the buildings should achieve what the Princes Trust envisaged.
13	Only housing for local people, which should not be available to rent out or to be used for holiday homes.
14	A mix of one bed to family homes.
15	45% affordable housing with no potential for second homes.

Table 2 – Feedback from November Consultation Event – Housing Question

3.15 One of the key points which was made in the above responses, is for the affordable housing to be made available to young people and young families from the local area.

3.16 A second question was asked as part of the November consultation exercise and this related to any other matters which the respondents might wish to be included as part of the development proposals.

	Question – Is there anything else you would like to see considered as part of the proposed development of the site?
	Responses
1	Adequate levels of parking should be provided.
2	The access into the site should be via Craigview Place.
3	Business opportunities
4	Opposed to housing being sold on for holiday homes.
5	More one and two bedroom units.
6	Opposition to housing being sold on for holiday homes.
7	Energy efficient housing.
8	Not in favour of Monaltrie Avenue access.
9	More affordable housing should be provided.

10	Include care home.
11	Supports a new access being taken onto A93.
12	Wishes to see affordable housing provided on the Monaltrie plateau.
13	Does not support vehicular access via the Games Ground. New access should be taken via the A93 or Patrick Geddes Way.
14	Development should provide seating around the Games Ground.
15	Landscape buffer should be provided, and this should not be included in the Games Ground.
16	Detailed Flood Risk Assessment should be provided.

Table 3 – Feedback from November 2022 Consultation Event – Additional Items Question

- 3.17 The above question generated a range of different responses including access, affordable housing and developer contributions.
- 3.18 A third question was asked at the November 2022 consultation event and this offered the opportunity for any other matters to be raised. The feedback in response to this question is included in Table 4 below.

	Question – Any other comments you would like to provide?
	Responses
1	Consideration needs to be taken to prevent a large number of units becoming holiday homes, as per the rest of the village.
2	Concerned about flooding and would like to see a computerised presentation on the subject.
3	Can the local school and GP cope with the additional population?
4	Hedgehog fencing should be included in all back gardens.
5	Opposed to more holiday homes.
6	Would like to see business opportunities included in the development.
7	Developer contributions to be directed to existing pavilion and toilets in Monaltrie Park.
8	Will there be capacity at Primary School for new children?
9	Will there be adequate capacity at GP?
10	Will local hospitality and businesses cope?
11	Would like to see flood alleviation scheme for Ballater implemented before any more houses are build. Should have higher density on the Monaltrie plateau, as this area will not be affected by flooding.
12	Opposed to access via the Games Ground.
13	Does not support the proposed grid layout, as it does not reflect the character of the existing settlement.
14	The layout does not maximise passive solar gain, which should be a key priority.
15	Additional connections should be provided to the Deeside Way.
16	Opposed to the development on flooding grounds.

Table 4 – Feedback from the November 2022 Consultation Event – Any Other Comments.

- 3.19 This question raised some additional points which had not been made before. These were primarily in relation to urban design and a response to these matters is provided in the responses section below.
- 3.20 At this event, and the event in May 2023 a notice was included on the consultation boards, which advised that any comments which were made were not comments to the Planning Authority and that further representations would require to be made when the planning application is submitted.

Drop-In Event – 25th May 2023

3.21 The second statutory consultation event was held on the 25th May 2023, between 1600hrs and 2000hrs in the Mike Sheridan Room of the Victoria & Albert Hall, Ballater. To encourage attendance at this event, the following steps were taken:

- The meeting was advertised in the Deeside Piper on 12th May 2023. A copy of the newspaper extract is included as Appendix 7.
- The meeting was advertised in the Press + Journal on 17th May 2023. A copy of the newspaper extract is included as Appendix 8.
- Written invitations were sent to 970 local residents and 77 local businesses. A copy of the invitation is included as Appendix 9.
- A number of posters advertising the event were displayed in local venues. A copy of the poster is included as Appendix 10.

