

Date:			
Issue:	Grantown-on-Spey GS/ ENV – Environment Allocation		
Objector(s):	Reidhaven Estate	Objection ref(s):	456w

Reporter	Mrs Jill Moody/Mr Hugh Begg
Procedure	Written Submissions

1.0 Overview

- 1.1 This statement sets out the CNPA’s position to objections raised to the Deposit Local Plan, as modified, in respect of the Environment Allocation AV/ENV: Grantown-on-Spey open spaces and supplements the response made to those objections by the CNPA in its reports 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 Deposit Local Plan (6.11) identifies land as ‘Environment’ where it is important to the amenity, setting and the overall fabric of settlements. These areas also provide locally important habitats or landscape features, or are important recreational resources within settlements. They are protected from future development. Settlements also have networks of open spaces, paths and recreational spaces that are not identified but that would be material considerations. The Local Plan recognises the importance of these sites to the Cairngorms National Park and its communities. The plan text specifies:

GS/Env: A number of open spaces and land which contributes to the setting of Grantown-on-Spey are identified and will be protected from adverse development.

- 2.2 The text have been modified in the 1st modifications of the Deposit Local Plan (CD6.12) with additional and altered wording, the former designation OSI referring to open spaces has been substituted for ENV, reflecting flexibility in the areas which can be protected. Two sites have been removed as part of the 2nd modifications, located to the north-east of Grantown-on-Spey (CD6.13).

3.0 Summary of objections

- 3.1 The objection covers the following issues:

- **456w** We wish to object to the designation of open fields as ENV outwith the settlement boundary for Grantown-on-Spey, in particular the sites to the north east of the settlement.

4.0 Summary of Cairngorms National Park Authority Response

- 4.1 The Local Plan identifies several areas of open space and other land in Grantown-on-Spey which positively contributes to its setting, character and amenity. The Environment designation protects and safeguards these key areas from inappropriate future development.

4.2 It is acknowledged that a number of these sites are outwith the settlement boundary but their inclusion is considered justified in light of their importance as areas of significant community and landscape value.

4.3 The open fields to the north west, of which, the objector draws specific reference, have been omitted from the Local Plan in the 2nd modifications and the Environment designation removed, recognising their allocation may not indeed be appropriate.

5.0 CNPA Recommendation

5.2 The CNPA recommend to the Reporter that the objection is rejected. The changes made within the 2nd modifications address the main concerns of the objector; the designation of open fields to the north-east of Grantown-on-Spey. The remaining Environment areas are considered to be of significant landscape and community value. No further action is required.

6.0 Assessment / Scope of Evidence

6.1 **456w** We wish to object to the designation of sites as ENV outwith the settlement boundary for Grantown on Spey, in particular the sites to the north east of the settlement. These sites are open fields and have no particular designations (eg natural heritage or formal recreation) which would warrant their inclusion. There appears to be no sound basis for their allocation. Other policies within the Plan exist to ensure that these are protected therefore this designation is not required.

6.2 **Response:** The Local Plan identifies areas of important open spaces and other lands which positively contribute to the landscape setting, character and amenity of Grantown-on-Spey and provide valuable green spaces for recreation, leisure and access, but also important wildlife habitats. The CNPA in identifying these areas endeavours to provide a full and comprehensive analysis of all of these areas which are likely to fulfil these roles. The Local Plan aims to ensure an appropriate and reasonable balance is struck ensuring only areas and land of significant landscape and community value is designated as Environment; protecting these important areas and not placing significant constraints on many other unwarranted spaces and land within or adjacent to settlements.

6.3 The sites are included to give some recognition to the role they play in the setting, character and amenity of Grantown. It is acknowledged that a number of these sites are outwith the settlement boundary but their inclusion is considered justified in light of their importance as areas of significant community and landscape value.

6.4 The open fields to the north west, of which the objector draws specific reference have been omitted from the Local Plan in the 2nd modifications and the Environment designation removed, recognising their allocation may not indeed be appropriate. They, whilst positively reinforcing the setting of Grantown, do not offer significant value or amenity, the level of protection afforded by their location, outside the settlement boundary, in open countryside is considered sufficient. Development proposals, if forthcoming, would be assessed against the policies of the Local Plan including the impact on the landscape setting of Grantown-on-Spey. No further modifications are therefore proposed.

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), Living and Working in the Park (5.2) and the enjoyment and understanding of the special qualities of the area (5.3); including the promotion of biodiversity, responsible outdoor access and recreation. This aims to encourage high standards of responsible enjoyment of the Park, sustainable management of outdoor access and develop a co-ordinated approach to high-quality outdoor access and recreation.

8.0 Other material considerations

- None

9.0 List of documents (including Core Documents)

- CD7.13 Cairngorms National Park Plan 2007
- 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
- CD6.11 Deposit Local Plan
- CD6.12 Deposit Local Plan 1st modifications
- CD6.13 Deposit Local Plan 2nd modifications