
**CAIRNGORMS NATIONAL PARK
AUTHORITY
LOCAL PLAN INQUIRY**

**WRITTEN SUBMISSIONS
STATEMENT
CROMDALE –SITE ADJACENT TO
CD/H2**

APRIL 2009

On behalf of Glenmore Properties Ltd
Objector ref 453q



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PLANNING

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1. INTRODUCTION

This Written Submissions Statement has been prepared by Halliday Fraser Munro on behalf of our Client – Glenmore Properties Ltd. Halliday Fraser Munro Planning are a professional planning consultancy covering the north east of Scotland. All of our Consultants are Members of the Royal Town Planning Institute with the majority of those having been employed within a Local Authority Planning team. We have significant experience of policy formulation, the interactions of these policies with local authority development control functions and their effect on development scenarios.

Our aim, during this process, is to create policies and land allocations that are realistic and work for everyone. We will, therefore, identify both relevant issues and potential solutions within this Statement. The following Statement will summarise our objection, the Cairngorms National Park Authority's (CNPA) position including any Modifications or Agreement on particular issues, and then set out what we believe to be the key issues. We will conclude by recommending a course of action that would enable the objection to be resolved.

2. OBJECTION SUMMARY

Policy Reference & Title: Cromdale – site adjacent to CD/H2
Objector Reference: 453q

Objection Summary:

A 1.4 ha area of land east of the CD/H2 site should be allocated as being suitable for residential use in the CNP Local Plan. The current CD/H2 allocation does not include the adjacent land to the east, which has outline planning permission for residential development, subject to the completion of a Section 75 agreement. This land should be allocated for residential development in the CNP Local Plan. Any housing numbers in allocations should be indicative only.

Figure 2 below illustrates the area of land we believe should be allocated for residential use in the CNP Local Plan:

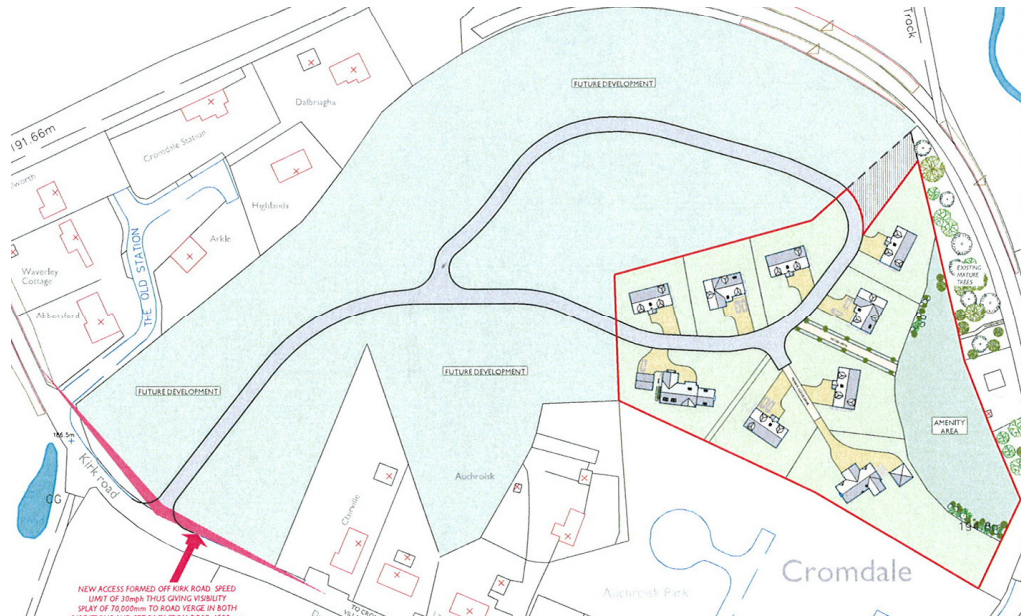


Figure 2: CD/H2 site coloured blue, site that is the subject of the objection outlined in red.

3.2 RESPONSE TO OBJECTION - PROPOSED MODIFICATIONS

In response to our client's objection (**Document GP10**), the CNPA stated that the proposals maps would be reviewed to provide the most accurate level of detail and guidance, including reference to extant planning permissions. It was also suggested that the wording in support of such sites would be amended to accurately reflect the position. Further clarity would also be provided on indicative site capacities.

3.3 DEPOSIT LOCAL PLAN – FIRST MODIFICATIONS (**Document CD6.12**)

In June 2008, the Cairngorms National Park Authority produced the Deposit Local Plan – First Modifications (**Document CD6.12**). The site boundary of CD/H2 was not changed, however the supporting text was extended to include reference to any development connecting to the core paths network and the Speyside Way. As the CD/H2 site boundary was not amended to include the land to the east, nor was the objections site allocated for residential development, our client's objection was maintained.

3.4 FURTHER MODIFICATIONS

The CD/H2 allocation was not amended further, nor was the objection site allocated in either the Deposit Local Plan – Second Modifications (**Document CD6.13**), or the Officer Proposed Post Inquiry Modifications (**Document CD7.28**).

Our client's objection is therefore maintained.

3.5 CNPA STATEMENT OF CASE

The CNPA Statement of Case on our Client's objection in Cromdale (**Document GP 11**) provides further clarification on the Authority's position. This states that in response to our Client's objection:

- The CNPA accepts that the site in question is suitable for housing development;
- A Highland Council Planning Committee has approved Outline Planning Permission for residential development on the site (not issued due to a Section 75 agreement required to be completed);
- A detailed planning application for residential development is currently under consideration by the CNPA;
- The site is allocated in the Adopted Highland Council Badenoch and Strathspey Local Plan for 12 residential units and has been since 1997;
- The site is an established infill / windfall site within the settlement and it is not necessary to provide it with an allocated status.

No further changes to the Policy are commended to the Reporter.

4. PLANNING ISSUES AND PROPOSED SOLUTIONS

In response to our client's initial objection, it appeared that the CNPA were willing to amend the CD/H2 allocation to include the objection site. It was suggested that this would be done, in order to accurately reflect the current position, with regard to planning approvals and applications. This was not however carried out through any of the Local Plan modifications.

The objection site has been the subject of a detailed planning application for residential development since 2006. This application is actively being progressed, following completion of a Flood Risk Assessment, submission of a redesigned layout, and consultation with Transport Scotland (**Documents GP12, GP13 and GP14 respectively**).

The amended site layout plan for the objection site shows a development of 9 houses taking access from Kirk Road through the currently proposed CD/H2 site. This is because it is not possible to take access through the Auchroisk Park development site to the south as the landowner will not agree to this. Our client has unsuccessfully attempted to purchase the Auchroisk Park site. This site has planning permission for residential development, but this has never been completed. Taking access through the CD/H2 site will allow the objection site to be adequately accessed and subsequently developed. Given that it is highly likely that both sites will take access from a single point on Kirk Road, it makes sense to allocate them as a single site.

PROPOSED SOLUTION

As a solution to address our Client's objection, we would suggest that the 1.4ha area of land east of the CD/H2 site should be allocated as being suitable for residential use in the CNP Local Plan. The most appropriate way in which to do this would be extend the CD/H2 allocation eastwards to include the objection site. An indicative number of 34 houses could be suggested as suitable for the enlarged allocated site.

The above amendments to the Cromdale housing allocations would allow our Client's objection to be removed.