

Cairngorms National Park Proposed Local Development Plan 2020 – Submissions

Agent Details-

Organisation	Galbraith
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Interested Party Details-

Organisation	Ardverikie Estate Ltd
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Land at Station Road, Dalwhinnie – MIR Site Ref THC015 & Settlement Boundary

Ardverikie Estate previously sought the allocation of Site THC015 at the Main Issues Report stage.

The National Park Authority’s ‘Summary of Responses and Recommended Actions’ dated June 2018 states that *“whilst it is acknowledged that maintaining an appropriate level of housing land in Dalwhinnie is important, flooding is a significant constraint on THC015 and in the absence of any further flood risk assessment it is not considered appropriate for allocation. There is an existing allocation at H2 for 6 houses and it should be noted that THC015 remains within the settlement boundary so could be progressed as a potential infill development should the flood risk issues be satisfactorily addressed”*.

Notwithstanding the above, the site is not within the ‘settlement boundary’ for Dalwhinnie. Why is this? As currently shown, the ‘settlement boundary’ is tightly drawn and does not allow for any suitable ‘infill’ development during the Plan period.

The Proposed Plan designates only one site in Dalwhinnie for housing (Site H1). This allocation has been carried forward from the adopted Local Development Plan and has an indicative site capacity of just six houses. Further, the Action Plan that accompanies the Proposed Plan notes that, despite its status in the current Local Development Plan, Site H1 does not benefit from planning permission, there are potential marketability constraints and there is *“no current progress”*. Can this site truly be considered ‘effective’ in terms of the housing land supply? In the Estate’s view, allocating this one site alone risks no new housing coming forward in Dalwhinnie during the Plan period.

Notwithstanding the comments above, the Estate considers that Site THC015 should also be allocated for housing, with a requirement for a flood risk assessment to be undertaken to determine the developable extent of the site. If this is not supported, at the least, the site should be included within the ‘settlement limit’ of Dalwhinnie as suggested by the National Park Authority previously (see above). Either outcome would allow consultation with SEPA so as to further investigate the flood risk concerns in relation to delivering future development on the site. In this latter regard, it is important to note that flood risk potentially affects much of the existing built form in Dalwhinnie.