

Date:		
Issue:	Nethy Bridge – Braes of Balnagowan Housing Site	
Objector(s):	William G Templeton	Objection ref(s): 407b

Reporter	Mr Hugh Begg
Procedure	Written Representation

1.0 Overview

1.1 This statement relates to an outstanding objection which raises a concern that a housing site at Braes of Balnagowan in Nethy Bridge is not included in the CNP Local Plan. This statement responds to this and advises that no further modification is required.

2.0 Provision of the Local Plan:

2.1 The CNP Local Plan (Deposit) July 2007 (CD6.11) did not allocate the site for housing but retained the site as “white land” within the settlement. The 1st Modifications May 2008 (CD6.12) and the 2nd Modifications October 2008 (CD6.13) have maintained this position.

2.2 Related policies are:

- Tables 2-4 Housing Land Requirement and Supply
- Policy 22 Housing Development within Settlement Boundary

3.0 Summary of objection

3.1 The objection raises a concern that a housing site at Braes of Balnagowan in Nethy Bridge is not included in the CNP Local Plan (**407b**)

4.0 Summary of CNPA’s Response

4.1 The site carries planning permission for 12 houses. Works on the construction of these houses is underway. Where planning permission has been granted and works underway, the development site is no longer considered to be a proposal. Throughout the CNP Local Plan, the most up-to-date OS bases have been used. The CNPA will therefore request the most up-to-date OS bases before the CNP Local Plan is adopted.

5.0 CNPA Commendation to Reporter

5.1 It is commended to the Reporter that that no modification to the CNP Local Plan is required to overcome this concern.

6.0 Assessment and conclusions

6.1 **407b** - The objection raises a concern that a housing site at Braes of Balnagowan in Nethy Bridge is not included in the CNP Local Plan

6.2 **Response:** The site carries planning permission for a total of 12 houses granted in two related planning permissions. (06/106/CP & 07/493/CP) Works on the construction of these houses is underway. Where planning permission has been granted and works underway, the development site is no longer considered to be a proposal, and as such is not included in the effective housing

land supply, identified in the CNP Local Plan. Throughout the CNP Local Plan, the most up-to-date OS bases have been used. The Braes of Balnagowan site is not, as yet, included on these base maps. However, the CNPA will therefore request the most up-to-date OS bases before the CNP Local Plan is adopted.

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
- CNPA Full Planning Permission 06/106/CP
- CNPA Full Planning Permission 07/493/CP