3.22 A copy of the boards which were used for the consultation event are included as Appendix 11. Some of the boards were re-used from earlier events and these have not been included in Appendix 11. Again, members of the Project Team were on hand to discuss the project and answer any questions. The boards from this event included feedback from the earlier two events, and an explanation of how the points raised had been considered as part of the development process.

3.23 A photograph from the event is included as Figure 2 below and approximately 50 people were in attendance.

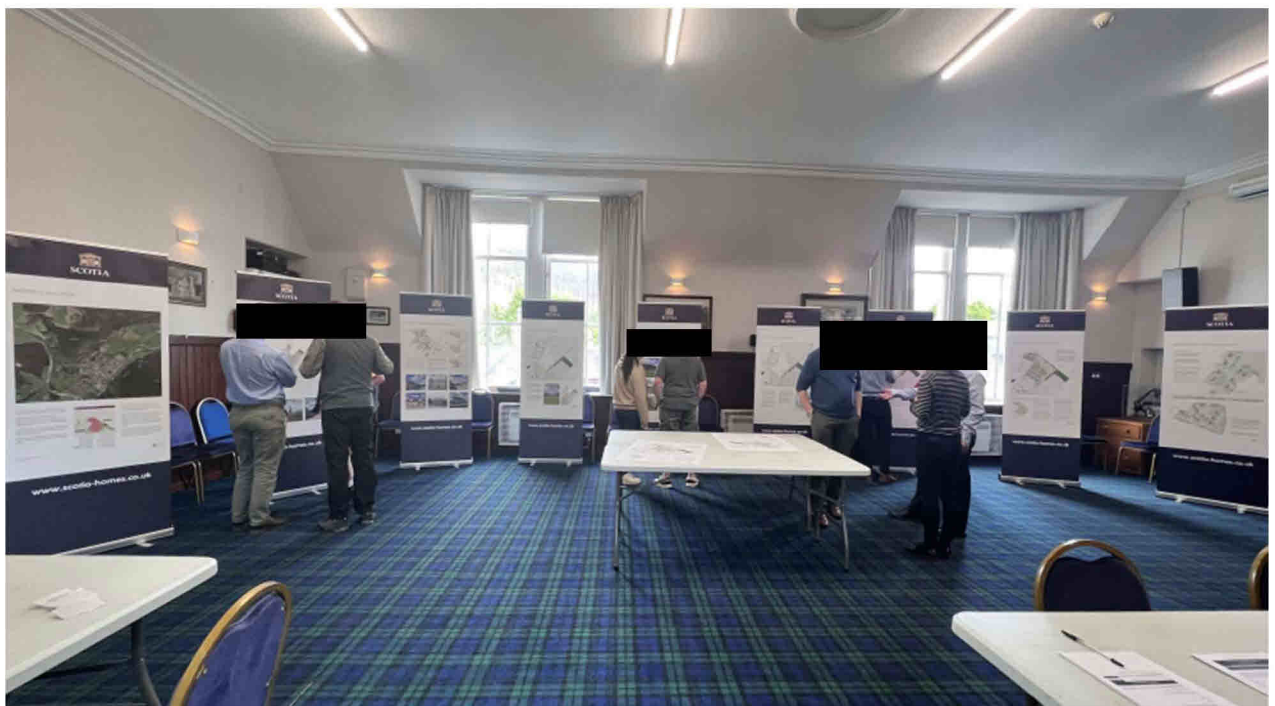


Figure 2 – Photograph from Consultation Event on 25th May 23

3.24 The feedback form for this consultation event included three questions, which are included in Tables 5,6 and 7 below, together with a summary of the responses which were received. The first question which was asked related to housing, as discussions with the local Housing Group indicated that it would be useful to gather information in this area.

