

Date:			
Issue:	Newtonmore allocations NM/H1 & NM/H2 of excessive scale conflicts with all aims of the Park		
Objector(s):	Badenoch and Strathspey Conservation Group	Objection ref(s):	400i(l)

Reporter	Mrs Jill Moody
Procedure	Informal Hearing

1.0 Overview

1.1 This statement sets out the CNPA’s response to the objections raised to the allocation of sites NM/H1 & NM/H2 at Newtonmore, for residential land accommodating around 220 dwellinghouses. It recommends that the sites should be retained in the Local Plan as effective housing sites.

2.0 Provision of Local Plan

2.1 The Cairngorms National Park Local Plan (Deposit) July 2007 (CD6.11) identified sites H1 (11.07 ha) and H2 (5.2 ha) to provide short and longer term housing supply in Newtonmore for around 220 houses.

2.2 Related policies are:

- Tables 2-4 Housing Land Requirement and Supply
- Policy 1 Development in the Cairngorms National Park
- Policy 7 Landscape
- Policy 22 Housing Development within Settlement Boundary

3.0 Summary of objection(s)

- Objects because the allocation of the site is considered to be contrary to the aims of the Park **(400i(l))**.
- Objects because of the excessive scale of the allocated site **(400i(l))**.

4.0 Summary of CNPA’s responses

4.1 The sites contribute 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). Newtonmore is identified as a strategic settlement in the CNP Local Plan. As part of the overall strategy for allocating housing land at existing settlements, Newtonmore 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 significant constraints and therefore, subject to the more detailed issues (e.g. access) are considered to be effective. The sites have been allocated for residential in the adopted Badenoch and Strathspey Local Plan (CD6.6) since 1997. However, it is important to note that the physical extent of allocation H2 is actually reduced by comparison with the allocation indicated by Badenoch and Strathspey Local Plan.

5.0 CNPA Commendation to Reporter

- 5.1 It is commended that the Reporter retains the residential allocations and the potential number of dwellinghouses for these sites, as defined in the Deposit Local Plan as Proposals NM/H1 & NM/H2.
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6.0 Assessment and conclusions

- 6.1 **400i(I) a. Objects** because the allocation of the site is considered to be contrary to 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 NM/H1 and NM/H2 has been made in this context. 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 (CD7.1) and the housing needs for the area, and as such, will help to promote the sustainable economic and social development of Newtonmore.
- 6.3 With regard to the first aim of the National Park (CD1.3) the sites are 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 relevant policies in the plan when any proposals are assessed to ensure that this is the case. With regard to the 2nd aim the general strategy of focusing allocations of land within and adjacent to existing settlements is considered to be consistent with promoting the sustainable use of the area's resources (CD7.24). The sites will be subject to a development brief, consideration against all of the relevant policies contained within the Deposit Plan and a Sustainable Design Guide. With regard to the 3rd aim, how any development would be enjoyed by residents and visitors will be important and be taken into account in the determination of detailed proposals for the sites. Again, any proposals will be assessed against all of the policies in the Deposit Plan. The allocations are fundamentally based upon the 4th aim and SPP3 (CD2.4) requirements of meeting the social and economic needs of communities in a sustainable manner.
- 6.4 **400i(I) b. Objects** because of the excessive scale of the allocated site
- 6.5 **Response:** The allocation of the site contributes to the delivery of effective housing land supply (see modified background text to Housing Policies CD7.28), and has been assessed against the site selection criteria set out in Topic Paper 4 (CD7.24). The sites are therefore considered to be of a scale and size which can accommodate the number of houses proposed without detriment to the character of the settlement or the wider area. It must also be recognised that these sites have been in the Badenoch and Strathspey Local Plan (CD6.6) since 1997. Although, the extent of zoning for NM/H2 (5.2 ha) is actually significantly reduced upon that (9.2ha) indicated by the Badenoch and Strathspey Plan Newtonmore Settlement Inset site I.1 (b) (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)
- 9.2 The CNPA has resolved to grant planning permission for 81 houses/flats on part of site H1 subject to community planning contributions. (07/230/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
- CD7.23 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
- 07/230/CP

11.0 Cairngorms National Park Witnesses for Hearing

- Andrew Tait, Planning Officer