

Date:			
Issue:	Braemar – Additional/Alternative Housing Land at Braemar, Corriemulzie and Inverey		
Objector(s):	The Proprietors of Mar Centre	Objection ref(s):	394a

Reporter	Mr Hugh Begg
Procedure	Informal Hearing

1.0 Overview

1.1 This statement sets out the CNPA's response to objections raised by The Proprietors of Mar Centre. The objections promote the inclusion of additional housing land at Braemar. The settlement boundary for Braemar should be flexible. The objections also suggest that development opportunities exist at Corriemulzie and Inverey. This statement advises that the issue of additional allocations was not raised at the Deposit stage and that sites allocated in Braemar relate to existing allocated sites in the adopted Aberdeenshire Local Plan, where planning permissions exist or have Planning Committee approval. No further allocations are justified in terms of the current housing needs established for Braemar. Other policies in the CNP Local Plan will be used to assess any forthcoming housing proposals for other sites in the area including Corriemulzie and Inverey. This statement does not recommend any further modifications.

2.0 Provision of Local Plan

2.1 The Cairngorms National Park Local Plan (Deposit) July 2007 (CD6.11) identified three housing sites within the Braemar settlement envelope – BM/H1, H2 and H3. The 1st Modifications May 2008 (CDP6.12) following objections, removed H3. However H1 and H2 were retained. The 2nd Modifications October 2008 (CD6.13) maintains this position and includes the 12 no. house development at the Invercauld Farm site. Corriemulzie and Inverey are not identified as strategic, intermediate or rural settlements (see Paragraph 5.52, Page 45).

2.2 Related policies are:

- Tables 2-4 Housing Land Requirement and Supply
- Policy 22 Housing Development within Settlement Boundary (Incl. Background and Justification)
- Policy 24 Housing Developments Outside Settlements

3.0 Summary of objection(s)

- Objects on the basis that additional land at Braemar should be allocated for housing purposes and that the Braemar settlement boundary should remain flexible. **(394a)**.
- Objects on the basis that development opportunities exist at Corriemulzie and that this should be considered further in the CNP Local Plan. **(394a)**
- Objects because Inverey is considered to be a location that could accommodate carefully planned, small-scale development – this should be considered further in the CNP Local Plan **(394a)**.

4.0 Summary of CNPA's responses

4.1 The CNPA have identified housing sites in Braemar to contribute to the housing land supply set out in proposed modifications to Table 3 and 4 (CD7.28), and these have been assessed through the site selection criteria set out in Topic Pare 4 (CD7.24). As part of the overall strategy and as an identified intermediate settlement, Braemar is considered to have the capacity to accommodate the provision of land for housing growth to meet the social and economic needs of the local area. Three housing sites have been identified (with the inclusion of the Invercauld Farm site as H3). These sites have already been allocated in the adopted Aberdeenshire Local Plan, have an extant planning permission or have a Planning Committee approval (or a combination of these). No additional land was requested at the Deposit Local Plan stage and there is no justification for additional housing land to be allocated. The settlement strategy is to identify settlement boundaries. It is not appropriate nor would it be consistent with the approach taken to other settlements in the Park, to have flexible settlement boundaries at Braemar. Outwith the Braemar settlement boundary, such as at Corriemulzie and Inverey, forthcoming development proposals will considered against other policies in the CNP Local Plan.

5.0 CNPA Commendation to Reporter

5.1 It is commended to the Reporter that no further modifications are required to the allocation of housing land at Braemar, Corriemulzie or Inverey.

6.0 Assessment and conclusions

6.1 **394a objects** on the basis that additional land at Braemar should be allocated for housing purposes and that the Braemar settlement boundary should remain flexible.

6.2 **Response:** The CNP Local Plan, in line with SPP3 (CD2.4), and the objectives of the CNP Park Plan (CD7.1) is required to deliver effective housing land for the Local Plan period on the basis of the housing needs established for the area (see proposed modified background text to Housing policies CD7.28). This is further clarified through Topic Paper 3 Approach to Housing Land Supply and Affordable Housing (CD7.23) The development strategy, as defined in Housing Policy 22 (Page 45) and explained at paragraph 5.52, seeks to allow for new housing development within the settlements of the National Park. The housing allocations in the CNP Local Plan for Braemar have been made in this context. The sites allocated have been allocated in the adopted Aberdeenshire Local Plan for residential purposes and have extant planning permissions or Planning Committee approval for such (or a combination of these). They are therefore considered to be effective. No additional allocations were requested at the Deposit Local Plan stage but there is no justification for additional allocations in terms of the housing needs studies. Paragraph 7.5 (Page 61) of the CNP Local Plan states that the settlement plans identify settlement boundaries. Outwith settlement boundaries, other policies apply and this is the mechanism for assessing development proposals in such areas. It would be inappropriate and inconsistent to propose a flexible settlement boundary for Braemar. No further modifications are justified.

6.3 **394a objects** on the basis that development opportunities exist at Corriemulzie and that this should be considered further in the CNP Local Plan.

6.4 **Response:** Housing development proposals at Corriemulzie would be assessed against (amongst other policies) Policy 24 (Housing Developments Outside Settlements). This policy

permits new housing development in certain circumstances in such areas and does not preclude the principle of development, of the type suggested by the objector. There is therefore no justification for allocating land at Corriemulzie for this purpose nor would it be consistent with the hierarchical approach to settlements identified in the CNP Local Plan. No further modifications are required.

6.5 **394a objects** because Inverey is considered to be a location that could accommodate carefully planned, small-scale development – this should be considered further in the CNP Local Plan.

6.6 **Response:** Small scale housing development proposals at Inverey would be assessed against (amongst other policies) Policy 24 (Housing Developments Outside Settlements). This policy permits new housing development in certain circumstances in such areas and does not preclude the principle of development, of the type suggested by the objector. There is therefore no justification for allocating land at Inverey for this purpose nor would it be consistent with the hierarchical approach to settlements identified in the CNP Local Plan. No further modifications are required.

7.0 Strategic issues

7.1 The Cairngorms National Park Plan 2007 (CD7.1) sets out a number of strategic objectives. Of relevance to this case, are those relating to Living and Working in the Park (5.2) - Sustainable Communities and Housing, and Conserving and Enhancing the Park (5.1) - Landscape, Built and Historic Environment.

8.0 National planning policy/guidance

8.1 SPP3 Planning for Homes 2008 (CD2.4) requires planning for housing to be based on the housing need and demand assessment process. Information derived from this process should form the basis of the local housing strategy and the land allocation for housing in the development plan.

9.0 Other material considerations

9.1 The National Parks (Scotland) Act 2000 sets out the aims of the National Park. (CD1.3)

10.0 List of documents (including Core Documents)

- CD1.3 National Parks (Scotland) Act 2000
- CD2.4 SPP3 Planning for Housing 2008
- CD6.11 Deposit Local Plan
- CD6.12 Deposit Local Plan 1st Modifications
- CD6.13 Deposit Local Plan 2nd Modifications
- CD7.1 Cairngorms National Park Plan 2007
- CD7.23 Topic Paper 3 Approach to Housing Land Supply and Affordable Housing
- CD7.24 Topic Paper 4 Background Information regarding allocate sites
- CD7.28 Proposed Post Inquiry Modifications proposed by Officers through Inquiry Statements

11.0 Cairngorms National Park Witnesses for Hearing

- Neil Stewart – Planning Officer