

<b>Date:</b>			
<b>Issue:</b>	<b>Scale of housing allocations in Newtonmore.</b>		
<b>Objector(s):</b>	Mrs Sally Leslie Melville	<b>Objection ref(s):</b>	079
	Max and Tricia Brown		357

<b>Reporter</b>	Mrs Jill Moody
<b>Procedure</b>	Written Representation

## 1.0 Overview

1.1 This statement sets out the CNPA's response to the objections raised regarding the scale of housing allocations in Newtonmore. The Local Plan as modified sets out an appropriate effective land supply to meet the requirements of SPP3 no further change is therefore suggested.

## 2.0 Provision of Local Plan

2.1 The Cairngorms National Park Local Plan (Deposit) July 2007 (CD6.11), with regard to the settlement of Newtonmore, allocates sites H1 and H2 for housing development for approximately 220 housing units in total.

2.2 The Proposals Map/Statement for Newtonmore allocates site NM/H1 (11.7ha) for around 120 dwellings. Site NM/H2 between Perth Road and Laggan Road is allocated for around 100 dwellings

2.3 Related policies are:

- Tables 2-4 Housing Land Supply
- Policy 1 Development in the Cairngorms National Park
- Policy 7 Landscape
- Policy 22 Housing Development within Settlement Boundaries
- Policy 31 Integrated and Sustainable Transport Network

## 3.0 Summary of objection(s)

Two objections covering the following:

- Objects to lack of housing site allocations for Newtonmore **(079)**
- Objects to scale of housing allocations **(357)**

## 4.0 Summary of CNPA's responses

4.1 The sites contribute to the housing land supply set out in proposed modifications to Tables 3 and 4 (CD7.28) of the Local Plan, and have been assessed through the site selection criteria set out in Topic Paper 4 (CD7.24). The provision of an effective 5 year supply is therefore considered to have been met. Newtonmore is identified as a strategic settlement in the CNP Local Plan. As part of the overall strategy for allocating housing land at existing settlements, Newtonmore 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.

4.2 Detailed concerns regarding landscaping, design, access, potential flooding etc will be considered by a detailed development brief and consideration of any planning applications against all of the relevant policies contained within the Deposit Plan.

## 5.0 CNPA Commendation to Reporter

- 5.1 It is commended that the Reporter reject the objections above, and retain the residential allocations as defined in the Deposit Local Plan as Proposals NM/H1 and NM/H2.
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## 6.0 Assessment and conclusions

- 6.1 **079 objects** to the lack of housing allocations in the Plan and requests that land to the south west of allocation H1 should be included to meet long term demand with H1 & H2 meeting current demand.
- 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). It is therefore considered that the plan has allocated sufficient land to provide an adequate effective 5 year land supply, and land for the medium and long term. 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 NM/H1 and NM/H2 has been made in this context. The provision of these sites for residential development will help deliver the required numbers of market and affordable housing in line with the objectives for Sustainable Communities and Housing in the CNP Park Plan (CD7.1) and the housing needs for the area, and as such, will help to promote the sustainable economic and social development of Newtonmore.
- 6.3 The objectors have provided no detailed evidence for the request for additional sites to be allocated. In addition, it must be recognised that many housebuilders in the area are scaling down the numbers of houses being produced in line with demand. Reference has been made to significant developer demand for housing land being unsatisfied due to developer demand. However, demand for and production of housing has subsided in recent months. It is the CNPA's view that the allocations as set out for Newtonmore provide a balanced approach that will be able to accommodate increased demand when the market improves. (CD7.23) It is important to note that while the scale of H2 has been reduced the approximate number of dwellings (100) in allocation H2 is the same as that proposed by the Badenoch and Strathspey Local Plan over a much wider area. This illustrates that the CNPA allocation accords with the principles of SPP3 in seeking to make most efficient use of allocated land within and adjacent to an existing settlement.
- 6.4 **357 objects** to the scale of the housing allocation for Newtonmore and considers that it should be about 75% smaller.
- 6.5 **Response:** The CNPA considers that its housing allocation is appropriate (see 6.2 above) despite requests for it to be larger. The addition of the housing is based upon projections for need and it is to be noted that the extent of the area allocated for housing is less than that allocated by the existing Badenoch and Strathspey Local Plan for Newtonmore. A reduction of the order being suggested would fail to provide an effective land supply. It is also noted that Newtonmore Community Council has not objected to the scale of the proposed allocations.

6.6 **357 also objects** raising concerns that landscaping should be a priority; houses to have green specifications; roads junctions and pavements properly thought out and provided; houses to blend with existing buildings.

6.7 **Response:** The CNPA considers that the concerns raised are detailed issues that would be dealt with in the course of a development brief. The details of building design, landscaping and green specifications would be dealt with by a development brief for the sites and also any detailed planning applications for the site. The Deposit Plan includes Policy 1 Development in the Cairngorms National Park which seeks to ensure that development complements and enhances the character of the Park. Policy 18 Design Standards for Development considers that where appropriate development should minimise its effect upon climate change. Policy 7 Landscape considers that development should make a positive contribution to the landscape character of the Park. Further to this the CNPA is in the process of producing a Sustainable Design Guide for the park area. Access issues will be dealt with under Policy 31 Integrated and Sustainable Transport Network and would be the subject of consultation with the Area Roads Manager for Highland Council and Transport Scotland where appropriate.

6.8 **357 also objects** to allocation unless the houses are all low cost and affordable and saleable to locals only.

6.9 **Response:** The CNPA has investigated this issue previously. The CNPA must provide an effective supply of land in line with the requirements of SPP3 without restricting it to existing residents only. The CNPA must provide an effective land supply which is based upon the demands of housing within the National Park. (para 6.2 above).

## 7.0 Strategic issues

7.1 The National Park Plan (CD7.1) sets a strategic context for the consideration of policies and the determination of planning applications. Of particular relevance are objectives relating to the Landscape, Built and Historic Environment (5.1); Living and Working in the Park (5.2)- Sustainable Communities and Housing.

## 8.0 National planning policy/guidance

8.1 Scottish Planning Policy 3 (SPP3) Planning for Housing (CD2.4) requires the Local Plan to provide sufficient land to meet the housing land requirement for at least 5 years from the date of adoption. Local Plans are also required to identify further sites to meet requirements in the medium term.

## 9.0 Other material considerations

9.1 The north western section of site HI on the Proposals Map is currently subject to a planning application for 81 houses and flats which the CNPA has resolved to grant planning permission for subject to community planning contributions. (07/230/CP)

## 10.0 List of documents (including Core Documents)

- CD2.4 SPP3 Planning for Housing 2008
- CD6.11 Deposit Local Plan
- 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 allocated sites
- CD7.28 Proposed Post Inquiry Modifications proposed by Officers through Inquiry Statements
- 07/230/CP