

AGENDA ITEM 7

APPENDIX 4

2023/0007/DET

**REPRESENTATIONS –
OBJECTIONS**

Emma Greenlees

From: [REDACTED]
Sent: 09 January 2023 15:06
To: Planning
Subject: 22/05824/FUL | Erection of 22 self catering apartments, shops, hotel and underground parking | Land 80M SW Of Mountain Cafe 111 Grampian Road Aviemore

Categories: Emma G, Comments

Dear Sir/madam,

I would like to object to the above development;

The proposed development is too high in the centre of Aviemore. It shall negatively impact Aviemore, do not need another large commercial development of this size. It is taking away the character of Aviemore by building huge oversized buildings and we are now in jeopardy of losing site of the beauty that the Cairngorm National Park offers. This site should offer a swimming pool and sports complex that would actually benefit the park.

With only 1 access road to the development, it shall cause huge congestion with traffic and car fumes. The village is already struggling with traffic and this shall add a further strain to the village. We are a village not a city! Cars will end up parking in neighbouring spaces. We do not need this.

[REDACTED]

2023/0007/DET - Objection

Deirdre Straw

From: [REDACTED]
Sent: 12 January 2023 12:18
To: Planning
Subject: Objecting to planing
Categories: Pending

To whom it may concern,

I would like to object to these 3 planning applications:

22/05824/FUL Erection of 22 self catering apartments, shop, hotel and underground parking on Grampian Road.

22/05826/FUL change of use of land for siting of 27 lodges

22/05826/FUK C22/05497/PIP Change of use from Guest house to 11 services apartments

Firstly, I understand CNP run as a tourist information rather than a National Park and I think this needs to change and CNP should be looking at other National Parks to see how they run. We cannot cope with more tourism as we struggle with what we do have, we do not have affordable housing for local people working in the area to rent or buy. People are being pushed out of the village because of this, businesses are having to close to give staff days off. The main road is congested. We do not have the infrastructure for more hotels or lodges.

As a national park you should be protecting the green land and supporting the community, unfortunately this does not seem to be the case and it is really very sad. All planning that goes through, nothing is in keeping, it is not affordable for the local community and is taking away precious green land.

22/05824/FUL Erection of 22 self-catering apartments, shop, hotel and underground parking on Grampian Road. We have enough hotels in the area we do not need more, as stated above we do not have the infrastructure or the people to work in these hotels and apartments. Where are all the staff going to come from and where will they live. Aviemore is at breaking point and this will just give visitors a really bad visitor experience. The congestion will pollute the area with fumes and sound pollution. The main road is already congested. I presume the hotel and apartments will also not have to pay for the new licensing.

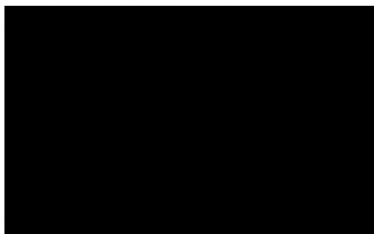
22/05826/FUL change of use of land for siting of 27 lodges, this is at McDonalds Resort and will be taking away much loved Greenland and will rewin the feel of that area and will look very over crowded. Again we have too much holiday accommodation as it is. I also think they should be spending their money on the four seasons hotel rather than letting that go to ruin and building more lodges. Years ago they already had plans to turn that into apartments which would be much better. Again these lodges will not need the licencing that is coming in.

22/05826/FUK C22/05497/PIP Change of use from Guest house to 11 services apartments, This cannot be allowed, this is a family home that did bed and breakfast for 4 rooms now planning on turning into 11 apartments, this has decking all around them which will cause noise pollution, parking I do not think is enough, gravel parking which will be noisy, neon signs and this is unmanned on a residential street. We have a massive issue with housing and this will be the second B&B family home to be changed. If I had

realised about the planning for Vermont, I would have objected. If this is allowed, it will set a precedent for other companies to buy houses and turn into holiday let apartments as they do not need to get the new licence for short lets and this will take away even more homes. Aviemore cannot cope with what we do have and no more apartments, hotels or lodges etc should be allowed until we can sort infrastructure and housing.

Please do not allow these to go ahead and please start treating the area as a protected area.

