

Date :			
Issue:	Requests for an extension to the proposed housing allocations at GS/H2 in Grantown on Spey.		
Objector(s):	Reidhaven Estate	Objection ref(s):	456p
Reporter :	Mrs. Jill Moody		
Procedure :	Written Representation		

1.0 Overview

- 1.1 This statement sets out the CNPA response to the objection raised to the Deposit Local Plan as modified, in respect of a request to extend the proposed allocation at GS/H2 in Grantown on Spey. It supplements the CNPA's response made to the objection in its report to Committee (CD7.3, 7.4 and 7.5). No further modifications are proposed following consideration of the objection.

2.0 Provision of the Local Plan

- 2.1 The CNP Deposit Local Plan identifies proposal site GS/H2 as a 3.25 hectare site to the north of Beachan Court with capacity for around 50 dwellings. The Plan also makes reference to the site being known to be used for wading birds and would require more detailed survey to establish the ecological importance of the site and the impact of any development.
- 2.2 Other policies of relevance:
- Policy 22 – Housing Development within Settlement Boundaries provides opportunities for housing development on land within settlements on both land which allocated and not specifically allocated. The policy states that housing proposals within settlement boundaries will be considered favourably where the development (a) occurs within an allocated site identified on the proposals maps; or (b) is compatible with existing and adjacent land uses.

3.0 Summary of Objections

- 3.1 One objection has been received raising the following issues –
- Objecting to the non allocation of land to the north of GS/H2 and requesting that proposal site GS/H2 be extended to incorporate it, and requesting that it is allocated for housing.

4.0 Summary of Cairngorms National Park Authority Response

- 4.1 The objection requesting the allocation of additional lands for residential development in Grantown on Spey has been analysed by the CNPA. The analysis has been linked to the need for housing land within the area, and the effectiveness of the sites included within it in the deposit plan. The sites have also been judged against the findings of the Strategic Environmental Assessment (CD7.14, 7.15 and 7.16), the physical constraints of the sites and the requirements for the effectiveness of those sites as set out in national guidance. Having assessed all of the sites a review was undertaken of the alternative land suggested in Grantown on Spey to ascertain its qualities in meeting the local housing need. It is concluded that sufficient land is allocated in the Plan for housing. Any alternative suggestions for additional land will be considered in a later review of the Plan. Notwithstanding this conclusion, Policy 22 of the Local Plan provides an opportunity for housing development to occur within settlement boundaries on land which is not specifically allocated, subject to it being compatible with existing and adjacent land uses.

5.0 CNPA Commendation to Reporter

- 5.1 The Cairngorms National Park Authority commend to the Reporter that the objection detailed above is rejected and that acceptance is confirmed of the extent of land allocated on proposal site GS/H2 for residential development and also that the proposed non allocated status of the land to the north of GS/H2 is retained.
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6.0 Assessment / Scope of Evidence

- 6.1 **456p** supports the designation of proposal site GS/H2 but requests that the site is extended to the north and that its capacity to accommodate development is increased accordingly. It is contended in the objection that the extended site is suitable for development, whilst also protecting aspen trees on the site. In the objectors response to the Deposit Local Plan 1st Modifications (CD6.12) reference is made to the importance of ensuring that suitable access is maintained to the site and it is suggested that an amendment should be made to the settlement statement to ensure that reference is made to the need to provide access to the land from Seafield Avenue.
- 6.2 **Response** : The CNP Local Plan, in line with SPP3 – Planning for Housing (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 housing allocations in the CNP Local Plan for Grantown on Spey have been made in this context. Based on housing needs studies, there is no justification for an extension of the housing allocation on GS/H2 to include the lands referred to.
- 6.3 However, although the land to the north of proposal site GS/H2 has not been allocated for the specific purpose of housing, this does not infer a prohibition on development. The land is included within the Grantown on Spey settlement boundary and as such Policy 22 – ‘Housing Development within Settlement Boundaries’ is applicable. Policy 22 states that housing proposals within settlement boundaries will be considered favourably where the development occurs within an allocated site identified within the proposals map **or** is compatible with existing and adjacent land uses. Any proposal coming forward on non allocated land within the settlement boundary would be assessed in the context of Policy 22 and all other relevant Local Plan policies, as well as the four aims of the National Park.
- 6.4 The Local Plan seeks to establish and provide clarity on the general acceptability of land allocations for specific purposes within settlements. In establishing the general acceptability it is not considered necessary or appropriate to include stipulations regarding matters such as access arrangements etc.. It is considered that such matters would be more appropriately addressed in the context of any planning application coming forward on land in the future.

7.0 Other Material Considerations

- 7.1 There are no further material considerations.

8.0 List of documents (including Core Documents)

- CD2.4 SPP3 Planning for Housing 2003 and 2008
- CD6.12 Deposit Local Plan 1st Modifications
- CD7.1 Cairngorms National Park Plan 2007
- CD7.3 CNPA Committee Report Consultation May 2008
- CD7.4 CNPA Committee Report 1st Modifications, October 2008
- CD7.5 CNPA Committee Report 2nd Modifications, February 2009
- CD7.14 Strategic Environmental Assessment Environmental Report
- CD7.15 SEA Non-Technical Summary of Deposit Local Plan
- CD7.16 SEA and Appropriate Assessment Local Plan Final
- CD7.19 Cairngorms Landscape Capacity for Housing Study
- CD7.23 Topic Paper 3 Approach to Housing Land Supply and Affordable Housing
- CD7.28 Proposed Post-Inquiry Modifications, Committee Report, 3 April 2009