	Question – What type of housing do you think should be provided on site?
	Responses
1	Supportive of affordable housing.
2	Would like to see a high proportion of affordable housing.
3	Medium sized family homes should be provided.
4	Homes with option for master bedroom on ground floor together with shower room, or bungalows for older residents.
5	Solar panels should be included.
6	Affordable housing for rent supported, together with shared equity affordable units.
7	Low-cost housing targeted at local people.
8	Provide a broad mix, with a high proportion of housing for rent.
9	Affordable for local people.
10	Only affordable housing required. Ballater does not need more expensive housing.
11	Affordable family housing should be provided.
12	Should include starter homes and social housing for local people.
13	A high proportion of affordable housing, including flats for those working in the hospitality sector.
14	Would like to see affordable housing, housing for the elderly and for local people.
15	Would like to see a care home or facility for the elderly.

Table 5 - Feedback from May 2023 Event – Housing Question

3.25 Again, in the same way as in the previous event in November 2022, the need for affordable housing was central to most of the comments which were made. Several respondents also mentioned the need for housing for the elderly. The need to provide housing for local people was also stressed, together with the importance of providing smaller units and units for rent, which can be utilised by younger people and those working in the hospitality sector.

3.26 A second question was asked as part of the May 2023 consultation exercise and this related to any other matters which the respondents might wish to be included as part of the development proposals.

	Question – Is there anything else you would like to see considered as part of the proposed development of the site?
	Responses
1	If the development is to go ahead, it should incorporate a traditional vernacular design.
2	There should be a limit on the number of houses used as holiday homes.
3	Opposed to Monaltrie Avenue access, as this would go past the Primary School.
4	Opposed to development on flooding grounds.
5	GP practice will require to be significantly improved.
6	Support new direct access onto A93.
7	Would like to see the play park in Monaltrie Park upgraded and the terraced seating around the Games Ground improved.
8	Local retail facilities will not be able to cope with the demand created by the development.
9	Not in favour of the development.

10	Interested in business units being included as part of the housing development.
11	Would like to see the development resulting in some improvements to the facilities in Monaltrie Park, including the toilets and changing facilities.
12	Would like to see a shop included in the development, as existing retail provision in the village is inadequate.
13	All housing should include high standards of insulation with solar panels added. Housing should be orientated southwards, to maximise passive solar gain.
14	Further consideration to be given to the capacity in the sewer treatment plant, to ensure pollution in the River Dee is avoided.
15	Opposed to development on the Monaltrie platform as this would have an adverse impact on natural heritage. Elsewhere the development should have a positive impact on the natural heritage of the area.

Table 6 – Feedback from May 2023 Consultation Event – Additional Items Question

- 3.27 The above question generated a range of different responses. Some of the new topics raised included the suggestion that the development should incorporate traditional design. It was also suggested that the play park in Monaltrie Park should be upgraded and that the terraced seating should be upgraded. A number of features were also proposed for inclusion in the development, including business units and local retail provision.
- 3.28 A third question was asked at the May 2023 consultation event and this offered the opportunity for any other matters to be raised. The feedback in response to this question is included in Table 8 below.

	Question – Any other comments you would like to provide?
	Responses
1	The site is not suitable for development for flooding reasons.
2	Opposed to any development on Monaltrie plateau.
3	Concerned over increase in traffic. Are there plans for traffic lights to control this?
4	Opposed to increase in units on Monaltrie plateau.
5	Housing should not be pursued as a result of the flooding risk.
6	Opposed to development on flooding grounds.
7	Opposed to development.
8	No housing should be built on the Monaltrie plateau, and less housing should be built next to the Games Ground.
9	Opposed to the development as it could adversely affect the character of Ballater.
10	There is no demand for the proposed number of mainstream houses. The affordable housing is needed.
11	Opposed to the development on flooding grounds.
12	Opposed to Monaltrie Avenue access. Also concerned about construction traffic driving through the village.
13	Concerned that both the public water supply and sewage systems will not be able to cope with the development.
14	3D visualisations should be provided, to allow people to comment on the development and develop a clear understanding of it.
15	Concerned about additional traffic using Craigview Road.
16	Concerned about noise and disturbance during works on Deeside Way to form connection to Craigview Road.