Kind regards



Comments for Planning Application 22/05824/FUL

Application Summary

Application Number: 22/05824/FUL

Address: Land 80M SW Of Mountain Cafe 111 Grampian Road Aviemore

Proposal: Erection of 22 self catering apartments, shops, hotel and underground parking

Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this planning application on the following grounds:

The site is already elevated, therefore a 5-storey building is too high, there are no other 5-storey buildings on Grampian Road except the unused Strathspey Hotel, until existing buildings are in use no other similar developments should be considered.

Aviemore does not have the infrastructure to cope with more short-term holiday accommodation. 83 bedrooms, 22 self-catering apartments is excessive and unnecessary.

Grampian Road is already grid locked during busy periods and the traffic generated from this development will add to the congestion.

There is not enough green space on the plans, the site is overdeveloped.

A building of this size will ruin the character of the village and overcrowd the area.

The development may cause pollution and blockages of Milton burn increasing the flood risk upstream.

I do hope these objections will be seriously considered.

Comments for Planning Application 22/05824/FUL

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Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to strongly object to this proposed development. Aviemore is already over developed and saturated with holiday accommodation. Entire hotel blocks are sitting empty up at the Macdonald resort. What is needed here is low cost housing to rent to to buy for local people and for workers. There is already insufficient restaurant staff in the whole village to cope with the level of tourists. Restaurants are having to close for 2 or more days per weeks they don't have enough staff. The reason for that is because there is nowhere for staff to live. People cannot come to the village to find work, as although there are plenty of jobs they cannot find anywhere to live. By adding these additional holiday accommodations it will only make the problem worse. There will be no staff to run or maintain the additional accommodation as there isn't enough already to go round. Catch 22 situation. This will also create a bottleneck of traffic in already congested street. There is absolutely no benefit to the village at all in allowing this development to go ahead. It is a massive building in an area of two storey buildings and would look completely out of place and not in keeping with the surroundings. We need accommodation for workers and local families. That is what should be getting built as a priority.

Comments for Planning Application 22/05824/FUL

Application Summary

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Proposal: Erection of 22 self catering apartments, shops, hotel and underground parking

Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: What the village needs urgently is affordable properties for sale or long term rent. This development is not what we need and is out of scale and character. It will also create extra traffic on a road that's already too congested.

There is no point building shops, they won't be able to get staff as there's no affordable place for them to live!

Planning should never have been given to demolish the existing Victorian lodge on that site.

Comments for Planning Application 22/05824/FUL

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Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Totally inappropriate for this small residential street. Not enough car parking to support this number of apartments. Hard enough to get out of Craig Na Gower during busy time as is, this will add to the congestion.

Comments for Planning Application 22/05824/FUL

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Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this application on the basis that the development would place additional pressure on Aviemore in terms of congestion, both from pedestrians and vehicles, as well as additional pressures on the limited workforce.

If Aviemore is to retain its reputation as a lovely place to visit whilst holidaying in the heart of the Cairngorm national Park, then over development of the town must be controlled.

We do not need more hotels or lodges, the town already does not have the capacity or infrastructure to deal with the extra visitors each year.

In Aviemore at present many holiday providers and other associated food and drink outlets are struggling to find staff as there is little or no new provision for the numbers of staff required - 4 double rooms for staff as per the planning application will not suffice for a development of this size which includes a cafe and retail which all need staff.

Simply building more and more accommodation will not work in the Aviemore area, the Glenmore corridor and all the local loch beach parking sites are already overcrowded in the summer, where are these holiday makers supposed to go. The town is so overcrowded in the season, it can't take any more.

In addition, many small accommodation providers which are locally owned and staffed will be put out of business by these large scale multi million pound developments.

Aviemore is small both in geographic size and population, and there are very real effects of overtourism and over-demand.

Demand for holiday accommodation has removed most of the cheaper rental properties that used to be used for local transient holiday workers, this means shops, cafes, hotels, outdoor venues - Cairngorm ski area, can't find employees, making the whole 'Aviemore' experience a more unpleasant one for visitors. Even before this proposal, pubs and restaurants are closing during the week due to lack of staff, cleaning companies are having to employ school children and the one fuel station not only has reduced it's opening hours due to lack of staff, but during the busiest

times simply can't cope with the extra vehicles.

