

Date:		
Issue:	General	
Objector(s):	Alvie & Dalraddy Estate	Objection ref(s): 439a

Reporter	Mrs Jill Moody and Mr Hugh Begg
Procedure	Written

1.0 Overview

- 1.1 This statement sets out the CNPA response to an objection raised to the Deposit Local Plan as amended in respect of General issues, and supplements the response made to this objection by CNPA in its reports to Committee (CD7.3-7.5)

2.0 Provision of the Local Plan:

- 2.1 The Deposit Local Plan as modified clearly sets out the role of the Local Plan in contributing to the collective achievement of the 4 aims which is the general purpose of the CNPA under the National Parks (Scotland) Act 2000. Within this context the Local Plan strikes an appropriate balance in terms of policies and allocations. This was clear in the original Deposit Local Plan, but has been further clarified through both sets of modifications.

3.0 Summary of objection(s)

- 3.1 This statement deals with 1 objection raising 11 issues and wishes to be considered via the written procedure:
- Policies do not meet aims of National park, will not meet needs/aspirations of communities and businesses, and will not achieve vision to make housing more affordable and sustainable as stated in Park Plan. **(439a)**
 - Undue weight to natural heritage at expense of cultural heritage, not in accordance with 1st aim **(439a)**
 - Policies prescriptive/restrictive to extent will stifle economic development. Too top down, should be bottom up and less prescriptive with local communities encouraged to develop plans to meet own needs. **(439a)**
 - Don't believe further promotion of tourism & nature conservation at expense of other rural economic activity is in best interests of area. **(439a)**
 - Policies will not reduce gap between housing need and supply, will be occupied by others from outside, should concentrate on meeting demand for housing from residents etc. **(439a)**
 - Policies will exacerbate gap between subsidised affordable and open market. **(439a)**
 - Policies do not encourage good quality affordable private rented. **(439a)**
 - Policies will damage cultural heritage and rural character of settlements. **(439a)**
 - Should be more emphasis on additional houses to rent. **(439a)**
 - Local Plan should concentrate on meeting needs of those resident & economically active in Park, less on meeting aspirations of those from elsewhere. Reducing value of houses by making them affordable will fuel demand. **(439a)**
 - Experiment in social engineering that will not achieve its objectives. Should not be an exercise by Government to manipulate society and gain more control. The Plan appears to have ignored needs/views of people it purports to serve. **(439a)**

4.0 Summary of Cairngorms National Park Authority Response

4.1 The plan as modified has endeavoured to strike the right tone in terms of the collective achievement of the 4 aims. The context has been expanded and clarified in the modified document. The role and form of the plan are intended to meet the requirements of the National Parks and Planning Acts.

5.0 CNPA Commendation to Reporter

5.1 It is commended to the Reporter that the objection to the issues listed above is rejected as the Local Plan as modified strikes an appropriate balance for developments within a National Park context.

6.0 Strategic issues

6.1 As set out in Topic Paper 1 “Statutory National Park Context” (CD7.21) and Topic Paper 3 “Approach to Housing Land Supply and Affordable Housing” (CD7.23).

7.0 Assessment / Scope of Evidence

7.1 **439a** Objection: Objects on a number of grounds, mainly that the plan is too prescriptive, it will stifle development, too much weight on natural heritage, it ignores local views, and housing policy is flawed and will not meet local needs.

7.2 **Response:** A single response can address the general issues raised in this objection, evidence under individual policies will cover specific points. The CNPA has clearly set out the context in the Local Plan and has offered further clarification via the modifications. This also applies to issues relating to the level of housing provision (which are also covered in evidence on specific policies). Topic Paper 1 “Statutory National Park Context” (CD7.21), Topic Paper 2 “Special Qualities” (CD7.22), Topic Paper 3 “Approach to Housing Land Supply and Affordable Housing” (CD7.23), and Topic Paper 4 “Site Selection” (CD7.24) clearly set out the context within which the Local Plan has been prepared. It has to contribute to the collective achievement of all 4 aims taking a strategic lead principally from the National Park Plan. The CNPA via the extensive consultation process has sought to strike the right balance within this context. Policy 1 clearly places the 4 aims at the heart of the plan, highlights the duty of collective achievement and the particular status of the first aim. Some objectors consider the plan to be pro-development, others pro-conservation. The Local Plan is both, but all within the context of the aims and delivering for the needs of communities in the National Park.

8.0 Conclusions

8.1 It is commended to the Reporter that the objection to the issues listed above is rejected as the Local Plan as modified strikes an appropriate balance for developments within a National Park context.

9.0 List of documents (including Core Documents)

- CD1.3 The National Parks (Scotland) Act 2000
- CD1.18 Cairngorms National Park Designation Order 2003
- CD7.21 Topic Paper 1 “Statutory National Park Context”
- CD7.22 Topic Paper 2 “Special Qualities”
- CD7.23 Topic Paper 3 “Approach to Housing Land Supply and Affordable Housing”
- CD7.24 Topic Paper 4 “Site Selection”

- CD6.13 Cairngorms National Park Deposit Local Plan as at 2nd modifications
- CD7.1 Cairngorms National Park Plan 2007
- CD7.3-7.5 CNPA Committee Reports