

Date:		
Issue:	Business breakdown of KG/ED I for economic development and reinstatement of potential access from A86 for both KG/HI and KG/ED I.	
Objector(s):	Davall Developments	Objection ref(s): 461d

Reporter	Mr Hugh Begg
Procedure	Written Representation

1.0 Overview

1.1 This statement sets out the CNPA's response to objections relating to KG/ED I in respect of the purpose to which the land can be put. This statement responds to these objections and recommends that no further modifications are required.

2.0 Provision of the Local Plan

2.1 The Deposit Local Plan (CD6.13) includes allocation ED/I which the CNPA consider to cover a range of potential economic uses. Sites HI and ED/I should be accessed from the local road network in accordance with the requirements of Transport Scotland. The 1st modifications included sites ED1 & ED2 for economic development purposes

2.2 Related policies are:

- Kingussie Proposals Map/Statement
- Policy 1 Development in the Cairngorms National Park
- Policy 7- Landscape
- Policy 18 Design Standards for New Development
- Policy 27 Business Development
- Policy 28 Retail Development

3.0 Summary of objections

- Prepared to withdraw objection subject to the assumption that approx 0.85ha of EDI can be developed for economic development purposes with a further 0.25ha for tourist related uses and that a specific use is not an issue but any proposal relies on good design and landscaping **(461d)**
- That Transport Scotland withdraw objection to the A86 access **(461d)**

4.0 Summary of CNPA's Response

4.1 Site EDI is allocated for economic development which would cover a wide range of economic uses. This should be of comfort for the objector (461d). Continue to work with Transport Scotland and Area Roads Manager with regard to access to KG/HI and KG/ED I. ED1 & 2 are additional economic development allocations that were not contained in the Deposit Local Plan but added at 1st modification.

5.0 CNPA Commendation to Reporter

5.1 It is commended to the Reporter that no further modifications are required in respect of these objections.

6.0 Assessment and conclusions

6.1 **461d objects** with concern that EDI should be available for wide range of economic uses including for tourism.

6.2 **Response:** The CNPA is not of the view that allocation EDI is anticipating any particular form of economic development for the site. A wide range of economic uses may be appropriate for the site.

6.3 **461d also objects** to access to KG/HI and KG/EDI being from local road network.

6.4 **Response:** Access to the site is currently indicated by the Local Plan to come from the local road network. The CNPA will continue discussions on this issue with the objector and Transport Scotland in the context of the current outline planning application.

7.0 Strategic issues

7.1 The National Park Plan under 5.2.3 Economy and Employment (CD7.1) provides the strategic setting for policies 27 and 28 of the Local Plan. Of particular relevance is strategic Objective a) which 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 National planning policy/guidance

8.1 SPPI5 (CD2.11) supports a thriving and diverse economy while recognising the special qualities of the National Park.

9.0 Other material considerations

9.1 An outline planning application has recently been submitted for 300 houses at site EDI/HI which includes a Transport Assessment (09/048/CP).

10.0 List of documents (including Core Documents)

- CD2.11 SPP 15 Planning for Rural Development
- CD6.13 Deposit Local Plan 2nd Modifications
- CD7.1 Cairngorms National Park Plan 2007
- 09/048/CP