

Date:			
Issue:	Braemar – Allocation of Residential Site H3		
Objector(s):	Braemar Community Council	Objection ref(s):	428b

Reporter	Mr Hugh Begg
Procedure	Written Representation

1.0 Overview

1.1 This statement sets out the CNPA's position with regard to an objection from Braemar Community Council. The objection, which has not been withdrawn, was to the proposed allocation of a housing site H3 in the CNP Deposit Local Plan. It states that this objection was accepted and that the site was removed from the proposed housing land supply. No further modifications are therefore required.

2.0 Provision of the Local Plan:

2.1 The CNP Local Plan (Deposit) July 2007 (CD6.11) identified a housing site (H3) to the south east side of Chapel Brae between the new water treatment works and the houses of Chapel Brae Gardens. It was considered suitable for about 5 no. houses. Following the objection, the 1st Modifications May 2008, (CD6.12) removed H3 from the proposed housing land supply. The 2nd Modifications October 2008 (CD6.13) does not modify this position further.

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 to the allocation, in the CNP Deposit Local Plan, of the proposed housing site H3. The site is a locally valued amenity site on a popular walk for locals and visitors alike (**428b**).

4.0 Summary of CNPA's Response

4.1 The site in question has been removed as an allocated housing site. The objection has therefore been accepted and no further modifications are required.

5.0 CNPA Commendation to Reporter

5.1 It is commended to the Reporter that no further modification to the CNP Local Plan is required to address this objection.

6.0 Assessment and conclusions

6.1 **428b objects to** the allocation of housing site H3 in the CNP Deposit Local Plan.

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. However, the original allocation of housing site H3 in the CNP Deposit Local Plan, is not now considered to be unnecessary to fulfil the housing land supply required and has therefore been removed as an allocated residential site but remains as an area of land within the settlement envelope of Braemar. The objection has not been withdrawn but has now been addressed in the modifications.

7.0 List of documents (including to 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