

<b>Date:</b>			
<b>Issue:</b>	<b>Settlements - Dinnet</b>		
<b>Objector(s):</b>	Serena Humphrey	<b>Objection ref(s):</b>	066b
	Elizabeth Gillanders		343
	Pamela Thain and Scott Michie		360
	Mrs I Crichton		362
	Mr J Crichton		363
	Mrs J Greenlaw		364
	Mr Greenlaw		365
	Mr T Ross		375
	Dinnet and Kinord Estate		438a

<b>Reporter</b>	
<b>Procedure</b>	written representation

## 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 Rural Settlement: Dinnet, and supplements the response made to those objections by the Cairngorms National Park Authority in its reports to Committee (CD7.3,4 and 5). It suggests no further change be made to the proposal for the settlement.

## 2.0 Provision of the Local Plan

- 2.1 Dinnet is identified as a Rural Settlement within the Deposit Local Plan as modified by 1<sup>st</sup> modifications. The supporting text within the Proposals section of the Plan relating to Dinnet acknowledges its importance as one of the key entrances to the National Park, with opportunities for tourism and recreation development, as well as opportunities to consolidate the existing settlement in support of a sustainable community.
- 2.2 Within the Proposals Maps the settlement is identified and a settlement boundary established.
- 2.3 The Settlements Proposals Section in paragraph 7.2 of the Deposit Local Plan as modified by 1<sup>st</sup> modifications, establishes the role of the settlement hierarchy, with Rural Settlements considered appropriate for limited growth to consolidate settlements and support community needs.

## 3.0 Summary of objection(s)

- 3.1 Nine objections raising four issues have been lodged to this proposal and wish to have their objections considered by written representation:
- The Deposit Plan did not identify Dinnet within the settlement proposals section, and the settlement which forms an important gateway to the National Park should be identified to support the needs of the community. **(066b, 343, 360, 362, 363, 365, 375, 438a )**
  - Land should be allocated within the settlement of Dinnet for housing to bring new families to the village and invigorate the community and economy. **(066b, 364, 438a)**
  - Without such an allocation, the Local Plan does not comply with SPP3. **(438a)**
  - With no clear indication of the extent of the settlement the Local Plan does not comply with SPPI. **(438a)**

#### 4.0 Summary of Cairngorms National Park Authority response

- The 1<sup>st</sup> modifications introduced Dinnet as a rural settlement within the proposals section. (066b, 343, 360, 362, 363, 365, 375, 438a )
- Policy 21: Contributions to Affordable Housing, Policy 23: Housing Development in Rural Building Groups and Policy 24: Housing Development outside Settlements provide for affordable houses either within or outwith settlement boundaries. Policy 22: Housing Development within Settlements provides opportunity for housing within settlement boundaries. In line with the settlement strategy no additional land is considered necessary to be allocated for other forms of housing in rural settlements. Adequate provision for new housing to support the community is therefore considered to be provided. (066b, 364, 438a)
- SPP3 (CD2.4) requires the identification of sufficient housing land including for affordable housing. The Plan allocates land in a variety of locations across the Park in relation to Tables 2-4 of the Plan, and in addition through policy, supports affordable housing outwith identified sites. There is considered to be no deficiency within the Plan therefore in regard to SPP3. (438a)
- SPPI (CD2.2) and Scottish Planning Policy (CD2.1) states that local plans should provide clear guidance on what will or will not be permitted and where. Policies have therefore been included to clearly state that affordable housing will be supported, that within settlements growth should be compatible with existing and adjacent land uses, that new development should reinforce the character of the settlement, and that economic growth to support local communities will be supported. There is not therefore considered to be any deficiency of the Plan in regard to SPPI or Scottish Planning Policy. (438a)

#### 5.0 CNPA Commendation to Reporter

- 5.1 It is commended to the Reporter that all objections are rejected. No issues are raised that could lead the Cairngorms National Park Authority to consider the proposal deficient. The wording of the proposal and the area identified on the proposals maps should therefore be retained.

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#### 6.0 Assessment / Scope of Evidence

- 6.1 **066b** objects to the exclusion of Dinnet from the Local Plan where land should be allocated for mixed housing to support the local community and local business.
- 6.2 **Response:** Dinnet, in the 1<sup>st</sup> modifications has been identified as a Rural Settlement. To support the wider need for affordable housing across the Park the policy framework of the Local Plan has been drafted to support developments of affordable housing in any location, judged against the this policy framework, rather than impose any limitation through specific allocations on the Proposals Maps. This has been done to reflect the changing nature of funding for affordable housing development, thus allowing developers to take advantage of any new streams of funding which become available within communities where there is a need for affordable houses.
- 6.3 In terms of other housing which is not considered affordable, Policy 22: Housing Development within Settlement Boundaries provides opportunity for growth which supports the settlement pattern, and is compatible with existing and adjacent land uses. The settlement strategy set out in Chapter 7 of the Plan is a reflection of the National Park Plan where the strategic objectives regarding sustainable communities. (CD7.1 page 67) b) states “*that the main settlements of the National Park have the greatest range of existing services and infrastructure which can best*

*accommodate increased growth in a sustainable way. Other settlements in the National Park require growth that meets the communities' needs, but that also reflects the scale and qualities of the settlements, as well as the viability of services and infrastructure present.*" It is considered that the Local Plan meets this strategy focusing housing allocations in the main settlements, but providing opportunity for growth outwith these through a policy framework which supports affordable housing and other limited growth within groups and settlement boundaries. No further change to the policy or proposals for Dinnet is therefore considered necessary.

