

Date:		
Issue:	Cromdale – Allocation of Residential Sites Proposals CD/H1 & H2	
Objector(s):	Badenoch and Strathspey Conservation Group	Objection ref(s): 400i(o)

Reporter	Mr Hugh Begg
Procedure	Informal Hearing

1.0 Overview

- 1.1 This statement sets out the CNPA's response to the objection raised to the allocation of sites CD/H1 and H2 at Cromdale, for residential development of around 80 houses in total. It recommends that the sites should be retained in the CNP Local Plan as effective housing sites.

2.0 Provision of the Local Plan:

- 2.1 The CNP Local Plan (Deposit) July 2007 (CD6.11) identified these two housing sites at Cromdale. The 1st Modifications May 2008 (CD6.12) retained both sites. The 2nd Modifications October 2008 (CD6.13) continues to retain both sites as part of the effective housing land supply. Both sites are included within the proposed settlement boundary of Cromdale (Page 83). CD/H1 is described as a site to the north eastern edge of the settlement between the Old Inn and Tom-an-Uird View and is considered to be appropriate for around 50 dwellinghouses. Access to the site should utilise the existing local road network where possible, and should not have an adverse impact on the trunk road (Page 82). CD/H2 is described as a site for around 30 dwellinghouses. Development of this site should ensure connection to the Core Paths network and the Speyside Way (Page 82).

- 2.2 Related policies are:

- Tables 2-4 Housing Land Requirement and Supply
- Policy 22 Housing Development within Settlement Boundaries (Incl. Background and Justification)
- Policy 1 Development in the Cairngorms National Park
- Policy 6 Biodiversity
- Policy 7 Landscape
- Policy 18 Design Standards for Development

3.0 Summary of objection

- Objects because the allocation of the sites H1 and H2 conflicts with the aims of the Park **(400i (o))**.
- Objects on the grounds of excessive scale **(400i(o))**.

4.0 Summary of CNPA's Response

- 4.1 The site contributes to the housing land supply set out in proposed modifications to Tables 3 and 4 (CD7.28) of the Local Plan, and has been assessed through the site selection criteria set out in Topic Paper 4 (CD7.24). Cromdale is identified as an intermediate settlement in the CNP Local Plan. As part of the overall strategy for allocating housing land at existing settlements, Cromdale is considered to have the capacity to accommodate the provision of land for housing growth to meet the social and economic needs of the local area. The sites are considered to be free from any constraints and have limited sensitivity in terms of impact on the character of Cromdale and the wider area (CD7.24). They are therefore considered to be

effective housing sites. Site CD/H1 forms part of a physically larger allocated housing and business site which extends south-eastwards, in the adopted Badenoch and Strathspey Local Plan. This allocation has been place since 1997. Development Briefs are to be prepared to aid the detailed layout, design and landscaping of the proposed sites.

5.0 CNPA Commendation to Reporter

- 5.1 It is commended to the Reporter that the residential allocations are retained, as defined in the CNP Local Plan as Proposals CDH1 and H2.
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6.0 Assessment and conclusions

- 6.1 **400i(o) objects** because the allocation of the sites H1 and H2 conflicts with the aims of the Park.
- 6.2 **Response:** The CNP Local Plan, in line with SPP3 (CD2.4), and the objectives of the CNP Park Plan (CD7.1) is required to deliver effective housing land for the Local Plan period on the basis of the housing needs established for the area (see proposed modified background text to Housing policies CD7.28). This is further clarified through Topic Paper 3 Approach to Housing Land Supply and Affordable Housing (CD7.23) The development strategy, as defined in Housing Policy 22 (Page 45) and explained at paragraph 5.52, seeks to allow for new housing development within the settlements of the National Park. The allocation of sites CD/H1 and H2 have been made in this context. The objector has not expanded on why these allocations are considered to conflict with the aims of the Park. However, the provision of these sites for residential development will help deliver the required numbers of market and affordable housing in line with the objectives for Sustainable Communities and Housing in the CNP Park Plan and the housing needs for the area, and as such, will help to promote the sustainable economic and social development of the Cromdale community (4th aim). There are no natural or cultural heritage constraints identified on the sites. Site CD/H1 constitutes sloping grazing land above but adjacent to the existing settlement edge of housing on the south-east side of the A95. Site CD/H2 constitutes gently undulating farmland above the flatter alluvial farmland of the River Spey and is edged by existing development and the former railway line. Both sites are considered to have limited sensitivity in terms of their impact on the area and their biodiversity value. The allocation of sites CD/H1 and H2 does not conflict with the 1st aim. Sensitive development, in line with the other policies of the CNP Local Plan, the Sustainable Design Guide and the proposed Development Brief will ensure compliance with the 2nd and 3rd aims of the Park.
- 6.3 The allocation of sites CD/H1 and H2 is not considered to be contrary to the aims of the Park.
- 6.4 **400i(o) objects** on the grounds of excessive scale.
- 6.5 **Response:** The number of units and scale of the allocation is based on proposed modifications to Tables 2-4 of the CNP Local Plan (CD7.28). These were based on the housing needs studies referred to in Topic Paper 3 (CD7.23). The site is considered to be of scale and size which can accommodate up to the number of houses proposed without detriment to the character of the area and the Cromdale settlement. (CD7.24)

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, and Biodiversity; 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 sets out the aims of the National Park. (CD1.3)

10.0 List of documents (in addition to Core Documents)

- CD1.3 National Parks (Scotland) Act 2000
- CD2.4 SPP3 Planning for Housing 2008
- CD3.2 NPPG14 Natural Heritage
- CD6.11 Deposit Local Plan
- CD6.12 Deposit Local Plan 1st Modifications
- CD6.13 Deposit Local Plan 2nd Modifications
- CD7.1 Cairngorms National Park Plan 2007
- CD7.23 Topic Paper 3 Approach to Housing Land Supply and Affordable Housing
- CD7.24 Topic Paper 4 Background Information regarding allocate sites
- CD7.28 Proposed Post Inquiry Modifications proposed by Officers through Inquiry Statements

11.0 Cairngorms National Park Witnesses for Hearing

- Neil Stewart – Planning Officer
- Matthew Hawkins – Senior Heritage Officer