

Date:			
Issue:	Settlements General		
Objector(s):	Scottish Council for National Parks	Objection ref(s):	434n, 434r
Reporter	Mrs. Jill Moody and Mr. Hugh Begg		
Procedure	Hearing		

1.0 Overview

- 1.1 This statement sets out the Cairngorms National Park Authority response to the objections raised to the Deposit Local Plan as modified in respect of Settlements General and supplements the response made to those objections by the CNPA in its report to Committee (CD7.3-7.5). No changes are proposed.

2.0 Provision of the Local Plan:

- 2.1 Section 7 of the Deposit Local Plan as modified sets out the approach to the hierarchy of settlements. Topic Paper 3: Approach to Housing Land Supply and Affordable Housing (CD7.23) expands on this with respect to allocation of housing land.

3.0 Summary of issues raised:

- 3.1 One objection raising two issues has been lodged on Settlements General and wish to have their objection considered by hearing:
- Support the classification of settlements, note that individual plans do not always provide up to date information on existing housing units, the way land is allocated will bring an urban feel to many of the villages of particular concern is the fact that development is predicated on improving infrastructure, particularly water and sewerage. Most likely option for Scottish Water will be boreholes and abstraction from the Spey which will threaten integrity of Insh Marshes, part of SAC and RAMSAR site. **(434n)**
 - Another factor that will create major problems in villages is fact that the Local Plan will bring areas of pinewood into play either by direct loss of trees to housing or by creating pressure points for overuse by the public. This is the case for Kingussie, Boat of Garten, Nethybridge, Carrbridge and Ballater. Newtonmore there is question of housing on floodplain and in Cromdale the village would more than double in size which is contrary to 5.62 of DLP which states that more than 20% growth is unlikely to enhance the character of settlements. **(434r)**

4.0 Summary of Cairngorms National Park Authority Response

- The CNPA will continue to use the most up to date maps available from the OS. The classification of settlements is a logical one and takes its lead from the National Park Plan and the support for this approach is acknowledged. Development will have to comply with all relevant policies in the Plan including Policy I that is aimed at ensuring compatibility with the National Park. The use of master planning and development briefs will ensure that the character of individual villages is maintained and where necessary enhanced. Any proposals to upgrade infrastructure will also have to comply with the Plan. There is a current application for the boreholes to abstract from the Spey and this will be determined in due course following a full assessment and taking account of relevant designations. **(434n)**

- Areas of pinewood contribute to the overall character of the National Park and to individual settlements. The Deposit Local Plan has been subject to SEA and where necessary to appropriate assessments. Individual proposals will be fully assessed to take account of specific impacts on pine and other woodland. CNPA has been liaising with SEPA regarding housing and flood risk and account is taken of their advice. Para 5.62 in the DLP referred to Policy 25 on Housing Development in Small Rural Settlements. This has been replaced and no longer applies. Proposals will be assessed with respect to all relevant policies in the Plan and this will ensure that the existing character of a settlement is respected. **(434r)**

5.0 CNPA Commendation to Reporter

- 5.1 It is commended to the Reporter that the objections to Settlements General as listed above are rejected.

6.0 Assessment / Scope of Evidence

- 6.1 **(434n)** Objection: objects, although support the classification of settlements, note that individual plans do not always provide up to date information on existing housing units, the way land is allocated will bring an urban feel to many of the villages of particular concern is the fact that development is predicated on improving infrastructure, particularly water and sewerage. Most likely option for Scottish Water will be boreholes and abstraction from the Spey which will threaten integrity of Insh Marshes, part of SAC and RAMSAR site.
- 6.2 **Response:** The CNPA will continue to use the most up to date maps available from the OS. The classification of settlements is a logical one and takes its lead from the National Park Plan and the support for this approach is acknowledged. Development will have to comply with all relevant policies in the Plan including Policy I that is aimed at ensuring compatibility with the National Park. The use of master planning and development briefs will ensure that the character of individual villages is maintained and where necessary enhanced. Any proposals to upgrade infrastructure will also have to comply with the Plan. There is a current application for the boreholes to abstract from the Spey and this will be determined in due course following a full assessment and taking account of relevant designations.
- 6.3 **(434r)** Objection: objects, another factor that will create major problems in villages is fact that the Local Plan will bring areas of pinewood into play either by direct loss of trees to housing or by creating pressure points for overuse by the public. This is the case for Kingussie, Boat of Garten, Nethybridge, Carrbridge and Ballater. Newtonmore there is question of housing on floodplain and in Cromdale the village would more than double in size which is contrary to 5.62 of DLP which states that more than 20% growth is unlikely to enhance the character of settlements.
- 6.4 **Response:** Areas of pinewood contribute to the overall character of the National Park and to individual settlements. The Deposit Local Plan has been subject to SEA and where necessary to appropriate assessments. Individual proposals will be fully assessed to take account of specific impacts on pine and other woodland. CNPA has been liaising with SEPA regarding housing and flood risk and account is taken of their advice. Para 5.62 in the DLP referred to Policy 25 on Housing Development in Small Rural Settlements. This has been replaced and no longer applies. Proposals will be assessed with respect to all relevant policies in the Plan and this will ensure that the existing character of a settlement is respected.

9.0 List of documents (including Core Documents)

- CD6.13 Deposit Local Plan at 2nd Modifications
- CD6.11 Deposit Local Plan
- CD7.3-7.5 CNPA Committee Reports
- CD7.23 Topic Paper 3: Approach to Housing Land Supply and Affordable Housing
- CD7.12 Draft Cairngorms National Park Core Paths Plan 2008

10.0 Cairngorms National Park Authority Officer Witnesses for Hearing

- Don McKee – Head of Planning