

Date :			
Issue:	Nethy Bridge housing site HI (known locally as the Pollyanna site)		
Objector(s):	William Stuart Patterson	Objection ref(s):	409d
	Paul and Susan Culliford		355
	Mr. P. Boyce Kenyon		373

Reporter :	Mr. Hugh Begg
Procedure :	Written Representations

1.0 Overview

1.1 This statement sets out the CNPA's response to the objections raised to the Deposit Local Plan, as modified, in respect of proposal site NB/HI (known locally as the Pollyanna site in Nethy Bridge) and it supplements the response made to the objections by the CNPA in its report to Committee (CD7.3, 7.4 and 7.5). The objections primarily express concern regarding a reference to 'affordable housing' initially contained in the Deposit Local Plan (CD6.11). Amendments were made to the 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 NB/HI : This 0.47ha. site opposite the football pitch has detailed planning consent for 13 amenity dwellings.

2.2 The text associated with the proposed site allocation NB/HI in the Deposit Local Plan (CD6.11) initially stated that "the 0.47Ha site opposite the football pitch is suitable for affordable housing or sheltered housing and has space for around ten units." In response to the concerns raised by objectors regarding the reference to 'affordable housing,' the text was amended in the Deposit Local Plan 1st Modifications (CD6.12). The reference to 'affordable housing' was omitted and the text was also amended to reflect the extant planning permission on the site. As a result the proposed text now states that "*this 0.47Ha site opposite the football pitch has detailed planning consent for 13 amenity dwellings*" (CNPA planning ref. no's 06/363/CP and 07/494/CP refer).

2.3 Other associated relevant policies :

- Table 2-4 - Housing land requirement and supply
- Policy 21 - Contributions to Affordable Housing
- Policy 22 – Housing Development within Settlement Boundaries
- Policy 18 - Design Standards for Development

3.0 Summary of Objection(s)

3.1 Three objections have been received, making the following points :

- Objecting to the inclusion of a reference to 'affordable' houses in relation to housing allocation NB/HI, in the Deposit Local Plan (409d);
- Objecting to the allocation of NB/HI which originally referred to the term 'affordable,' noting instead that it should be allocated as sheltered housing (355);
- Objecting on the basis that NB/HI should only be used for sheltered housing (373).

4.0 Summary of Cairngorms National Park Authority Response

4.1 In relation to all three objections, the text associated with proposal site NB/HI was amended in the Deposit Local Plan 1st Modifications to omit the reference to 'affordable housing' and was also amended to reflect the extant planning permission on the site in an effort to increase clarity, including the nature of the development which will occur, and any influence that this proposal can still make to any future development.

5.0 CNPA Commendation to Reporter

5.1 The Cairngorms National Park Authority commend to the Reporter that the objections detailed above are rejected and that acceptance is confirmed of the text associated with the allocation of proposal site NB/HI, which sets out the current situation whereby the site has the benefit of a detailed planning consent for 13 amenity dwellings.

6.0 Assessment / Scope of Evidence

6.1 **409d, 355 and 373** object to the inclusion of a reference to 'affordable houses' in relation to proposal site NB/HI in the Deposit Local Plan (CD6.11).

6.2 **Response:** The text of the Local Plan has been amended, with the initial reference to 'affordable housing' on proposed site allocation NB/HI being omitted in the Deposit Local Plan 1st Modifications (CD6.11). The text has also been amended to reflect the extant planning permission on the site (CNPA planning ref. no's 06/363/CP and 07/494/CP refer) which is for 13 amenity dwelling houses. Condition no. 2 of the outline planning permission 06/363/CP included a definition of the term 'amenity dwellings.' Given the stipulations set down in the planning permission and the inclusion of a reference in the text associated with the proposed allocation of NB/HI to the extant planning permission, the CNPA consider that the concerns of the objectors regarding this site have been addressed and that the amendments to the text provide increased clarity in terms of the nature of the development that will occur.

6.3 **355 and 373** request that the land at NB/HI is allocated as sheltered housing.

6.4 **Response :** There is an extant planning permission on proposal site NB/HI, for 13 amenity dwelling units (CNPA planning ref. no. 06/363/CP and 07/494/CP refers). The allocation of site NB/HI specifically for 'sheltered housing' would be inconsistent with the terms of the extant planning permission and would also limit the potential of the land to accommodate any future requirements of other user groups that may be accommodated in 'amenity housing.'

7.0 Other material considerations

7.1 The proposed site allocation NB/HI has an extant planning permission (CNPA planning reference no's 06/363/CP and 07/494/CP refer). Condition no. 2 of the outline planning permission stipulated that the entire development shall comprise of 13 amenity dwellings. In addition the condition also clarified the interpretation of the term 'amenity housing', clarifying that it is the "type of housing mainly for people aged 50 or over; or who have a medical need or physical disability that requires the provision of amenity standard accommodation."

8.0 List of documents (including Core Documents)

9.0

- CD6.11 Deposit Local Plan
- CD6.12 Deposit Local Plan 1st Modifications

- CD6.13 Deposit Local Plan 2nd Modifications
- 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
- CNPA planning file ref. no. 06/363/CP
- CNPA planning file ref. no. 07/494/CP