

<b>Date:</b>			
<b>Issues:</b>	<b>Kingussie Scale of zoning KG/HI/dualling of A9/open space/settlement boundary</b>		
<b>Objector(s):</b>	Mr Duncan	<b>Objection ref(s):</b>	037p
	JS Grant Washington		413
	Mr R J Kinnaird		480
	Mr RJ Morris		487

<b>Reporter</b>	Mr Hugh Begg
<b>Procedure</b>	Written Representation

## 1.0 Overview

1.1 This statement sets out the CNPA's response to objections relating to Kingussie HI in terms of the need to dual the A9, the open space provision and the boundary on West Terrace. The statement supplements the responses made to those objections by the CNPA in its reports to committee (CD7.3,4 and 5). This statement recommends that KG/HI remains as an allocated site within the Local Plan.

## 2.0 Provision of the Local Plan

2.1 The Deposit Local Plan Proposals Maps for Kingussie (CD6.13) has identified area HI for expansion of Kingussie identifying the extent to which the village can expand over the plan period. Policy 22 Housing Development within Settlement Boundaries considers that housing developments within settlement boundaries will be favourably considered where located on an identified site on the proposals map or where compatible with existing and adjacent land uses (e.g. infill).

2.2 Related policies are:

- Proposals Map/Statement for Kingussie
- Tables 2-4 Housing land requirement and supply
- Policy 1 Development in the Cairngorms National Park
- Policy 7 Landscape
- Policy 22 - Housing in Settlements
- Policy 18 - Design Standards for Development

## 3.0 Summary of objection

3.1 4 objections cover the following:

- Objects to scale/extent of zoning **(037p)**
- Objects to lack of reference to dualling the A9 **(413)**
- Objects to inclusion of open space within village. This should be concentrated on KG/HI **(413)**
- Objects to line of settlement boundary at west end of West Terrace **(480 & 487)**

## 4.0 Summary of CNPA's Response

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 settlement,

Kingussie 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. With regard to the A9 dualling this would be a national strategic decision and does not require a policy in the Local Plan. Comments regarding the settlement boundary at West Terrace raise new issues not previously put forward as objections.

## 5.0 CNPA Commendation to Reporter

- 5.1 It is commended to the Reporter that no further modification to the allocation and provision of housing land at KG/HI in the CNP Local Plan, is required.
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## 6.0 Assessment and conclusions

- 6.1 **037p Objects** to the scale of allocation KG/HI.
- 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 site has also been assessed under the criteria set out in Topic Paper 4 (CD7.24). However, it should be noted that the scale of the allocation bears comparison with the existing Badenoch and Strathspey Local Plan. The site has not been taken up due to constraints (largely relating to lack of sewerage treatment / infrastructure capacity). Given the constraints that have inhibited the development of this site in Kingussie it should be no surprise that the site remains allocated. In addition the Landscape Capacity for Housing Study (CD7.19) identifies HI as appropriate for development in two distinct phases. The site is well contained by the Scots pine plantation above the site and this would form a strong and well defined settlement boundary. Provision of open space, structure planting, footpath connections and other features to enhance amenity will be subject to detailed consideration under the current masterplan application. Proposals on these sites will be assessed against all of the policies of the Deposit Plan and in particular Policy I Development in the Cairngorms National Park which embodies the aims of the National Park.
- 6.3 **413 Objects** to the Plan on the basis that the dualling of the A9 must be a top priority.
- 6.4 **Response:** Any dualling of the A9 is a national strategic decision to be taken within the context of the National Planning Framework (CD1.10) and does not warrant a specific policy within the Plan.
- 6.5 **413 also objects** on the grounds that new open space should be focused on the KG/HI allocation and not be created within the existing settlement.
- 6.6 **Response:** Open space within the KG/HI allocation will be dealt with by a masterplan for the site as part of a detailed analysis of and strategy for the site. With regard to protected areas what were described as open space (OS) allocations in the Deposit Local Plan are now described as Environment (Env) in the 2<sup>nd</sup> Modifications and are protected from adverse development because of their importance to the setting of the village. The upper part of the Gynack Burn subject the Env allocation is more natural than the lower part of the burn. This is an attractive

area with extensive tree cover on a natural rocky gorge. It also forms a valuable contrast to the adjacent housing development and makes a distinctive verdant connection between the central village and the wooded uplands of its setting. The Burn is also host to a number of local signposted walks. The other Env allocation for retention purely relates to the school playing field and the allocation emphasises its community use and value as such to the settlement.

6.7 **480 and 487 object** to settlement boundary at the end of West Terrace and that inclusion of land on north side of the road could lead to development.

6.8 **Response:** The settlement boundary referred to at West Terrace was not the subject to these objections under the Deposit Plan and no modifications have been made. Consequently, these are new issues that should have been raised at an earlier stage and cannot be considered now.

## 7.0 Strategic issues

7.1 The National Park Plan sets out how the 4 aims of the Park must be achieved in a collective and co-ordinated way. The National Park Plan (CD7.1) sets the strategic direction for meeting housing need. Strategic Objectives for 5.2.2 Sustainable Communities include b) which seeks to make proactive provision to focus settlement growth in the main settlements and plan for growth to meet community needs in other settlements. Under 5.2.4 Housing, Strategic Objective d) seeks to ensure there is effective land and investment for market and affordable housing to meet the economic and social needs of communities throughout the Park.

## 8.0 National planning policy/guidance

Scottish Planning Policy 3 (SPP3) Planning for Homes (CD2.4) requires the Local Plan to provide sufficient land to meet the housing land requirement for at least 5 years from the adoption date. The plan is also required to meet medium term requirements for housing.

## 9.0 Other material considerations

9.1 KG/HI is allocated in the Badenoch and Strathspey Local Plan (CD6.6) for housing and commercial uses. The site has historically been constrained by problems of inadequate sewerage treatment capacity. Site HI is currently the subject of an outline masterplan application for 300 houses (09/048/CP).

## 10.0 List of documents (including Core Documents)

- CD1.10 National Planning Framework
- CD2.4 SPP3 Planning for Housing 2008
- CD6.6 Badenoch and Strathspey Local Plan 1997
- CD6.13 Deposit Local Plan 2<sup>nd</sup> Modifications
- 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 Committee Report 2<sup>nd</sup> Modifications February 2009
- CD7.19 Cairngorms Landscape Capacity for Housing Study
- 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
- 09/048/CP