- 6.4 **343 and 375** also object to the exclusion of Dinnet from the Local Plan, where there is a need for affordable houses to support the local community. The arguments and therefore support for the approach taken in the Local Plan are as above.
- 6.5 **360** also object to the exclusion of Dinnet from the Local Plan where there is a need for affordable houses to support the local community, including a shop and garage. The arguments and therefore support for the approach taken in the Local Plan are as above.
- 6.6 **362, 363 and 365** also object to the exclusion of Dinnet from the Local Plan. The arguments and therefore support for the approach taken in the Local Plan are as above.
- 6.7 **364** also object to the exclusion of Dinnet from the Local Plan where there is a need for affordable houses to support the local community, including a shop. The arguments and therefore support for the approach taken in the Local Plan are as above.
- 6.8 **438a** objects to the lack of identification within the Local Plan of allocations of land as included in the Consultative Draft Local Plan (CD6.9). In support of this the objector considers Dinnet well placed for growth, with some limited services which could be built on and transport links provided along the A93. The objector, the Dinnet and Kinord Estate have been developing business plans to create a new economic opportunity in the vicinity of the village cross funded by the building of around 60 dwellings south of the A93. No plans have been submitted as suggested land for inclusion.
- 6.9 **Response:** The settlement strategy set out in Chapter 7 of the Plan is a reflection of the National Park Plan where the strategic objectives regarding sustainable communities. (CD7.1 page 67) b) states *"that the main settlements of the National Park have the greatest range of existing services and infrastructure which can best accommodate increased growth in a sustainable way. Other settlements in the National Park require growth that meets the communities' needs, but that also reflects the scale and qualities of the settlements, as well as the viability of services and infrastructure present."* Dinnet is not considered to be a main settlement and in light of this large allocations of land in this settlement were considered contrary to the objectives of the National Park Plan. With the development and adoption of the National Park Plan during the various stages of the Local Plan its influence was considered highly material when producing the Deposit Plan Sept 2007 (CD6.11) having been adopted in March 2007. The Deposit Plan was therefore produced being mindful of the objectives contained within the Park Plan and this set the settlement strategy on which the Local Plan policies and proposals were based. The Consultative Draft Plan referred to in the objection was published in October 2005 (CD6.9) prior to the production of the National Park Plan and was not therefore drawn up informed by its objectives.
- 6.10 In light of objections received to the deposit plan, additional Rural Settlements were identified within the settlement strategy to reflect the role of certain small settlements within communities. Dinnet was identified as such a settlement. However the settlement strategy

within the Local Plan continued, in the 1<sup>st</sup> modifications to focus housing allocations in main settlements in line with the objectives of the National Park Plan.

- 6.11 The Plan provides opportunity for growth in a variety of ways, including policies which support affordable housing across the Park. Policy 21: Contributions to Affordable Housing, Policy 23: Housing Development in Rural Building Groups and Policy 24: Housing Development outside Settlements provide for affordable houses either within or outwith settlement boundaries. Policy 22: Housing Development within Settlements provides opportunity for housing within settlement boundaries. Without evidence to support the need for around 60 dwellings in a settlement such as Dinnet, there is no justification to support any additional allocations within this settlement, and view it as anything larger than a rural settlement.
- 6.12 The options for any business opportunity within the vicinity of the village would be considered under policy 27 Business Development, Policy 28 Retail Development, and/or Policy 33 Tourism Development depending on the nature of the proposal. No allocation of land has been requested as a modification to facilitate the proposals for business set out in the objection.
- 6.13 The approach taken in the plan, both through the policy framework and the proposals section in Chapter 7, together with the strategic objectives set out in the National Park Plan are considered to provide appropriate guidance on opportunities for growth, and full justification of the approach taken. No change is therefore proposed.

## **7.0 Strategic Issues**

- 7.1 The National Park Plan sets out strategic objectives in relation to sustainable communities, and through this there is recognition that across the Park area the population is concentrated in communities of varied size. The main settlements are identified as Aviemore, Grantown-on-Spey, Kingussie, Newtonmore and Ballater. The strategic objections are devised to ensure that resources and the special qualities of the National Park are used and enjoyed by current generations in such a way that future generations can continue to use and enjoy them. Of particular relevance to the Local Plan in this policy is strategic objective b) above. (CD7.1 page 66-67)

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

- CD2.1 Scottish Planning Policy 2008 Parts 1 and 2
- CD2.2 SPP1 The Planning System
- CD2.4 SPP3 Planning for Housing 2003 and 2008
- CD6.9 Cairngorms National Park Local Plan Consultative Draft October 2005
- CD7.1 Cairngorms National Park Plan 2007
- CD7.3 CNPA Committee Report Consultation May 2008
- CD7.4 CNPA Committee Report 1<sup>st</sup> Modifications October 2008
- CD7.5 CNPA CNPA Committee Report 2<sup>nd</sup> Modifications February 2009-03-26