

<b>Date:</b>			
<b>Issue:</b>	<b>Allocation of Carrbridge C/HI and Environment Designations (C/Env)</b>		
<b>Objector(s):</b>	Badenoch and Strathspey Conservation Group	<b>Objection ref(s):</b>	400i(n)
	Roy Turnbull		390r

<b>Reporter</b>	Mrs Jill Moody
<b>Procedure</b>	Informal Hearing

## 1.0 Overview

1.1 This statement sets out the CNPA's response to the objections raised to the allocation of site C/HI at Carrbridge, for residential land accommodating up to 117 dwellinghouses. It recommends that the site should be retained in the Local Plan as an effective housing site. The site has an outline planning permission (PPA/270/312) for up to 117 houses and the Park is currently dealing with a reserved matters application for 117 houses. Objections regarding habitats at the site and Environment (C/ENV) designations are also considered.

## 2.0 Provision of Local Plan

2.1 The Cairngorms National Park Local Plan (Deposit) July 2007 (CD6.11) identified site C/HI to assist in providing housing for this local plan and its needs in recognition of the extant outline planning permission. The plan also identifies under C/ENV a number of open spaces and land which contributes to the setting of Carrbridge as being protected from development.

2.2 Related policies are:

- Tables 2-4 Housing Land Requirement and Supply
- Policy 1 Development in the Cairngorms National Park
- Policy 4 Other Important Natural and Earth Heritage Sites and Interests
- Policy 5 Protected Species
- Policy 6 Biodiversity
- Policy 7 Landscape
- Policy 22 Housing Development within Settlement Boundaries
- Policy 24 Housing Development Outside of Settlements

## 3.0 Summary of objection(s)

3.1 2 objections cover the following:

- Objects because the allocation of the site is considered to be contrary to the aims of the Park **(400i(n))**.
- Objects because site is a species rich pinewood and the development would increase the size of Carrbridge by about a third contrary to first aim of the Park **(390r)**
- Objects considering that land around C/HI and land around Landmark and south of Station Road should be marked as Environment (Env) to make clear that Carrbridge will not expand further into woodland **(400i (n))**.

## 4.0 Summary of CNPA's responses

4.1 Site C/HI has a lawful outline planning permission for up to 117 dwellings (PPA/270/312). An area for this scale of development has been allocated for housing in the adopted Badenoch and

Strathspey Local Plan since 1997 (CD6.6). The settlement boundary and policies within the Deposit Plan offer appropriate protection for the village from poor development.

## 5.0 CNPA Commendation to Reporter

- 5.1 It is commended to the Reporter that C/HI is retained as a residential allocation in line with the existing lawful outline planning permission, also retain the settlement boundary and Environment allocations as set out in the Deposit Plan (2<sup>nd</sup> Modifications) Carrbridge Proposals.
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## 6.0 Assessment and conclusions

- 6.1 **400i(n) objects** to the development conflicts with all 4 aims of Park and should be re-thought.
- 6.2 **Response:** The site has outline planning permission for up to 117 dwellings within allocation HI of the Deposit Plan. The CNPA currently holds a detailed application for this number of units. Detailed concerns about how the aims of the Park relate to the site will be given careful consideration within the legal context of the outline planning permission and the conditions placed upon it.
- 6.3 **390r objects** to this allocation sandwiched between semi natural ancient woodland and an area of bog woodland.
- 6.4 **Response:** This site has outline planning permission for up to 117 dwellings. The CNPA currently holds a detailed application for this number of units (05/495/CP). Detailed concerns about habitats and species on the site will be taken into account within the legal context of the outline permission granted and the conditions placed upon it.
- 6.5 **400i(n) also objects** considering that land around allocation C/HI and land around Landmark and south of Station Road should be marked as Environment (Env) to make clear that Carrbridge will not expand further into woodland.
- 6.6 **Response:** The fact that the land referred to is outside of the settlement and also subject to a range of protective policies within the Deposit Plan offers adequate protection for woodland habitat around Carrbridge. Policy 1 seeks to ensure that development supports the aims of the Park. Policy 7 Landscape considers that development must make a positive contribution to the landscape character of the Park. There is generally a presumption against residential development outside of settlements unless there is some kind of locational or business need. In all practical terms it would be difficult to justify a locational need for development adjacent to an identified settlement on such land that concerns the objector. Highlighting land outside of the settlement for Environment would result in a precedent for many other areas to be treated in the same way when the general strategy of the plan and policies contained within it afford more than adequate protection against inappropriate development.

## 7.0 Strategic issues

- 7.1 The Cairngorms National Park Plan 2007 (CD7.1) sets out a number of strategic objectives. Of relevance to this case, are those relating to Conserving and Enhancing the Park (5.1) - Landscape, Built and Historic Environment; Living and Working in the Park (5.2) - Sustainable Communities and Housing.

## **8.0 National planning policy/guidance**

- 8.1 SPP3 Planning for Homes 2008 (CD2.4) requires planning for housing to be based on the housing need and demand assessment process. Information derived from this process should form the basis of the local housing strategy and the land allocation for housing in the development plan. NPPG14 Natural Heritage (CD3.2) advises that while conservation of the natural heritage will be a key objective in any National Park, due weight must also be given to the social and economic interests of local communities.

## **9.0 Other material considerations**

- 9.1 The National Parks (Scotland) Act 2000 (CD1.3) sets out the aims of the National Park. The site has outline planning permission for up to 117 dwellings (PPA/270/312) and the CNPA are currently dealing with a reserved matters application for up to 117 dwellings on the site (05/495/CP).

## **10.0 List of documents (including Core Documents)**

- CD1.3 National Parks (Scotland) Act 2000
- CD2.4 SPP3 Planning for Housing
- CD3.2 NPPG14 Natural Heritage
- CD6.6 Badenoch and Strathspey Local Plan 1997
- CD6.11 Deposit Local Plan
- CD7.1 Cairngorms National Park Plan 2007
- PPA/270/312
- 05/495/CP

## **11.0 Cairngorms National Park Witnesses for Hearing**

- Andrew Tait – Planning Officer
- Matthew Hawkins – Senior Heritage Officer