

Issue:	Housing – Land Supply and Ballater HI		
Objector(s):	Mr & Mrs J. Sunley	Objection ref(s):	056
	Mr & Mrs W. Houston		096
	Mr P. Swan		462

Reporter	Mr Hugh Begg
Procedure:	Informal hearing - rebuttal

Rebuttal

- 1.1 This statement provides a rebuttal to the hearing statement submitted by Mr & Mrs J. Sunley, Mr & Mrs W. Houston, Mr P. Swan in regard to Housing Land Supply and Ballater HI.
- 1.2 Paragraph 2.1.2 of the objectors hearing statement provides incorrect information. The statement claims that NEST (CD6.1), through policies 8, 9 & 10 envisages 240 units for rural settlements in Marr between 2000 and 2016.
- 1.3 The CNPA has four points to make on this:
1. NEST is now a dated structure plan, and was prepared prior to the the establishment of the Cairngorms National Park or the National Park Plan. The Finalised Aberdeen City and Shire Structure Plan that will replace NEST, and does not apply to the Cairngorms National Park Area, was submitted to Scottish Ministers on 27 February 2009.
 2. NEST (Table 4a) identifies an effective land supply of 252 in 2000, with further allocations for 50 up to 2006 and 100 up to 2010. This provides a total of 402 between 2000 and 2010, not 240 between 2000 and 2016 as stated by the objectors.
 3. NEST does not state that the figures it identifies are maximum numbers.
 4. The Deposit Local Plan allocates land for 90 units between 2006-2011. It identifies land with an indicative capacity of 100 units for the period 2011-2016, a period when NEST will have been replaced by the Aberdeen City and Shire Structure Plan that will not apply to the National Park area.
- 1.4 Paragraph 2.2.1 of the objectors hearing statement 2 appears to suggest that new open market housing should not be built because people in the 40-60 year age group may purchase them.
- 1.5 The CNPA notes that new open market housing can be purchased by people of any age, and that people of all ages require housing. Topic Paper 3 Approach to Housing Land Supply and Affordable Housing provides context to the housing land supply. The Local Plan is not intended to prevent in-migration of people in the 40-60 age group.

Conclusion

- 1.7 The CNPA does not consider any issues to have been raised that would lead to changes to in the overall land supply of the Deposit Local Plan or the allocation of the site Ballater HI.

CNPA Commendation to Reporter

- 1.8 No further change is therefore considered necessary.