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## CAIRNGORMS NATIONAL PARK AUTHORITY

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### FOR INFORMATION

**Title: AVIEMORE HIGHLAND RESORT SITE –  
CONSULTATION UPDATE**

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#### **Purpose**

To provide the Planning Committee with an update from the public consultation on the Draft Development Brief for the Aviemore Highland Resort.

#### **Background**

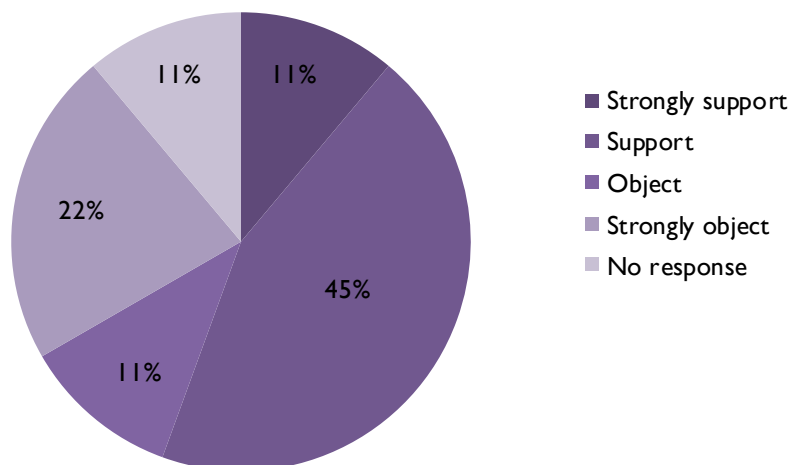
1. The Cairngorms National Park Local Development Plan (LDP) identifies sites for future development. These include a number of sites which had planning permission at the time of plan preparation / adoption, including the Aviemore Highland Resort (AHR). AHR is a key site within Aviemore and has significant development potential. Whilst part of the site has an extant planning permission for housing development, outline planning permission which was granted in 2011 for the wider site has now lapsed.
2. Therefore, the aim of this Development Brief is to guide the development of the wider AHR by providing a land use and development framework that can inform the preparation and consideration of future planning applications. This will provide greater certainty for both the local community and the developer.
3. A draft of the Development Brief was approved for public consultation by the Planning Committee in May 2017.

#### **Summary of Consultation**

4. A seven week public consultation was undertaken from 14<sup>th</sup> August to 29<sup>th</sup> September 2017. CNPA worked with Voluntary Action Badenoch and Strathspey (VABS) and

Aviemore and Vicinity Community Council (AVCC) to plan the consultation to try to reach as many people and groups as possible. Two drop-in events were held in a marquee on the Aviemore Village Green on 17<sup>th</sup> and 22<sup>nd</sup> August. The venue was chosen in agreement with VABS and AVCC as it is a central and accessible location with the potential for higher numbers of people passing by. The events ran from 2.30pm until 7.30pm to allow as many people as possible to attend, for example after school in the afternoon or after work in the evening. A total of 30 people attended the two events.

5. To publicise the events and consultation itself, information was posted on CNPA's website, as well as VABS and AVCC's Facebook pages and other community pages. Emails and letters were sent out to relevant community groups including the Aviemore Business Association and Aviemore Community Enterprise Company. A notice about the events was also put in the Strathspey and Badenoch Herald and printed posters containing information about the events and about how to respond were put up around Aviemore – including the notice board on the Green, the Community Centre / Primary School, Co-op, Post Office and Tesco.
6. Whilst significant efforts were made to engage people in the consultation, the number of formal consultation responses was relatively limited. Nine responses were received via Survey Monkey, email and post, along with four statutory consultee responses from RSPB, SNH, SEPA and The Highland Council Roads department (THC).
7. Of the nine respondents, the majority were in support of the development brief, with one objecting and two strongly objecting.



8. The limited number of responses to the consultation, combined with the majority of respondents expressing support for the development brief, suggests that there is not

strong opposition to the principle of development on this site, and that the overall content of the draft development brief does not appear to be contentious.

9. However, a number of more detailed issues and suggested amendments were put forward by respondents. These included: increasing the protection of waterbodies and enhancing green networks across the site; making reference to Craigellachie National Nature Reserve (NNR) (including concerns of potential impacts on the designation and opportunities to improve access and signage); impacts on nearby designations and recreation management; Sustainable Drainage Schemes (SUDS); district heating; active travel; and developer obligations.

### **Proposed amendments**

10. A number of changes are proposed to the Development Brief to reflect the comments received. In brief, these are likely to comprise:
  - a) Including a requirement for the protection and enhancement of the existing pond in Area 1;
  - b) Highlighting the connection between Area 4/5 and designated sites;
  - c) Expanding guidance on SUDS in the Design section;
  - d) Encouraging use of a district heat network;
  - e) Highlighting the connection between the site and Craigellachie NNR and opportunities to improve access and signage as well as link up with other routes in and around the site;
  - f) Including greater emphasis on active travel including opportunities to link with A9 cycle enhancements as well as improving non-motorised access through the site; and
  - g) Including reference to potential public transport and active travel improvements under 'Roads' in the Developer Obligations section.

### **Next Steps**

11. The Development Brief will be updated and brought back to the Planning Committee for final approval in early 2018.
12. However, the potential recreational impacts of additional development on designated sites in the wider Aviemore area are being subject to further consideration. A Habitats Regulations Appraisal is being prepared for the Development Brief which will assess its potential impacts on nearby designations and protected species. This is being undertaken in consultation with SNH and the HRA process needs to be completed before the Development Brief can be brought back to the Committee for approval.

13. Once adopted, the Development Brief will form non-statutory planning guidance and will be a material consideration for future planning applications on the AHR site.

### **Impact Assessments**

14. The AHR Development Brief has been screened in accordance with Strategic Environmental Assessment (SEA) legislation and is also being subject to the Habitats Regulations Appraisal (HRA) process.

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