

Issue:	GRANTOWN ON SPEY H2		
Objector(s):	Badenoch and Strathspey Conservation Group	Objection ref(s):	400i(i)
Reporter	Mrs Jill Moody		
Procedure:	Informal hearing		

Rebuttal

1.1 The Statement of Evidence provides comments on the Granttown H2 housing allocation:

- Excessive scale of development that is unsustainable;
- Conflicts with the aims of the NP;
- The site contributes to the attractive landscape setting of Granttown, and is walking, playing in etc (conflict with 1st and 3rd and 4th aims).

1.2 **Response:** The Deposit Local Plan (CD6.11) allocates strategic development sites within the settlement proposals section; these include land for Housing Development. The Local Plan requires to provide enough effective land for market and affordable housing to meet the economic and social needs of the Park's communities, encouraging proactive settlement growth in the main settlements. The plan text specifies:

GS/H2 as a 3.25 hectare site to the north of Beachan Court with capacity for around 50 dwellings. The site is known to be used for wading birds and would require more detailed survey to establish the ecological importance of the site and the impact of any development.

1.3 The Local Plan has been the subject of Strategic Environmental Assessment (SEA) throughout its development, including in the consideration of the allocation of sites, assessing the likely significant environmental effects. The proposed allocation of the site was informed by the SEA and an awareness of the environmental value of the land – the Granttown on Spey Housing sites were considered unlikely to have any significant negative environmental effects. The site's sensitive nature is recognised and shall be subject to a Development Brief, prepared by the CNPA, highlighting design and layout, landscape and nature considerations in detailed guidance. In addition the site allocation was informed by the Cairngorms Landscape Capacity for Housing Study (CD7.19).

1.4 The CNPA wish to call an additional witness to provide specialist landscape advice – Mr Matthew Hawkins.

2.0 Conclusion

2.1 The Local Plan identifies a site for housing development of around 50 dwellings, north of Beachan Court to assist in meeting the identified need for Granttown-on-Spey. The Local Plan requires to provide enough effective land for market and affordable housing to meet the Housing Land Requirement for the respective Local Authority areas, including within Badenoch & Strathspey, targets established by the Highland Structure Plan 2001 (CD6.2).

3.0 CNPA Recommendation

3.1 The CNPA recommend to the Reporter that the objection is rejected; the issues raised have been considered and no change is required.