

Date:			
Issue:	Cromdale – Absence of Allocated Housing Site Adjacent to CD/H2		
Objector(s):	Glenmore Properties Ltd.	Objection ref(s):	453q

Reporter	Mr Hugh Begg
Procedure	Informal Hearing

1.0 Overview

1.1 This statement sets out the CNPA’s response to an objection by Glenmore Properties Ltd. The objection raises a concern that a site in Cromdale located to the east of proposed housing allocation site CD/H2 has not been afforded allocated residential land status in the CNP Local Plan. It recommends that no change is made to include this site.

2.0 Provision of the Local Plan:

2.1 The CNP Local Plan (Deposit) July 2007 (CD6.11) identified CD/H2 as a housing site but did not provide the same status to the adjacent site to the east. It identified the site within the Cromdale settlement but did not provide any specific policy designation or allocation. It remains as “white land”. This position has been retained through the 1st Modifications May 2008 (CD6.12) and the 2nd Modifications October 2008 (CD6.13).

2.2 Related policies are:

- Tables 2-4 Housing Land Requirement and Supply
- Policy 22 Housing Development within Settlement Boundaries (Incl. Background and Justification)

3.0 Summary of objection

3.1 Objects because the site to the east of CD/H2 has not been allocated for residential purposes. This does not accurately reflect the position in Cromdale because this site has an outline permission (subject to completion of a S75 legal agreement) for residential development. It therefore should form part of the overall CD/H2 site with an increased allocation to reflect the larger consolidated site. In addition housing numbers in allocations should be indicative only.

4.0 Summary of CNPA’s Response

4.1 The CNPA accepts that the site in question is suitable for housing development and benefits from a Highland Council Planning Committee approval for outline permission (not issued because subject of a S75 legal agreement). A current planning application for detailed permission for houses on the site is under consideration by the CNPA. The site is allocated in the adopted Badenoch and Strathspey Local plan for housing (12 no. units) and has been since 1997. As an established infill/windfall site within the settlement it is not necessary to provide it with an allocated status. The housing numbers quoted in Tables 2-4 are now shown as indicative.

5.0 Commendation

5.1 It is commended to the Reporter that no further modification, to add the site promoted by the objector to the housing allocations for Cromdale, is required.

6.0 Assessment and conclusions

6.1 **453q objects** because the site to the east of proposed housing site CD/H2 has not been allocated for residential purposes.

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 allocation of housing sites in Cromdale (CD/H1 and H2) has been made in this context. However, paragraph 5.55 (Page 45) of the 2nd Modifications CNP Local Plan (CD6.13) advises that within settlements there will also be opportunities for new housing on smaller sites not identified on the proposals maps. Such windfall sites can create opportunities to supplement housing land supply while reinforcing the settlement pattern. The site in question has not been included as a specific allocation because it is considered to represent an acceptable windfall/infill housing site within the established Cromdale settlement boundary. It benefits from being allocated for residential purposes in the adopted Badenoch and Strathspey Local Plan and there is a Highland Council Committee approval for outline permission for housing development (not issued because of requirement for S75 legal agreement relating to affordable housing provision). The principle of housing on this site is considered, by the CNPA, to be acceptable and therefore the site does not require to be allocated for residential purposes, or added to the housing land supply promoted by the CNP Local Plan. The concern relating to the housing numbers being indicative has been addressed. The CNP Local Plan confirms that numbers are indicative.

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.

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 List of documents (including Core Documents)

- 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
- CD7.28 Proposed Post Inquiry Modifications proposed by Officers through Inquiry Statements

10.0 Cairngorms National Park Witnesses for Hearing

- Neil Stewart – Planning Officer