

Date		
Issue:	Kincraig - Allocation of Residential Site Proposal KC/H1 – Scale, Siting, Design and Landscaping	
Objector(s):	Ralph C Wylie	Objection ref(s): 087

Reporter	Mrs Jill Moody
Procedure	Written Representation

1.0 Overview

1.1 This statement sets out the CNPA’s response to an objection raising concerns about the allocation of site KC/H1 at Kincraig, for residential land accommodating up to 40 dwellinghouses. It recommends that the site should be retained in the Local Plan as an effective housing site and that the concern raised by the objector to the scale, design, landscaping and impact of housing development on the site can be addressed through the implementation of other policies in the Local Plan, the Sustainable Design Guide and the preparation of a Development Brief.

2.0 Provision of Local Plan

2.1 The Cairngorms National Park Local Plan (Deposit) July 2007 (CD6.11) identified two housing sites in Kincraig, including KC/H1. KC/H2 identified a smaller 1.14ha site nearby. Following consideration of objections, KC/H2 was removed as an allocated housing site as part of the 1st Modifications May 2008 (CD6.12). KC/H1 was retained and remains in the 2nd Modifications October 2008 (CD6.13) as a 5.7ha site within the proposed settlement envelope of Kincraig (Page 89) and as a proposed housing site for around 40 houses (Page 88). Development of the site is required to incorporate a Sustainable Urban Drainage Solution (SUDS) in the wetland area towards to the south of the site.

2.2 Related policies are:

- Tables 2-4 Housing Land Requirement and Supply
- Policy 22 Housing Development within Settlement Boundary (Incl. Background and Justification)
- Policy 7 Landscape
- Policy 18 Design Standards for Development

3.0 Summary of objection(s)

- Objects to the number of houses proposed for this allocated site (should be reduced to no more than 30) and the resultant impacts of a high density, suburban type development on the landscape and the vista of the Cairngorms. Need for extensive and quality landscaping and appropriate design and finishing materials. Existing but recent development adjacent is an example of what needs to be avoided (**087**).

4.0 Summary of CNPA’s responses

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). As part of the overall strategy and as an identified intermediate settlement, Kincraig 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. The site is considered to be free from any significant constraints and therefore, subject to the provision of adequate

SUDS, it is considered to be effective. The site has been allocated for residential and some community type development (playing field) in the adopted Badenoch and Strathspey Local Plan since 1997 (CD6.6). Any development proposed, will require to be assessed against all relevant policies in the CNP Local Plan and the Sustainable Design Guide. A Development Brief is to be prepared which will provide clarity on issues of access, landscaping, design etc.

5.0 CNPA Commendation to Reporter

- 5.1 It is commended to the Reporter that the residential allocation and the potential number of dwellinghouses for this site is retained, as defined in the CNP Local Plan as Proposal KC/HI.
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6.0 Assessment and conclusions

- 6.1 **087 objects** to the number of houses proposed for this allocated site (should be reduced to no more than 30) and the resultant impacts of a high density, suburban type development on the landscape and the vista of the Cairngorms. Need for extensive and quality landscaping and appropriate design and finishing materials. Existing but recent development adjacent is an example of what needs to be avoided.
- 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 KC/HI has been made in this context. The number of units and scale of the allocation is based on proposed modifications to Tables 2-4 of the CNP Local Plan (CD7.28). The site is considered to be of scale and size which can accommodate up to the number of houses proposed without detriment to the character of the Kincaig Settlement or the wider area (CD7.24). The issues of site layout, design, materials and landscaping for any forthcoming development proposal will be dealt with through the implementation of Policy 18 (Design Standards for Development) of the CNP Local Plan, the Sustainable Design Guide, and the proposed Development Brief for the site.

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

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. NPPG14 Natural Heritage (CD3.2) advises that while conservation of the natural heritage will be a key objective in any National Park, due weight must also be given to the social and economic interests of local communities.

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 National Parks (Scotland) Act 2000
- CD2.4 SPP3 Planning for Housing 2008
- CD3.2 NPPG14 Natural Heritage
- CD6.6 Badenoch and Strathspey Local Plan 1997
- CD6.11 Deposit Local Plan
- CD6.12 Deposit Local Plan 1st Modifications
- CD6.13 Deposit Local Plan 2nd 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