17	Concerned about the availability of electricity supply for the village as a result of the demand created by the new houses.
18	Concerned that the proposed access via Craigview Road will be adversely affected by traffic to the bus station and the existing commercial units.
19	The presence of the bus stop on the A93 could pose a road safety risk, as a result of the increased traffic passing by.
20	There are not enough banking facilities in the village to cater for the development.
21	Is there adequate sewage capacity or water supply to cater for the development.
22	Opposed to development.
23	Opposed to access using Monaltrie Avenue.
24	Concerned about increased traffic on Craigview Road and Monaltrie Avenue.
25	Concerned about the ability of infrastructure in the village to cope, particularly water and electricity.
26	Opposed to development on the Monaltrie plateau, as this would have an adverse impact on the amenity of the adjoining housing and also on the wildlife in the area.
27	Fewer houses should also be built next to the Games Ground as this will adversely affect the essence of the village.

Table 7 – Feedback from the May 2023 Consultation Event – Any Other Comments.

3.29 Some of the key points which were raised in the response to this question included opposition to the development on the Monaltrie plateau, on the basis that this could adversely affect the natural heritage of the area, and also that it would adversely affect the residential amenity of the neighbouring properties. There was also a specific request for 3D visualisations to be provided, so that the community could reach a clear understanding of the proposals. Fresh concerns were raised over the ability of local infrastructure to cope with the development, particularly in relation to water, sewers and electricity. Finally, there were a number of concerns expressed over the increased traffic which would result on the new routes on Craigview Road and the connection to Monaltrie Avenue.

4.0 Summary of Feedback Received and Responses

4.1 A broad range of issues have been raised during the pre-application consultation process. The key issues can be summarised as follows.

Access

4.2 One of the key messages which came out of the first event in October 22, was the opposition to the proposed access via the Game Ground. Many concerns were expressed that this would adversely affect the operation of the Highland Games and that that it would introduce levels of traffic which would have a negative impact on pedestrians and the network of roads linking to the A93. As a result of this feedback, the decision was made to amend the proposed route of the access into the site, to that connecting via Craigview Road.

4.3 Since this amendment was made, several concerns have also been raised over the impact of the proposals both on Craigview Road and Monaltrie Avenue, with a larger number of comments made in relation to the latter route. In response to this, it can be stressed that the Monaltrie Avenue connection is very much a secondary route into the site, and the primary access will be Craigview Road, where it is considered that a safe access can be provided.

- 4.4 It should also be mentioned that a large number of responses have suggested that a new and direct access should be formed to the east, connecting to the A93. As a result of these responses, this matter was explored officials from both Aberdeenshire Council and SEPA. The response which was received indicated that it would be unlikely that planning permission would be granted for such a route, owing to the fact that it is located within the flood plain. This option has therefore not been pursued.

Housing

- 4.5 One of the most frequently mentioned topics, was the need to provide affordable housing, particularly for young people and families from the local area. In response to this suggestion, it is intended to provide the maximum number of affordable units, whilst still maintaining the viability of the development. Moreover, the intention is for the affordable housing to be offered initially to local residents, to ensure that the existing demand in the area is met.
- 4.6 In many cases, support was also expressed for the delivery of new mainstream units, to serve the demand from local people. This is recognised and the intention is for the mainstream units to be offered to the local population initially, to provide them with the first opportunity to purchase.
- 4.7 One point which has been frequently made relates to holiday or second homes, and the desire for these to be avoided or at least limited in the development. This is a matter which has been addressed in other parts of the Cairngorms National Park, and it is considered that there is potential for this to be addressed by a similar approach being taken in Ballater. Further discussions with the Cairngorm National Park Authority shall take place in this regard.

