

CAIRNGORMS NATIONAL PARK LOCAL PLAN PUBLIC INQUIRY

Policy 21 – Affordable Housing

Dominic Fairlie – Scotia Homes Ltd

Comments on other Objectors Statements of Case

It is acknowledged that the Cairngorms National Park Authority has adjusted its case considerably in CD7.28 relating to Affordable Housing Policy 21.

However, we still believe that 40% is too high an allocation of affordable housing on development sites. At a contribution level of 40%, all sites will be subject to a negotiation with the National Park Authority with regard to land value. There will be little market evidence on which an independent surveyor will be able to provide an opinion as to land values, and as a result the land market and the pricing of land will be set by the Cairngorms National Park Authority. It is likely that this will stifle supply, making it difficult for the National Park to fulfil its legal requirements for providing housing, including affordable housing.

Any reference to retaining affordable housing in perpetuity should be removed or considerably watered down. It is doubtful that Housing Associations will have access to the necessary funding for the amount of affordable housing and other sources of funding will need to be secured (for example low cost home ownership or other private landlords such as pension funds). This market will not exist if clauses are retained that insist on properties being retained as affordable in perpetuity.