

Date:			
Issue:	Grantown-on-Spey – Economic Development Allocation GS/ED2		
Objector(s):	Speyburn Homes Ltd	Objection ref(s):	485

Reporter	Mrs Jill Moody
Procedure	Written Submissions

1.0 Overview

- 1.1 This statement sets out the CNPA’s position in relation to objections raised to the Deposit Local Plan, as modified, in respect of the Economic Development Allocation GS/ED2: Woodlands Industrial Estate, Grantown-on-Spey and supplements the response made to those objections by the CNPA in its report to Committee (CD7.3, 4 and 5). It recommends no further modification is made to the Plan in respect of this proposal.

2.0 Provision of the Local Plan:

- 2.1 The Local Plan (CD6.11) allocates strategic development sites within the settlement proposals section; these include land for Economic Development. The Local Plan recognises the importance of existing businesses and business sites to the Cairngorms National Park and its communities. The plan text specifies:

GS/ED2: Opportunities for economic growth to complement the existing Woodlands Industrial Estate exist, and any new developments should complement existing uses, and also seek to enhance the area and its surroundings. Options to develop a terminus within this area, to support the growth of the Strathspey Railway will be supported.

- 2.2 The proposal was initially included within the 1st modifications of the Deposit Local Plan (CD6.12) and additional wording to include reference to the Strathspey Railway within the 2nd modifications (CD6.13).

3.0 Summary of objections

- 3.1 The objection cover the following issues:

- Remove the site from GS/ED2 designation on the proposals map. The site offers the opportunity to provide residential use complimentary to West Station House. **485**

4.0 Summary of Cairngorms National Park Authority Response

- 4.1 The Local Plan identifies a site for economic development as an extension to complement the existing Woodlands Industrial Estate, any new developments should complement existing uses, and also seek to enhance the area and its surroundings. The policies and proposals in the plan endeavour to provide a balanced approach to land allocation and services to support local communities, including creating the correct level of opportunities for employment.
- 4.2 The area, as identified as the West Station House, has been omitted from the proposed economic development allocation, recognising its existing residential use and its location. The boundary has been altered as a result of this objection and no further modification is therefore required.

5.0 CNPA Recommendation

- 5.1 The CNPA recommend to the Reporter that the objection is rejected. The boundary of the ED2 proposal has been changed to exclude West Station House as identified within the 2nd modification, no further action is therefore required.
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6.0 Assessment / Scope of Evidence

- 6.1 **485** The area as shown on the attached plan includes West Station House ie residential use. The site forms a pinch point between the business uses to the north and south. The site is segregated from adjacent business land and has direct road frontage/access opportunities along Woodlands Terrace. The site offers the opportunity to provide residential use complimentary to West Station House without detriment to adjacent land uses or occupiers.
- 6.2 Proposed amendment - Removal of the site from GS/ED2 designation on the proposals map. The site should be retained as white area on plan so that the general residential use infill policy criteria would be applicable. Alternatively the site could be specifically identified as site GS/H3 in the proposals section for Grantown on Spey as a specific housing opportunity site.
- 6.3 **Response:** The proposed amendment to the settlement map, to return the land identified as the West Station House to 'white land' ie with no designation or allocation is considered an appropriate change. The area of the West Station House has been omitted from the proposed economic development allocation, recognising its existing residential use and its disparate location. The boundary has been altered, as highlighted within the 2nd modifications. No further modification is therefore required as a result of this objection.

7.0 Strategic issues

- 7.1 The National Park Plan 2007 (CD7.1) provides a number of strategic objectives, including Conserving and Enhancing the Park(5.1) – Landscape, Built and Historic Environment and Living and Working in the Park (5.2) – Sustainable Communities, and Economy and Employment. All new development and management of the landscapes and settlements within the Park should be based on a sound understanding of this natural and cultural heritage. In addition the Plan seeks to create conditions conducive to business growth and investment that are consistent with the special qualities of the Park and its strategic location.

8.0 Other material considerations

- None

9.0 List of documents (including Core Documents)

- CD7.3 CNPA Committee Report Deposit Local Plan May 2007
- CD7.4 CNPA Committee Report 1st Modifications October 2008
- CD7.5 CNPA Committee Report 2nd Modifications February 2009
- CD7.1 National Park Plan 2007
- CD6.11 Deposit Local Plan
- CD6.12 Deposit Local Plan 1st modifications
- CD6.13 Deposit Local Plan 2nd modifications