Infrastructure

- 4.8 Several respondents, particularly in the latter events have raised concerns over the ability of local infrastructure to cater for the development. The most commonly raised topics concern the GP, local Primary School, Water and Sewers and Electricity capacity. In response to these matters, we anticipate that developer contributions may be requested in relation to healthcare, and that this will be addressed as part of the formal application process.
- 4.9 It is understood that Ballater Primary School currently has capacity to cater for the additional pupils which would be generated by the development. Indeed, some of the respondents have advised that the additional pupils would actually be of benefit to the school, which has a falling roll.
- 4.10 Detailed discussions have taken place with Scottish Water and Scottish and Southern Electricity and these have confirmed that capacity exists for sewage and water supply. Some investment and improvement would be required in the Deeside corridor in relation to electrical capacity and this would be carried out as part of the development.
- 4.11 A number of comments have also been made in relation to the scale of the development placing pressure on the existing retail outlets in the village and asking for a shop to be included as part of the development. It is not intended to include such a shop as part of the plans, and the increased number of customers which would be generated by the new housing, may offer the potential for improvements to the local retail offering in the village.

4.12 More broadly in relation to infrastructure, the local development plan allocates the site for 250 units, and the current proposal is for well under half that number. Given this dramatic reduction in the number of units compared to the allocation which has been made, it is considered that the pressure on local infrastructure has been mitigated by the proposals in their current form.

Flooding

4.13 There have been a large number of comments received in relation to flooding, specifically stating that the site should not be developed on flooding grounds. In response to this, extensive engagement with both SEPA and Aberdeenshire Council's Flooding Officers has taken place and the development has been dramatically modified to take on board their requirements. The extent of the functional floodplain has increased significantly, and this has resulted in a reduction of circa 30 units from the development. The proposals are now fully compliant with the relevant authorities' requirements, and it is expected that support will be provided as part of the consultation process.

4.14 One suggestion which has been made is the lowering of the Deeside Way as part of the proposals, so that it lessens the impact of flooding on the housing on Pannanich Road and Lochnagar Road. This matter has also been explored with Aberdeenshire Council and the Cairngorm National Park Authority, and it is not clear that support for this would be forthcoming, so it has not been included in the current version of the proposals.

Other Matters

4.15 A broad range of other matters have also been raised as part of the consultation process. Some of these have included suggestions to make improvements to the existing facilities in Monaltrie Park, particularly the play park and the seating around the Games Ground. It is hoped that improvements to the play park can be provided as part of the development.

4.16 Several parties have also suggested that some small commercial units be incorporated into the plans. Whilst these may not be shown within the proposed layout, there may be scope for discussion to take place with Invercauld Estate to explore whether units could be delivered locally to address this need.

5.0 Conclusion

5.1 The foregoing report catalogues the extensive consultation which has taken place as part of the proposed development. It is anticipated that further dialogue will take place with the local community as part of the planning application determination process.

Appendix 1 – Proposal of Application Notice and Stakeholder List

PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997 (Section 35B)
The Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013 (Regulations 4 -7)

**To be completed for all developments within the
national or major categories of development**

Name of Council	Aberdeenshire Council
Address	Viewmount
	Arduthie Road
	Stonehaven
	AB39 2DQ

Proposed development at [Note 1]	Site H1: Monaltrie Park (Cairngorms National Park, Local Development Plan 2021) Ballater, Aberdeenshire
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Description of proposal [Note 2]	Proposed Residential Development with Associated Access, Landscaping, SUDS and Ancillary Works
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Notice is hereby given that an application is being made to

[Note 3] Aberdeenshire Council by [Note 4] Scotia Homes Ltd & Invercauld Estate

Of [Note 5] Balmacassie, Ellon, AB41 8QR & 4 The Keiloch, Braemar, Aberdeenshire, AB35 5TW

In respect of [Note 6] 2 public meetings (1600hrs - 2000hrs)

To take place on [Note 7] 17th November 22 & 19th January 23 at Victoria and Albert Halls, Ballater

[Note 8] The following parties have received a copy of this Proposal of Application Notice

Ballater and Crathie Community Council
Councillor Anouk Kloppert
Councillor Sarah Brown
Councillor Geva Blackett, plus all on attached list

[Note 9] For further details contact Roger Laird

on telephone number [REDACTED]

And/or at the following address Balmacassie, Ellon, Aberdeenshire, AB41 8QR

[Note 10] I certify that I have attached a plan outlining the site

Signed [REDACTED]

