

<b>Date:</b>			
<b>Issue:</b>	<b>Issues relating to allocation of KG/ED1 and KG/H1</b>		
<b>Objector(s):</b>	Mr L Aardenburgh	<b>Objection ref(s):</b>	433

<b>Reporter</b>	Mr Hugh Begg
<b>Procedure</b>	Informal Hearing

## 1.0 Overview

- 1.1 This statement sets out the CNPA's response to the concerns and objections raised by Mr Aardenburgh in relation to allocated sites ED/1 & H1 at Kingussie. Mr Aardenburgh originally had a range of concerns with regard to the allocations. This included a request for additional land to be allocated for housing on land adjoining Kerrow Farm and some concerns regarding the phasing indicated in Table 4 of the Deposit Plan. However, modifications and clarifications have addressed these concerns. One particular modification has resulted in an objection this is the reference in (iii) of the Proposals Statement that access to site H1 should come from the local road network.

## 2.0 Provision of Local Plan

- 2.1 The Cairngorms National Park Local Plan (Deposit) 2<sup>nd</sup> Modifications (CD6.13) Kingussie Proposals identified site ED1 to provide opportunity for economic development in support of the settlement and its sustainable community. It is recognised in the text of the plan that this is a prominent site that will require careful design and landscaping. The plan also identified site H/1 to provide land for short and longer term housing (approx 300 dwellings).
- 2.2 Related policies are:
- Tables 2-4 Housing Land Requirement and Supply
  - Policy 1 Development in the Cairngorms National Park
  - Policy 22 Housing Developments within Settlement Boundaries
  - Policy 31 Integrated and Sustainable Transport Network

## 3.0 Summary of objection(s)

- Objects due to 2<sup>nd</sup> Modification referring to access to H1 being taken from the local road network. Deposit Plan July 2007 referred to requirement for major new access off the A86. The 2nd modification was made to reflect the concerns of Transport Scotland who objected to a new road junction on the A 86 citing SPPI7 in support.

## 4.0 Summary of CNPA's responses

- 4.1 The CNPA will continue to work with developers, Transport Scotland and the Area Roads Manager to ensure that the site can adequately be accessed. An outline planning application (09/048/CP) has been submitted indicating an access from the A86 supported by a Transport Assessment. This issue could, potentially, be resolved in the run up to the Local Plan Inquiry.

## 5.0 CNPA Commendation to Reporter

- 5.1 It is commended to the Reporter that no further modification to the allocation and provision of housing land for Kingussie is required.

## **6.0 Assessment and conclusions**

6.1 **433 objects** to the reference in (iii) Kingussie Proposals that access should be taken from the local road network.

6.2 **Response:** With regard to this issue the CNPA is seeking a balance between the views of potential developers for KG/HI and ED/I and the general requirements of Transport Scotland with regard to Trunk Roads. The text of the Plan at (iii) reflects the requirements of Transport Scotland and SPP17. However, any access solution for the site should reflect the best possible solution for the site based upon evidence, rather than a policy presumption either for or against any particular solution. The current application includes a Transport Assessment and Transport Scotland has been consulted upon the proposal. A balance must be struck which provides the best access solution for the site. While Transport Scotland has concerns about a new A86 access, Highland Council Area Roads Manager has concerns about the capacity of the local road network to accommodate the development proposed. The CNPA will continue discussions with all parties based upon the submitted outline application and the technical information supporting it. The situation may change between the time of writing and the inquiry where an update will be given. It is clear that the site has two access options and one or the other, or perhaps a combination of the two will ensure that the site can be effectively and safely accessed.

## **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. Scottish Planning Policy 17 Planning for Transport (CD2.12) sets out a general presumption against new trunk road accesses.

## **9.0 Other material considerations**

9.1 The National Parks (Scotland) Act 2000 sets out the aims of the National Park. (CD1.3) The site is currently subject to an outline masterplan application for 300 houses with access (in part) from the A86 (see attached including Transport Assessment).

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

- CD1.3 National Parks (Scotland) Act 2000
- CD2.4 SPP3 Planning for Housing 2008
- CD2.12 SPP17 Planning for Transport
- CD6.13 Deposit Local Plan 2<sup>nd</sup> Modifications
- CD7.1 Cairngorms National Park Plan 2007
- 09/048/CP

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

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