

Date:			
Issue:	Policy 23 – Housing Development in Rural Building Groups		
Objector(s):	The Proprietors of Mar Centre	Objection ref(s):	394l
	Glenmore Properties Ltd		453k
	Reidhaven Estate		456v

Reporter	Mrs Jill Moody / Mr Hugh Begg
Procedure:	Informal hearing

1.0 Overview

- 1.1 This statement sets out the Cairngorms National Park Authority response to the objections raised to the Deposit Local Plan as modified (CD6.12 and CD6.13) in respect of Policy 23: Housing Development in Rural Building Groups, and supplements the response made to those objections by the Cairngorms National Park Authority in its reports to Committee (CD7.3,4 and 5). It suggests a further modification is made to the Plan in respect of this policy to clarify the position regarding ribbon development.

2.0 Provision of the Local Plan

- 2.1 Policy 23 within the Deposit Local Plan as modified gives policy guidance to allow a consistent framework for development of proposals and for the assessment of applications which are for new housing development in Rural Building Groups. During the current transitional arrangements set out in the Planning etc. (Scotland) Act 2006 (Development Planning) (Saving, Transitional and Consequential Provisions) Order 2008, the policy is intended to provide an appropriate level of guidance to meet the requirements of SPPI (CD2.2 para 37-38) and Scottish Planning Policy (CD2.1 para 15-18) and ensure that applications for such development within the National Park are adequately consider in a consistent manner.
- 2.2 The Policy (previously Policy 25 of the Deposit Local Plan CD6.11) has been modified in the 1st modifications to the Deposit Local Plan to give additional clarity on the size of the group covered by the policy, and the scale of development that might be considered appropriate to add to such a group.
- 2.3 The background text supporting the policy has also been modified to clarify the role of the policy, how it will be implemented, and how it will be monitored.
- 2.4 In considering the objections, modifications made to the policy, and how the policy will be implemented on adoption, it is now considered that the background text in relation to ribbon development does not give recognition that in some instances this form of development was traditional to the area, and could therefore be considered under this policy. To provide for such development, the reference to ribbon development within para 5.63 should therefore be removed.

Paragraph 5.63:

For a development proposal to form part of a small rural group it must be demonstrated by the developer that it is connected to the existing building group through integration with existing built form, settlement pattern and landscape features. ~~(and therefore will not lead to ribbon development)~~

This is an officer recommendation which has not been endorsed by the CNPA Board.

The modification is considered to address the objections of **394l**, **453k** and **456v**

3.0 Summary of objection(s)

- 3.1 Three objections raising two issues have been lodged to this policy and wish to have their objections considered by informal hearing:
- Since the groups are not identified within the proposals maps, additional clarity is needed on how to define a group. **(453k)**
 - There should be no restriction on ribbon development where this forms part of the traditional form of development. **(394I, 453k, 456v)**

4.0 Summary of Cairngorms National Park Authority Response

- The National Park Authority will prepare a draft guide to Rural Groups which will be used to supplement the wording of the policy, and used as a protocol note for both applicants, and officials in the decision making process. (CNPA Committee Report 3rd February 2009 agenda paper I) This will provide the additional clarity sought on the definition of a rural group, and together with the policy, is now considered to provide the appropriate level of clarity and guidance. No further change is therefore proposed. **(453k)**
- The appendix to the paper above gives a recognition that in some instances ribbon development was traditional to the area, and could therefore be considered under this policy. The modification included above is intended to address these objections. **(394I, 453k, 456v)**

5.0 CNPA Commendation to Reporter

- 5.1 It is commended to the Reporter that all objections are rejected subject to the inclusion of the further modification above, which is proposed to take account of traditional building patterns found in some areas of the National Park and to ensure no conflict between policy and supporting protocol note.
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6.0 Assessment / Scope of Evidence

- 6.1 **394I** object to the issue of ribbon development, which in certain circumstances across the National Park has formed the traditional building pattern.
- 6.2 **Response:** The appendix to CNPA Committee Report 3rd February 2009 agenda paper I clarifies what constitutes a building group, and also clarified the position regarding ribbon development where it forms the traditional building pattern. The modification above is also intended to address this objection.
- 6.3 **453k** also objects to the lack of clarity on what constitutes a group and to the reference to ribbon development. The arguments given are as above, as are the way in which the policy has been amended to address the objection.
- 6.4 **456v** also objects to the issue of ribbon development. The objection is as above and the arguments in support of the wording of the policy as already presented.

7.0 List of documents (including Core Documents)

- CD2.1 Scottish Planning Policy 2008 Parts 1 and 2
- CD2.2 SPPI The Planning System

- CD6.11 Deposit Local Plan
- CD6.12 Deposit Local Plan 1st modifications
- CD6.13 Deposit Local Plan 2nd modifications
- CD7.3 CNPA Committee Report Consultation May 2008
- CD7.4 CNPA Committee Report 1st Modifications October 2008
- CD7.5 CNPA Committee Report 2nd Modifications February 2009
- CNPA Committee Report 3rd February 2009 agenda paper 1

8.0 Cairngorms National Park Authority Witnesses for Informal Hearing

- Karen Major – Local Plan/Policy Officer