On behalf of Scotia Homes Limited

Date 14/10/22

1	Ballater Stakeholders		
2	Councillors - Abogne, Upper Deeside and		
3	Cllr Anouk Kloppert		
4	Cllr Sarah Brown		
5	Cllr Geva Blackett		
6			
7	Chair of Marr Area		
8	Cllr Robbie Withey		
9			
10	Host Constituency MSP - Aberdeenshire West		
11	Alexander Burnett MSP		
12			
13	Regional MSPs - North		
14	Maggie Chapman MSP		
15	Maurice Gold MSP		
16	Liam Kerr MSP		
17	Douglas Lumsden MSP		
18	Michael Marr MSP		
19	Mercedes Villalba MSP		
20	Tess White MSP		
21			
22	MP - West Aberdeenshire and Kincardine		
23	Andrew Bowie MP		
24			
25	Host Community Council - Role		
26	Jim Anderson	Chair	
27	Richard Frimston	Secretary	
28			
29	Ballater Housing Group Role		
30	Jo Croll	Chair/Secretary	
31			
32	Committee Role		
33	Neil Bannister	Secretary	
34	David Cobban	Treasurer	
35			
36	Ballater Business		
37	Susan Stewart		
38			
39	Ballater Royal Deeside		
40	Kate Allum		

Appendix 2 – Advertisement in Deeside Piper, 4th
November 2022

Classified

<h2>Index</h2> <ul style="list-style-type: none"> SERVICES SALES TRAVEL BUSINESS AGRICULTURE PERSONAL PUBLIC NOTICES JOBS PROPERTY MOTORS <p>GET IN TOUCH</p> <p>PRIVATE ADVERTISING: advertising.scotland@nationalworld.com 01313700846</p> <p>TRADES & SERVICES: advertising.scotland@nationalworld.com</p>	<h3>SERVICES</h3> <p>ACCOUNTING & FINANCIAL SERVICES</p> <p>It's not just travel insurance, it's travel reassurance!</p> <p>Trustpilot Rated Excellent Over 40,000 reviews</p> <p>defaqto EXPERT RATED 2014-2022</p> <p>Call us FREE 7 days a week 0800 033 4161 avanti.co.uk</p> <p>avanti Travel Insurance</p> <p><small>Customer must have no momentary COVID-19 symptoms. COVID-19 cover outside any destination included by ECOT. Terms and conditions apply. Traveling against advice is fine.</small></p> <p>We're the UK's Favourite Travel Insurance!</p>	<h3>ALARMS & SECURITY</h3> <p>Alarm & CCTV Specialists</p> <p>FREE ESTIMATES - FULLY INSURED</p> <p>Guaranteed to Turn Up On Time & No Mess</p> <p>Fast - Low Cost - Local</p> <p>01330 702 077 07700 178 233</p> <p>Titus Security</p>	<h3>ROOFING SERVICES</h3> <p>Your Gutters Cleaned & Repaired Today!</p> <p>FREE ESTIMATES - FULLY INSURED</p> <p>Guaranteed to Turn Up On Time & No Mess</p> <p>Fast - Low Cost - Local</p> <p>01330 702 078 07700 178 234</p> <p>Mike Harris Guttering</p>	<h3>PUBLIC NOTICES</h3> <h4>PLANNING NOTICES</h4> <p>Balalater FULL Scotia Homes</p> <p>Pre-Application Consultation Public Event 1 Statutory Notice Text</p> <p>Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013</p> <p>Notice under Regulation 7(2)(b) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. Pre-application consultation on behalf of Scotia Homes Ltd and Invercauld Estate for a proposed residential development with associated access, landscaping, SUDS and ancillary works at Eastfield, Balalater (site H1 (Monaltre Park)) in the Cairngorms National Park Local Development Plan 2021).</p> <p>The Applicant has put in place the following pre-application consultation arrangements:</p> <ul style="list-style-type: none"> • Details of the proposed development can be viewed at: https://balalater.consultationonline.co.uk/ • A public consultation event will be held on 17th November 2022 from 16:00 to 20:00 in the Mike Sheridan Room at the Victoria and Albert Halls, Balalater AB35 5QB. Representatives of the Applicant will be available to discuss the proposals. • Comments on the proposed development can be made using the consultation response feedback form available via https://balalater.consultationonline.co.uk/. <p>Comments should be submitted by Friday 9th December 2022.</p> <ul style="list-style-type: none"> • Paper copies of the online presentation and feedback form can be obtained by contacting the Applicant via the contact details set out below. Persons unable to return feedback forms online or via email, should return completed feedback forms to the Applicant at the address below by Friday 9th December 2022. <p>Comments should <u>not</u> be made to Aberdeenshire Council or Cairngorm National Park Authority. Any comments made to the prospective application are not comments to the planning authority. If a planning application is submitted to Aberdeenshire Council (and/or called-in by Cairngorm National Park Authority), normal neighbour notification and publicity will be undertaken at that time, and you will have the opportunity to make formal representations regarding the proposal.</p> <p>Applicant's contact details: Scotia Homes Eastfield, c/o Liberty One, 1 West Regent Street, Glasgow, G2 1RW. Telephone 0141 264 2831. Email gracesa.miller@libertyone.co.uk.</p>
	<h3>HOME SERVICES</h3> <p>Want to be free of mortgage repayments?</p> <p>Release tax-free cash and stay in the home you love, with equity release</p> <p>Equity release may involve a lifetime mortgage which is a loan secured against your home, or a home reversion plan. It reduces the value of your estate and requires paying off any existing mortgage. The money released, plus interest, will be repaid upon death or moving into long-term care. Equity release may affect entitlement to means-tested benefits now or in the future. A personalised illustration will explain features and risks.</p> <p>Age Partnership The 80th Birthday Release Solution</p> <p>To find out how much cash you could release, call Freephone 08000 810 817</p> <p><small>Based on a breakdown of plans from a panel of lenders Q1 2021 - Q3 2021. Age Partnership is a trading name of Age Partnership Limited, a limited liability company registered in the United Kingdom and authorised by the Financial Conduct Authority (FCA registered number 42542). Copyright © Age Partnership Limited 2022. All rights reserved. Terms and conditions apply. This offer is subject to a complete and accurate equity release profile from across the product. Current plan only in force.</small></p>			

