

<b>Date:</b>		
<b>Issue:</b>	<b>Boat of Garten – Allocation of Housing Site BG/HI</b>	
<b>Objector(s):</b>	G. Simpson	<b>Objection ref(s):</b> 381

<b>Reporter</b>	Mrs Jill Moody
<b>Procedure</b>	Written Representation

## 1.0 Overview

1.1 This statement sets out the CNPA’s response to an objection by G Simpson. The objection raises a concern about the allocation of proposed housing site BG/HI. The concern is that the proposal is too large, is in contrast to smaller sites discussed by the Community Council, and would create a suburban style development. The proposal should be reduced to provide 20-30 affordable houses in smaller developments which compliment the setting of Boat of Garten. There is also concern that the new houses will become holiday homes. This statement advises that the allocation of land at Boat of Garten is based on established housing need, and that the allocation will be phased accordingly. Other policies will be applied in relation to siting and design, and affordable housing provision. As such, this statement does not recommend any further modifications.

## 2.0 Provision of the Local Plan

2.1 The CNP Local Plan (Deposit) July 2007 (CD6.11) identified BG/HI for residential development of around 70 houses. It was stated that the allocation should provide housing land for Boat of Garten’s needs for the lifetime of the Local Plan. The design of the development should retain as much of the existing woodland of the site as possible. The 1<sup>st</sup> Modifications May 2008 (CD6.12) retained the allocation but amended the supporting text to include phasing of 50 houses in the period of 2006-2011, with additional capacity for 20 houses for future need in the period 2011-2016. Also added was reference to mitigation for important natural heritage interests, access management and the design of any development ensuring access to the adjacent Community Site BG/CI. The 2<sup>nd</sup> Modifications October 2008 (CD6.13) maintains this position.

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 21 Contributions to Affordable Housing
- Policy 18 Design Standards for Development

## 3.0 Summary of objection

3.1 Objects – the proposal is too large and dense and would create a suburban style development. There should be restrictions on new houses becoming holiday homes, and the proposal should be reduced to provide 20-30 affordable houses in the village in small developments which compliment the setting of Boat of Garten **(381)**.

## 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). Boat of Garten is identified as an intermediate settlement in the

CNP Local Plan. As part of the overall strategy for allocating housing land at existing settlements, Boat of Garten, 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. This site forms part of a larger allocation in the extant adopted Badenoch and Strathspey Local Plan 1997. The implementation of other policies in the CNP Local Plan, and the Sustainable Design Guide, will ensure an appropriate design for the development and the adequate provision of affordable housing.

## **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 at BG/HI in the CNP Local Plan, is required.
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## **6.0 Assessment and conclusions**

- 6.1 **381** Objects - the proposal is too large and dense and would create a suburban style development. There should be restrictions on new houses becoming holiday homes, and the proposal should be reduced to provide 20-30 affordable houses in the village in small developments which compliment the setting of Boat of Garten.

- 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 housing site BG/HI at Boat of Garten for around 70 houses has been made in this context. The site forms part of a larger area of allocated land in the extant adopted Badenoch and Strathspey Local Plan 1997 (CD6.6) and it is considered to have the capacity to accommodate the housing needs identified. Modifications to the supporting text (Page 76) now promote the phased release of the housing. The allocation and development of the housing site will allow for the delivery of adequate affordable housing, in line with Policy 21 of the CNP Local Plan. Matters relating to the siting and design of any development on the site will be considered at the time of a planning application (there is an application currently under consideration by the CNPA) and in relation to (amongst others) Policy 18 of the CNP Local Plan and the Sustainable Design Guide. The purchase of new or existing open market houses for second home or holiday purposes cannot be controlled by the Planning Authority. No further modification is required.

## **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 Living and Working in the Park (5.2) - Sustainable Communities and Housing; and Conserving and Enhancing the Park (5.1) - Landscape, Built and Historic Environment.

## **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. PAN 74 Affordable Housing 2005 (CD4.20) sets out how the planning system can support the commitment to increase the supply of affordable housing. PAN 67 Housing Quality (CD4.14) explains how design should be applied to new housing.

## **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 (including Core Documents)**

- CD1.3 The National Parks (Scotland) Act 2000
- CD2.4 SPP3 Planning for Housing 2008
- CD4.14 PAN 67 Housing Quality
- CD4.20 PAN 74 Affordable Housing
- CD6.6 Badenoch and Strathspey Local Plan 1997
- CD6.11 Deposit Local Plan
- CD6.12 Deposit Local Plan 1<sup>st</sup> Modifications
- CD6.13 Deposit Local Plan 2<sup>nd</sup> 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