

Date:			
Issue:	Access and general road options with regard to proposed housing site NM/H2 at Newtonmore.		
Objector(s)	James Hall	Objection ref:	371b
	Transport Scotland		423h

Reporter	Mrs Jill Moody
Procedure	Written Representation

1.0 Overview

- 1.1 This statement sets out the CNPA's response to the objections raised in regard to transport issues relating to NM/H2. The scope of this evidence achieves a balance between the view of the local community and the requirements of Transport Scotland.

2.0 Provision of Local Plan

- 2.1 The Deposit Local Plan (CD6.11) has been modified to reflect the concerns raised by objectors and to mention the aspiration for a bypass (CD6.12 and CD6.13). Ultimately the text of the Plan for Newtonmore Proposals recognises that access to proposal H2 as a starting point should be taken from the local road network.
- 2.2 The Proposals Map for Newtonmore indicates areas NM/H1 and NM/H2 allocated for housing in total approximately 220 dwellings. Access for proposal H2 to be taken from the local transport network. The text of the Plan (Newtonmore Proposals iii) refers to the aspiration for the A86 to bypass the village.
- 2.3 Related policies are:
- Tables 2-4 Housing Land Supply
 - Policy 1 Development in the Cairngorms National Park
 - Policy 22 Housing Development within Settlement Boundaries
 - Policy 31 Integrated and Sustainable Transport Network
- 2.4 In considering the objections made to this proposal, and in light of continued discussions with Transport Scotland it is considered appropriate now to suggest a further post inquiry modification to Proposals (iii) as follows: *“While there remains within the community an aspiration that the A86 should bypass the village centre, any transport intervention requiring Scottish Minister/Scottish Government/Transport Scotland consent and/or funding, would require to undergo appropriate transport appraisal”*.
This is an officer recommendation which has not been endorsed by the CNPA Board. Transport Scotland has stated that they can withdraw their objection on the basis that this wording is incorporated.

3.0 Summary of objection(s)

Two objections cover the following:

- objects as the Plan should recognise the aspiration of the local community that the A86 should bypass the village centre suggests re-wording of (iii) **(371b)**
- objects to sentence iii (Newtonmore Proposals) and that emphasis should be placed upon need for any bypass requiring Transport Scotland funding to undergo appropriate transport appraisal **(423h)**

4.0 Summary of CNPA's responses

- 4.1 The CNPA is seeking to balance the aspirations for a bypass with the requirements of Transport Scotland. The text of the plan under Newtonmore Proposals recognises this, that the A86 should bypass the village centre while recognising the technical requirements of Transport Scotland and the presumption of SPP17 (CD2.12) against new trunk road junctions.

5.0 CNPA Commendation to Reporter

- 5.1 It is commended to the Reporter that the changes above are included in addition to the wording established in the 2nd modifications to the Local Plan in regard to NM/H2.
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6.0 Assessment and conclusions

- 6.1 **371b objects** to the lack of reference to aspirations of the local community for A86 bypass. The objector recommended the re-wording of (iii) to "There also remains within the community an aspiration that the A86T should bypass the village centre. This would be achieved by means of a new road link to the B9150 along the boundary of area H2 and a new road link to the industrial site at ED2 through area H1. Development of H1 or H2 should provide opportunities to bring forward this proposal."
- 6.2 **Response:** The CNPA has sympathy with this community aspiration and has reworded (iii) in the 2nd modifications of the Plan in line with the above with the one exception that the word "should" is replaced with the word "may" in the last sentence. No further communication has been received with respect to this modification.
- 6.3 **423h Objects** to allocation H2 because of a lack of reference on how access should be gained and a lack of reference to the general presumption against new trunk road junctions. Wording changed in 2nd modifications to point out that access for H2 should be taken from the local transport network. Transport Scotland has recommended rewording of (iii) of Newtonmore Proposals to "While there remains within the community an aspiration that the A86 should bypass the village centre, any transport intervention requiring Scottish Minister/Scottish Government/Transport Scotland consent and/or funding, would require to undergo appropriate transport appraisal."
- 6.4 **Response:** The CNPA has continued discussions with Transport Scotland who have suggested a further modification to Proposals (iii) as follows: "While there remains within the community an aspiration that the A86 should bypass the village centre, any transport intervention requiring Scottish Minister/Scottish Government/Transport Scotland consent and/or funding, would require to undergo appropriate transport appraisal". The CNPA agrees a further modification to the Plan to incorporate the suggested wording. Transport Scotland has stated that they can withdraw their objection on the basis that this wording is incorporated.

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 Living and Working in the Park and Sustainable Communities and Housing.

8.0 National planning policy/guidance

8.1 Scottish Planning Policy 17 Planning for Transport (CD2.12) makes clear that there is a general presumption against new trunk road junctions. This general presumption should be taken into account within Local Plan policies and proposals.

9.0 Other material considerations

9.1 Planning application for 81 houses/flats CNPA Committee resolved to grant permission subject to community contributions (07/230/CP)

10.0 List of documents (including Core Documents)

- CD2.12 SPP17 Planning for Transport
- 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
- 07/230/CP