Appendix 3 – Advertisement in Press & Journal, 10th
November 2022

The Press and Journal
Classified

Email.	Phone.	Post.
<p>Email your advert to: yourads@ajj.co.uk</p> <p>Please remember to give your name, address, postcode and telephone number.</p>	<p>Aberdeen 01224 691212 Elgin 01343 554207 Inverness 01463 272333</p> <p>Our lines are open: Mon. to Fri. 9am - 5pm</p>	<p>Aberdeen Journals Ltd. Classified, 1 Marischal Square, Broad Street, Aberdeen AB10 1BL</p> <p>Stoneyfield Business Park, Stoneyfield, Inverness IV2 7PA</p> <p>Suites 5+9, Alexander Fleming House, 8 Southfield Drive, Elgin IV30 6GR</p>

Notice Board

Notices

Anniversaries	Notices
Birthdays	Off To School
Charities	Pets In Memory
Church Notices	Personal Seasons
Congratulations	Creetings
Contracts and Tenders	Public Notices
Engagements	Retirement
Father's Day	Special Messages
Graduation	Thank You
Mother's Day	Wedding Notices

Public Notices

CONDITIONS OF ACCEPTANCE OF ADVERTISEMENTS

The Publishers retain full discretion as to the contents of 'The Press and Journal' and reserve the full right to refuse to publish an advertisement or omit or suspend any advertisement for which an order has been accepted in every case without stating any reasons for doing so. While every effort will be made to insert an advertisement at the time specified, no guarantee can or will be given for such insertion. The Publishers shall not be liable for any error, omission or inaccuracy in a published advertisement, nor do they accept any liability for any loss which the Advertiser may allege to have been caused by any such error, omission or inaccuracy. No responsibility is taken for any miswrap in handling box number replies.