Yes, it may be seen as a great idea to capitalise on the 'staycation' after effects, but Aviemore is in grave danger of simply becoming one big accommodation provider, but with no one to staff it, it's beauty spots over run and the very thing that used to attract people here - the quiet natural beauty, being ruined under the pressure of too many people.

Comments for Planning Application 22/05824/FUL

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Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Development Parking Provision

It was agreed that a survey of the local car parks surrounding the site would be undertaken to demonstrate that there was sufficient car parking in the neighbouring car parks, thereby confirming no additional parking is required on site.

The following areas formed part of the parking study network:-

1. Myrtlefield Shopping Centre Car Park - Capacity 87 spaces;
2. Myrtlefield Shopping Centre (Grampian Road On-Street Parking Lay-by) - Capacity 12 space;
3. Aviemore Retail Park - Capacity 304 spaces;
4. Aviemore Car Park - Capacity 50 spaces;
5. Bank of Scotland (Grampian Road On-Street Parking Lay-by) - Capacity 4 spaces;
6. Aviemore Shopping Centre Car Park - Capacity 30 spaces;
7. Tesco Car Park - Capacity 98 spaces;
8. Aviemore Shopping Centre (Grampian Road On-Street Lay-by) - Capacity 11 spaces;
9. Aviemore Railway Station Car Park - Capacity 11 spaces. 2.23.

Transurveys was commissioned to undertake a parking study between the hours of 0800 - 2000 Friday 22nd November and Saturday 23rd November 2019.

My comments on the survey are as follows:

Many of the parking areas included in the survey are not general parking areas in the sense that a municipal car park is. In particular, areas 5 and 7 are provided by businesses for the use of their

customers. People do not always use them for the intended purpose, but the businesses concerned would not view the parking that they provide as part of a general parking resource available to people who want to park for reasons not connected with their business.

Area 2 in the above list is used as a short-term parking facility by businesses and people who want to access the nearby shops. If its use were to change, it would greatly inconvenience people who want to make quick visits to the shops, particularly those with mobility issues. The retail outlets would also be adversely affected by the loss of this convenient facility that is heavily used by their customers. The same applies to Area 8, which is used in a similar way.

Area 9 is provided for the use of people who want to use the rail network, and for people wanting to pick up and drop off people who use the rail service. This is an essential adjunct to the rail service that is used by people from across the Spey Valley, and is often very congested. It is not reasonable to suggest that this parking area should be seen as part of a more general parking resource.

Area 3 was provided as part of the retail park facility for the use of customers of the retail outlets. There is a 3 hour limit to parking which is vigorously enforced. This area is not intended to be a general resource, and provides short-term parking at best.

The survey was conducted over two days 22-23 November 2019. This period is one of the quietest in the year, and the use of parking at this time of year is very much less than it is during the busier holiday periods.

A spot survey that lasts for two days at one time in the year can not be said to reflect year-round usage patterns.

The survey was conducted more than 3 years ago, and so can not be said to provide evidence of current usage patterns.

My experience of parking in Aviemore is that it is often very highly utilised, particularly during busy holiday periods. This affects the ability of local people to find convenient parking spaces. Aviemore is increasingly becoming a shopping, travel, and services hub for the wider Spey Valley, and those who have to visit Aviemore or choose to do so face the same problems with parking.

To summarise, this survey

Overstates the true extent of parking available in Aviemore

Understates the use made of the parking areas

Misrepresents the nature of the parking areas that are available by failing to take into account their intended purpose and the reliance that people place on them

Was too brief, and can not be said to show year-round usage patterns

Was conducted at a time of year when usage is minimal, and shows usage levels well below the norm

Was done more than 3 years ago, and so does not provide a reliable reflection of parking usage as it is now

The purpose of this survey was to demonstrate that there is enough spare parking capacity in Aviemore to absorb the potential impact of this development. In my view, the conclusions set out in this survey are not soundly based and are highly misleading.

I therefore oppose this application. Should a similar survey be conducted in future, I suggest that its terms of reference be defined more rigorously, perhaps with the involvement of local agencies such as AVCC and CNPA.

