

Date:		
Issue:	Braemar – Allocation of Invercauld Farm Site for Housing	
Objector(s):	Braemar Community Council	Objection ref(s): 428c

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 seeks a consistent approach whereby all sites with planning permission for housing in Braemar are allocated and shown on the proposals map. This should therefore include the Invercauld Farm site, which has planning permission for 12 no. residential units. This statement concedes this point and recommends that the Invercauld Farm site be allocated and indicated as a housing site on the Braemar proposals map.

2.0 Provision of the Local Plan:

2.1 The CNP Local Plan (Deposit) July 2007 (CD6.11) did not allocate the Invercauld Farm site as a site contributing to meeting the housing needs and supply of housing land. The 1st Modifications May 2008 (CD6.12) amended this position. In the Braemar Settlement Proposals text (Page 78), it was stated that “an additional permission for 12 houses at Invercauld Farm will also be included as providing housing for this local plan and its housing needs.” The 2nd Modifications October 2008 (CD6.13) maintains this position and Table 4 (Phased Land Supply by Local Authority Area) includes the additional 12 no. houses under it’s “approximate consented supply but not yet built” calculation for Braemar (total 32). It does not though indicate this as housing site on the Braemar proposals map.

2.2 Related policy:

- Table 4 (Phased Land Supply by Local Authority Area)
- Policy 22 (Housing Development within Settlement Boundaries)

2.3 In considering the objection, the CNPA concedes that the site should be included as an allocated housing site on the Braemar proposals map as the site is acknowledged within the text for the settlement, and has formed part of the housing land supply for Braemar. The proposals map for Braemar is therefore proposed to be modified as a post inquiry change (CD7.28). This is an officer recommendation which has not been endorsed by the CNPA Board.

3.0 Summary of objection

3.1 Objects because the Invercauld Farm site, which has permission for 12 houses, should be included as an allocated housing site on the Braemar proposals map. **(428c)**

4.0 Summary of CNPA’s Response

4.1 The CNPA concedes this point and accepts that a further modification should be made, to include the Invercauld Farm site as an allocated housing site on the Braemar proposals map.

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 **428c objects** because the Invercauld Farm site, which has permission for 12 houses, should be included as an allocated housing site on the Braemar proposals map.

6.2 **Response:** The original objection by the Braemar Community Council to the CNP Deposit Local Plan July 2007 highlighted an inconsistency. Another site in Braemar, which has planning permission for 20 houses, had been allocated and annotated on the Braemar proposals map, and included in the housing needs and supply calculations for the local plan. However, the Invercauld Farm site, which has planning permission for 12 houses, had not been included. This was accepted and the position was changed in the 1st Modifications and continued in the 2nd Modifications (see Braemar settlement proposal text on page 78). However, the Braemar settlement proposal map has not been amended accordingly. The CNP accepts that the Invercauld Farm site does contribute to the housing needs and housing land supply for the local plan. The Braemar proposal map and supporting text should be amended to include the site as BM/H3.

7.0 List of documents (including Core Documents)

- CD6.11 Deposit Local Plan
- CD6.12 Deposit Local Plan 1st Modifications
- CD6.13 Deposit Local Plan 2nd Modifications
- CD7.28 Proposed Post Inquiry Post Inquiry Modifications proposed by Officers through Inquiry Statements