The Publishers reserve the right to alter, modify, suspend or cancel an advertisement at any time without notice.

The Advertiser must obtain and maintain all necessary licenses, permissions and consents which may be required before the date on which an advertisement is set to be inserted. The Advertiser confirms that any information supplied with the advertisement is accurate, complete, true and not misleading. Furthermore, the Advertiser guarantees that the Advertisement is legal, decent, honest and truthful, and complies with all relevant law and regulation including codes and industry guidance in regards to an advertisement and its products or services.

The Advertiser's personal data will be processed in accordance with our privacy policy which can be found at <https://www.dcthompson.co.uk/privacy-policy/>

The placing of an order shall be considered as an acceptance of these conditions.

Aberdeen Journals Ltd, YourAds, P.O. Box 43, 1 Marischal Square, Broad Street, Aberdeen AB10 1BL

Retail Shop

Antiques and Collectables



WANTED MEDALS
British Campaign medals, 19th-20th Century groups, any gold items (min. 11pgl).
TEL: 07795 556654

ANGUS
Antiques, jewellery, coins, watches, postcards, stamps, anything considered. Appraisals given.

Cash Paid.
Full collections purchased, anything considered.

Public Notices

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Notice under Regulation 7(2)(b) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. Pre-application consultation on behalf of Scotia Homes Ltd and Invercauld Estate for a proposed residential development with associated access, landscaping, SUDS and ancillary works at Eastfield, Ballater (site H1 (Mountrie Park) in the Cairngorms National Park Local Development Plan 2021).

The Applicant has put in place the following pre-application consultation arrangements:

- Details of the proposed development can be viewed at <https://planning.scot.npl.co.uk/>
- A public consultation event will be held on **17th November 2022 from 18:00 to 20:00 in the Mike Sheridan Room at the Victoria and Albert Halls, Ballater AB35 5GB**. Representatives of the Applicant will be available to discuss the proposals.
- Comments on the proposed development can be made using the consultation response feedback form available via <https://planning.scot.npl.co.uk/>. Comments should be submitted by **Friday 9th December 2022**.
- Paper copies of the online presentation and feedback form can be obtained by contacting the Applicant via the contact details set out below. Persons unable to return feedback forms online or via email, should return completed feedback forms to the Applicant at the address below by **Friday 9th December 2022**.

Comments should not be made to Aberdeenshire Council or Cairngorms National Park Authority. Any comments made to the prospective application are not comments to the planning authority. If a planning application is submitted to Aberdeenshire Council (and/or called in by Cairngorms National Park Authority), normal neighbour notification and publicity will be undertaken at that time, and you will have the opportunity to make formal representations regarding the proposal.

Applicant's contact details: Scotia Homes Eastfield, c/o Liberty One, 1 West Regent Street, Glasgow, G2 1RW. Telephone 0141 264 2831. Email gracia.miles@libertyone.co.uk

The Press and Journal
CHRISTMAS WISHES

Perfect for family and friends! Send in your festive message by email or phone and it will appear as a printed advert in the **Evening Express** and **The Press & Journal** from **December 1st - 24th 2022**.

5x1 size



JIM & FRANCIS MORTIMER

will not be sending Christmas cards, but would like to wish all family and friends a

5x2 size



BILL KEENAN

would like to wish all family, friends and neighbours a very Merry Christmas and a Happy and Healthy 2022.

Auction Sales

ANTIQUe, VINTAGE & COLLECTOR'S FAIR
SMILE SCOTLAND, BLUE ROOF GALLERY
RYEHILL, OYNE AB52 6DS
Sat 12 & Sun 13 November 2022
10am-4pm FREE ENTRY COFFEE SHOP
Selection of North East's finest dealers

Domestic Appliances

RAPID Pro cordless

Home Furniture and Furnishings

EMMA ORIGINAL MATTRESS
Kingston
Hardly used
immaculate condition,

£250
GLASS TOP
from table
3 feet x 6 feet, 5mm thick safety glass

£50
GREY BEDROOM CARPET (new)
2.4 x 2.75 metres

£30