

---

**CAIRNGORMS NATIONAL PARK  
DEPOSIT LOCAL PLAN  
PUBLIC LOCAL INQUIRY 2009**

**WRITTEN SUBMISSIONS  
STATEMENT  
GRANTOWN ON SPEY  
ADDITIONAL SITES**

APRIL 2009

Representations on behalf of  
Reidhaven Estate



**HALLIDAY | FRASER | MUNRO**  
PLANNING

---

## CONTENTS

<b>1</b>	<b>INTRODUCTION</b>	<b>2</b>
<b>2</b>	<b>OBJECTIONS SUMMARY</b>	<b>2</b>
<b>3</b>	<b>THE CAIRNGORMS NATIONAL PARK AUTHORITY'S POSITION</b>	<b>3</b>
<b>4</b>	<b>PLANNING ISSUES AND PROPOSED SOLUTIONS</b>	<b>4</b>
<b>5</b>	<b>SUMMARY &amp; CONCLUSION</b>	<b>6</b>

## 1 INTRODUCTION

This Written Submissions Statement has been prepared by Halliday Fraser Munro Planning on behalf of our Client – Reidhaven Estate. It sets out our expanded written submissions representation in respect of Grantown on Spey H2. It follows on from discussions with CNPA Officers in January 2009.

## 2 OBJECTIONS SUMMARY

**Policy Reference & Title:** Grantown on Spey – Additional Sites

**Objection Reference:** 456q

### **Summary Objection:**

Land to the west of the settlement should be identified for housing in the Cairngorms National Park Local Plan. Development opportunities will help to promote and sustain existing services and facilities within rural such as Grantown on Spey

### 3 THE CAIRNGORMS NATIONAL PARK AUTHORITY'S POSITION

#### THE DEPOSIT LOCAL PLAN (Core Document CD6.11)

The CNPA Deposit Local Plan was published in July 2007 (**Core Document CD6.11**). The plan considers Grantown on Spey to be a Strategic Settlement (note: development is focused on the Strategic and Intermediate settlements) and has designated two housing sites, H1 and H2.

Reidhaven Estate made representation to the Deposit Local Plan in respect of Grantown on Spey seeking the allocation of additional land to the west of the settlement for residential allocation.

The CNPA's response to our objections to the CNPA Deposit Local Plan (**Core Document CD6.11**) states that:

*"The allocated sites within Grantown on Spey will be analysed in light of comments received. This analysis will be linked to the need for housing land within the area, and the effectiveness of the sites included in the deposit plan. The sites will also be judged against the SEA findings, the physical constraints of these sites and the requirements for effectiveness as set out in national guidance. Having assessed these sites, a review will be undertaken of the alternative land suggested to ascertain its qualities in meeting the local housing need, and the impact it would have when assessed through the SEA".*

This statement suggests that a review would be undertaken of alternative sites put forward. We have found no documentation or evidence to outline that this review has been undertaken.

The response also suggested that alternative sites would only be considered in a future review of the plan. However, we feel that evaluation of sites proposed in response to the Plan should be undertaken now to ensure that the most appropriate sites, in planning terms, are allocated and delivered throughout the period of the Plan.

No further modifications were made to the Plan in respect of our objection.

#### 4 PLANNING ISSUES AND PROPOSED SOLUTIONS

##### GRANTOWN ON SPEY

Section 5 of the proposed CNPA Local Plan covers “Living and Working in the Park”. Reidhaven Estate own a large amount of land in and around Granttown on Spey and this section of the Plan is highly significant to them. As landowners in a populated area they have a responsibility to the community to ensure that Granttown on Spey has a positive future. Furthermore, they must ensure that land-use policies and decisions are forward-looking rather than simply preserving the status quo and that development, in whatever form, helps to ensure a bright future for Granttown on Spey.

Settlements such as Granttown on Spey make an attractive location for family housing, retirement or new households. SPP3 (**Core Document CD2.4**) and PAN 38 (**Core Document CD4.2**) both call for local plans to designate housing land to create a choice of housing in a variety of locations. Rural villages are one location that can offer a very high quality of life; support local services and should not be unduly restricted by inflexible planning policies or allocations.

