

Date:		
Issue:	Kingussie KG/ HI Scale of Housing Allocation.	
Objector(s):	Badenoch and Strathspey Conservation Group	Objection ref(s): 400i(k)

Reporter	Mr Hugh Begg
Procedure	Informal Hearing

1.0 Overview

1.1 This statement sets out the CNPA’s response to the objections raised to the allocation of site KG/HI at Kingussie, for residential development accommodating around 300 dwellinghouses. It recommends that the site should be retained in the Local Plan as an effective housing site.

2.0 Provision of Local Plan

2.1 The Cairngorms National Park Local Plan (Deposit) July 2007 (CD6.11) identified site HI (16.05 ha) to provide short and longer term housing supply in Kingussie for around 300 houses.

2.2 Related policies are:

- Tables 2-4 Housing Land Requirement and Supply
- Policy 22 Housing Development within Settlement Boundary (Incl. Background and Justification)
- Policy 1 Development in the Cairngorms National Park
- Policy 7 Landscape

3.0 Summary of objection(s)

- Objects because the allocation of the site is considered to be contrary to the 1st and 3rd aims of the Park **(400i(k))**.
- Objects because of the excessive scale of the allocated site **(400i(k))**.

4.0 Summary of CNPA’s responses

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). As part of the overall strategy and as an identified settlement, Kingussie 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 site is considered to be free from any significant constraints and therefore, subject to the more detailed access issues is considered to be effective. The site has been allocated for residential in the adopted Badenoch and Strathspey Local Plan since 1997 (CD6.6).

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 **400i(k) objects** because the allocation of the site is considered to be contrary to the aims 1 and 3 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 KG/HI has been made in this context. The provision of this site 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 Kingussie. With regard to the first aim the site is relatively unconstrained in natural heritage terms consisting of largely improved grazing land. With careful consideration of building design and landscaping any proposal could contribute positively to the 1st aim of the Park and reference will be made to all of the policies in the Plan to ensure that this is the case. The site allocated has been informed by the CNPA's Landscape Capacity Study for Housing for Kingussie. (CD7.19) With regard to the 3rd aim, how any development would be enjoyed by users and visitors, this will be important and be taken into account in the determination of detailed proposals for the site. Any proposals will be assessed against all of the relevant policies in the Deposit Plan.

6.3 **400i(k) also objects** because of the excessive scale of the allocated site.

6.4 **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 settlement or the wider area. It must also be recognised that this site has been in the Badenoch and Strathspey Local Plan since 1997. (CD6.6)

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 sets out the aims of the National Park. (CD1.3) This site is subject to an outline masterplan application for 300 houses. (09/048/CP)

10.0 List of documents (including Core Documents)

- CD1.3 National Parks (Scotland) Act 2000
- CD2.4 SPP3 Planning for Housing 2008
- 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
- CD7.19 Cairngorms Landscape Capacity for Housing Study
- CD7.23 Topic Paper 3 Approach to Housing Land Supply and Affordable Housing
- CD7.24 Topic Paper 4 Background Information regarding allocated sites
- CD7.28 Proposed Post Inquiry Modifications proposed by Officers through Inquiry Statements
- 09/048/CP

11.0 Cairngorms National Park Witnesses for Hearing

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