

Date:			
Issue:	Nethy Bridge – community land allocation (NB/CI)		
Objector(s):	William Stuart Patterson	Objection ref(s):	409h
	William G Templeton		407a
	J.M. Gaukroger		104
	Mrs. A.D. Wallace		366
	Alan Billington		093
	Mrs. Olwen Billington		094
	Barbara Paterson		426
	Paul and Susan Culliford		355

Reporter :	Mr. Hugh Begg
Procedure :	Written Representation

1.0 Overview

- 1.1 This statement sets out the Cairngorms National Park Authority’s response to the objections raised to the Deposit Local Plan as modified in respect of proposed site allocation NB/CI for community land in Nethy Bridge. The statement supplements the response made to those objections by the CNPA in its reports to Committee (CD7.3, 7.4 and 7.5). The objections are generally on the basis that the text of the Deposit Local Plan (CD6.11) originally referred to the potential use of part of site allocation NB/CI for ‘affordable housing.’ Amendments were made to the supporting text in the Deposit Local Plan 1st Modifications (CD6.12) to address the concerns raised. This statement does not recommend any further modifications.

2.0 Provision of the Local Plan

- 2.1 The Deposit Local Plan (CD6.11) identified 1.09 hectares west of the playing fields in Nethy Bridge for community use and also indicated that “some of the site could also be developed to provide affordable housing for the community.”
- 2.2 The text associated with proposal site NB/CI was amended in the Deposit Local Plan 1st Modifications (CD6.12) to take account of concerns raised regarding the reference to its potential to accommodate affordable housing. The amended text now refers to a “1.09 Ha site west of the playing fields which plays an important role in supporting the Abernethy Games is identified for community use and will be protected from development.”
- 2.3 The allocation of proposal site NB/CI for the purposes described also accords with Policy 12 – The Local and Wider Cultural Heritage of the Park, which supports development that protects, conserves or enhances a site, feature or use of land of local or wider cultural or historic significance or its setting. In addition, Policy 36 - Other Open Space Provision offers an additional degree of protection of such land from inappropriate uses.

3.0 Summary of Objections

- 3.1 Eight objections have been lodged in response to the proposed allocation of site NB/CI for community facilities in Nethy Bridge. The objectors wish to have their objections considered through written submissions.
- 3.2 The objections cover the following :

- Objects to the text associated with site allocation NB/CI making reference to ‘affordable housing’ and requesting that the site should be protected from housing development and retained in perpetuity for the Highland games (366);
- Objects to the suggestion that the site could accommodate ‘Community Housing’ (409h, 426);
- Objects to the text associated with site allocation NB/CI making reference to ‘affordable housing’ and suggesting that it be preserved for any future development of the Games Park area or utilised for car parking associated with the annual Highland games (407a, 104);
- Objects to the text associated with site allocation NB/CI making reference to ‘affordable housing’ and requesting that it be protected as open space (355, 093 and 094).

4.0 Summary of Cairngorms National Park Authority Response

4.1 The supporting text initially included in relation to site NB/CI stated that “some of the site could also be developed to provide affordable housing for the community.” The inclusion of such a reference was intended to allow a degree of flexibility to future development options. However, upon considering the matter further, it was accepted that there was a general view that this reference was unhelpful and misleading, and as a result the reference to housing in the text to CI was removed in the Deposit Local Plan 1st Modifications (CD 6.12). The text has also been amended to reflect the important role that the site plays in supporting the Abernethy Games and it also clarifies that the site will be ‘protected from development.’

5.0 CNPA Commendation to Reporter

5.1 The Cairngorms National Park Authority commend to the Reporter that the objections detailed above be rejected and that acceptance of community land allocation NB/CI and its supporting text be confirmed. The amendments made in the Deposit Local Plan 1st Modifications (CD6.12) to the supporting text of proposal site NB/CI resulted in the removal of any reference to the site having the potential to accommodate the development of affordable housing for the community. In addition the text has been amended to include reference to the area of land being ‘protected from development.’ No objections of a technical or landscape nature have been raised and the objections have been addressed.

6.0 Assessment / Scope of Evidence

- 6.1 **366** objects to a reference to ‘affordable housing’ in the text associated with proposal site NB/CI and also requests that the site should be protected from housing development and retained in perpetuity for the Highland games.
- 6.2 **409h and 426** object to any suggestion that the site could accommodate ‘Community Housing.’
- 6.3 **407a and 104** object to the text (as detailed in the Deposit Local Plan, CD6.11) associated with proposal site NB/CI making reference to ‘affordable housing’ and suggest that it be preserved for any future development of the Games Park area or utilised for car parking associated with the annual Highland games.
- 6.4 **355, 093 and 094** object to the text (as detailed in the Deposit Local Plan, CD6.11) associated with proposal site NB/CI making reference to ‘affordable housing and request that it be protected as open space.

6.5 **Response:** The key issue raised in all of the objections is in relation to the reference to 'affordable housing' in the original text associated with the proposal site allocation NB/CI. The inclusion of such a reference was intended to allow a degree of flexibility to future development options. However, upon considering the matter further, it was accepted that there was a general view that this reference was unhelpful and misleading, and as a result the reference to housing in the text to NB/CI was removed in the Deposit Local Plan 1st Modifications (CD6.12).

6.6 In addition, other points raised by the objectors included requests that the land be either protected as open space and / or utilised for purposes associated with the annual Abernethy Highland Games. The text as amended in the Deposit Local Plan 1st Modifications (CD6.12) to acknowledge the role of the land in supporting the Abernethy Games and also identifying it for community use and stating that it will be protected from development. The allocation of the site is consistent with the aims of the National Park and also with Policy 12 – The Local and Wider Cultural Heritage of the Park.

7.0 Other Material Considerations

7.1 There are no further material considerations to take into account.

8.0 List of documents (including Core Documents)

9.0

- CD7.3 CNPA Committee Report Consultation, May 2008
- CD7.4 CNPA Committee Report 1st Modifications, October 2008
- CD7.5 CNPA Committee Report 2nd Modifications, February 2009
- CD6.11 Deposit Local Plan
- CD6.12 Deposit Local Plan 1st Modifications
- CD6.13 Deposit Local Plan 2nd Modifications