
CAIRNGORMS NATIONAL PARK AUTHORITY

FOR DECISION

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

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Purpose

To ask the Planning Committee to approve the Development Brief for the Aviemore Highland Resort.

Recommendation

To approve the adoption of the Aviemore Highland Resort Development Brief.

Background

1. The Cairngorms National Park Local Development Plan 2015 (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 additional potential for housing and business development, both of which can support the community and economy of Aviemore.
2. 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 which was followed by a 7-week public consultation in August and September 2017. The Committee were updated on the broad outcomes from the consultation in November 2017.

Summary of Consultation

4. As reported in November 2017, a number of more detailed issues and suggested amendments were put forward by respondents during the consultation. 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.

5. The consultation summary report which provides an overview of all comments received and proposed changes to the Development Brief is contained in Appendix 1.

Proposed amendments

6. As a result of the responses received, a number of changes have been made to the Development Brief. These comprise:
 - a) Including reference to the need to protect and enhance existing waterbodies in Area 1;
 - b) Including reference to the opportunity for a district heat network in the Design section ;
 - c) Highlighting the connection between the site and Craigellachie NNR in the context of the AHR;
 - d) 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
 - e) Including reference to potential public transport and active travel improvements under 'Roads' in the Developer Obligations section.
7. Minor changes have also been made to reflect the development of Aviemore Retail Park which is now being progressed.

Statutory Assessments

8. In addition, the Development Brief has been subject to a Habitats Regulations Appraisal (HRA) which has been prepared in consultation with SNH to assess any potential impacts on nearby designations and protected species, and is attached in Appendix 3. The HRA concludes that the Development Brief will not affect the integrity of any European designated sites.

Next Steps

9. We propose that the Development Brief for the Aviemore Highland Resort be adopted as non-statutory Guidance and published on the CNPA's website.
10. Once adopted, the Development Brief will be a material consideration for the future development of the HI site.

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Appendices

- 1) Consultation summary report
- 2) Aviemore Highland Resort Development Brief