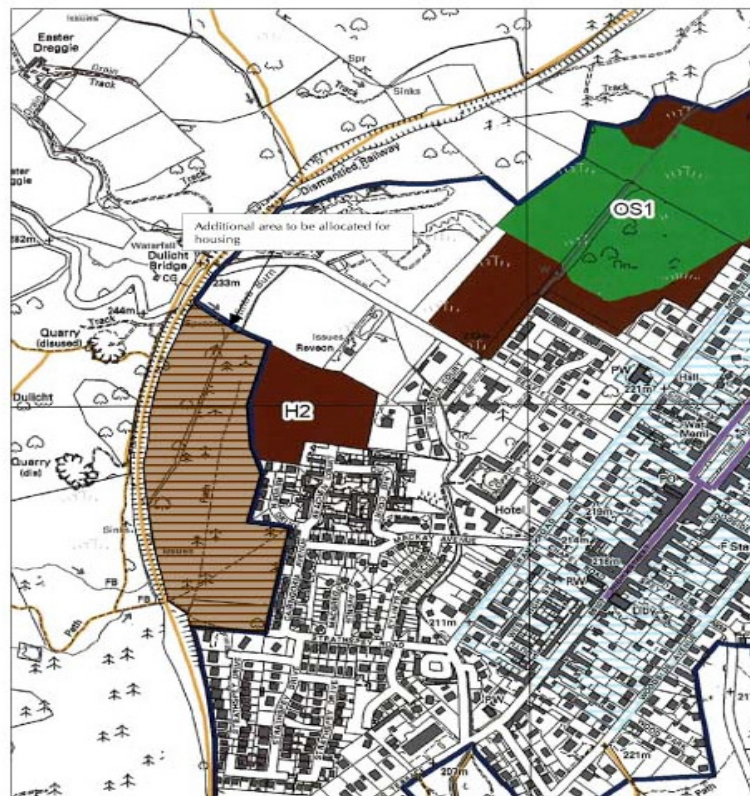
Additional housing allocations will allow for greater focus on creating a more sustainable resident population and help support local services and infrastructure improvements.

In light of this, Reidhaven Estate have proposed the area to the west of the settlement be considered as a site for residential use. Following the development of sites H1 and H2, this proposed designation would be the most obvious and appropriate location for housing land in Granttown on Spey and should, therefore, be identified as a long term housing opportunity.

Allocating residential zoning around existing settlements is sustainable due to the potential of reducing the need to travel, support from both existing and improved infrastructure and the financial benefit for the local economy. It makes sense to plan for growth properly and suggest areas of land that should be released for housing in order to facilitate masterplanning and contribute to appropriate infrastructure improvements.

## SITE BOUNDARY

Our proposal map below shows Reidhaven Estate's proposed expansion to the current residential designation to the west of Granttown on Spey.



In our objections to the Deposit Local Plan (**Core Document CD6.11**) we requested that the proposals map be altered to take into account the site shown in the annotated map. It is our view that the proposed residential site offers long-term scope for residential development in the area.

The site could accommodate housing easily with access taken from a number of locations. It offers an obvious extension to the village that would fit its character and form. The site is bounded to the east by existing housing and to the west by the disused railway line. This will act as a good settlement edge and consolidate the boundary of Grantown on Spey.

The disused railway line is a logical and clearly identifiable boundary to the settlement.

At present, the proposed residential site is used for forestry, a reason cited by the CNPA for the non-allocation of the site. The forest was commercially planted for timber; therefore, the trees have no natural heritage value and were planted for commercial reasons. There are other locations within the Park where previous commercial forestry sites have now been identified as development opportunities.

Furthermore, the proposed site has no ecological or environmental designation and has therefore not been considered to be of such importance to warrant this protection. We believe the site is suitable to be considered for residential designation.

## **5 SUMMARY & CONCLUSION**

In summary, we believe that the current housing allocation for Grantown on Spey can be expanded. The proposed residential zoning, as shown in the map included in this Statement, is an appropriate site to locate new housing development.

The land to the west of Grantown of Spey should therefore be allocated as a long-term opportunity for housing.