

CAIRNGORMS NATIONAL PARK LOCAL DEVELOPMENT PLAN 2020 MAIN ISSUES REPORT
COMMENTS FORM – 2nd March 2018

C/O Galbraith

[REDACTED]

Do you agree with the preferred site options?

No.

Comments on Non-preferred Sites

THC022 – We would like to seek an allocation for a Housing site on THC022.

The site is in full control of a single party and affords direct access to the public highway. Further investment will likely be sought from a housing developer to bring the site to “shovel ready” state and to bring forward the delivery of housing on site in the future. It is acknowledged an allocation exists already in Newtonmore, and this allocation is only likely to be call upon in the medium to long term.

As site H1 is now subject to a planning consent, which has been enacted, it is considered pertinent to put forward further land for allocation in the local plan process, given that this will cover housing land supply for the period up until 2025.

The proposed development site has already demonstrated its viability and suitability through its inclusion in the previous Highland Local Plan. It is assumed that the site did not continue in the current CNPA LDP as it was considered to create an overcapacity of housing sites. This reduction in capacity was a common feature in the transition from the Local Plan to both the Highland Wide LDP and the CNPA LDP.

Given that development is now likely to be brought forward on site H1, it can no longer be considered that a surplus of allocated housing land exists in the settlement. It is therefore requested that an allocation is made for this site to ensure certainty exists regarding the planning prospects for the site and to encourage development investment. Production of this clear, long term horizon for the site will ensure that adequate housing land provision will be maintained for the community, ensuring it remains vibrant and sustainable.