

Issue:	Kingussie HI/Settlement Boundary St Vincent's		
Objector(s):	Badenoch and Strathspey Conservation Group	Objection ref(s):	400i(k)

Reporter	Mr Hugh Begg
Procedure:	Informal hearing

Rebuttal

1. This is a rebuttal of Badenoch and Strathspey Conservation Group statement of evidence relating to three particular issues raised.
2. **Objects** because allocation HI is excessive in scale conflicting with the aims of the Park.
3. **Response:** While this issue is covered in the CNPA's hearing statement the CNPA would take this opportunity to point out that the allocation of the site contributes to the delivery of effective housing land supply (see modified background text to Housing Policies CD7.28), and has been assessed against the site selection criteria set out in Topic Paper 4 (CD7.24). The site is therefore considered to be of a scale and size which can accommodate the number of houses proposed without detriment to the character of the settlement or the wider area. It must also be recognised that this site has been allocated in the Badenoch and Strathspey Local Plan since 1997. (CD6.6)
4. **Objects** because the site is a valuable landscape feature.
5. **Response:** The allocation of the site has been informed and based upon evidence produced by the CNPA's Landscape Capacity Study for Housing (CD7.19).
6. **Objects** to inclusion of site at St Vincent's former hospital grounds within Kingussie settlement boundary.
7. **Response:** The CNPA has refused a planning application for development within the St Vincent's Site. However, this site was formerly part of a hospital garden and hosted a single house (the remains of a garden wall and site for the house are evident on the site). As such the CNPA believes that this site still offers some opportunity for limited development. However, a small section of the upper part of the site shown as within the settlement boundary is included within the Ancient Woodland Inventory (AWI) and the CNPA is proposing a minor modification to the settlement boundary so that this reflects the boundary of the AWI area.

CNPA Commendation to Reporter

8. It is commended to the Reporter that no further modification to the allocation and provision of housing land for Kingussie is required. However, a minor modification to the settlement boundary is recommended at St Vincent's so that the settlement boundary is consistent with the area shown as Ancient Woodland Inventory.