Comments for Planning Application 22/05824/FUL

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Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Lack of green space

Comments for Planning Application 22/05824/FUL

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Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development of 22 self catering apartments, shops, hotel and underground parking | Land 80M SW Of Mountain Cafe 111 Grampian Road Aviemore, is not in keeping with the character of the area. It will lead to over development of the area and over crowding.

Congestion and disturbance: Aviemore town is already congested at busy times and this will increase the congestion along the main road in Aviemore, making getting through the village arduous and dangerous at times for pedestrians and cyclists. Instead of attracting visitors to the area, it will likely bring frustration to visitors, due to lack of flow of traffic. A development of this size requires a significant number of heavy good vehicle services. The application only mentions refuse vehicles however there would also be the numerous delivery vehicles such as daily food deliveries, laundry and additional coaches etc. We already see heavy goods vehicles causing issue in the village as there is little space for them to operate safely when vehicular and pedestrian traffic is heavy.

Parking: the parking survey conducted, does not take into account the fact that the near by car parks have time limits on them, and are of no use to people staying overnight in self catering apartments or hotels. There is not enough space or parking to cope with these additional visitors. The application mentions that parking demand for the self catering apartments and retail outlets will be at different times however there will be cross over at times of the day, particularly late afternoon when visitors are arriving or returning from activities for the day at the same time as retail is seeing a peak in demand. During this time of the day there is already congestion and limited parking and this will only be exacerbated without further provision.

Furthermore, the parking survey was conducted between the hours of 0800 - 2000 Friday 22nd November and Saturday 23rd November 2019 which is probably one of the quietest times of the

year. Surely for a significant application such as this, a survey would have been better carried out over the busy New Year period or in August when the Village is at capacity so the real impact could be measured. The occupancy figures stated in the application are unrealistic at best and could be considered misleading which also brings into question the credibility of any other figures quoted.

The buildings will bring about a negative visual impact on the village, as they are overbearing and imposing and not in keeping with the National Park development or the character of the local area. A building of three floors situated that close to the main road will be out of character.

Trees: there are a number of trees marked for removal and also whose roots will be impacted by the structural design, outlined on the plans.

Community: 22 self catering, plus shops and a hotel requires staffing, and there is only provision for 4 people. There is currently a shortage of staff and staff housing in Aviemore, so this will impact on the ability of the development to be sustainable in staffing levels.

Community: part 2: there was previously a scout hut on the site. There are no provisions to provide any areas for the community to gather and the current scouts have no where to meet any more.

New development that is sympathetic to the surrounds and an aid to the area and visitor experience should be welcomed. In particular having new retail space and any affordable accommodation however, the scale of this development with the number of additional beds and associated impact is just too much for the current infrastructure. Perhaps an development that is smaller in size might be more suited to Aviemore

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Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I strongly object to the development of this 83 roomed hotel in the centre of Aviemore. It is far too big and will overwhelm the horizon. The shops and courtyard gathering space is an attractive prospect that might enhance the space for the local community and visitors, but please no more holiday apartments and gigantic hotels that will put smaller local providers out of business.

Comments for Planning Application 22/05824/FUL

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Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have several serious concerns about this development:

This development will cause serious traffic congestion in an area that is already gridlocked during peak tourist season. I don't see any proposals for traffic calming in the plans.

Parking - where will all the vehicles park for this development? Even with parking provided on site, it won't be enough and parking will no doubt overspill onto the already busy main street.

It will also create too much pressure on the road junction which is already very busy.

We do not need any more holiday accommodation. Aviemore is already saturated with short term lets. The area needs more affordable residential housing and long term lets - planning need to prioritise them rather than private businesses! Where are staff for these new shops and cafes going to live? Will affordable accommodation be provided to them?

Who will service these holiday lets - no one can afford to live and work here because of my point above.

Will priority be given to small independent business for the proposed shops?

And lastly - surely some planning should have been agreed and passed on this piece of land before the previous structure was taken down. We are left with an eyesore in the centre of the village. I propose this land could be put to much better use providing services the community can benefit from - a swimming pool, community centre, secondary school, park, etc.

Comments for Planning Application 22/05824/FUL

Application Summary

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Proposal: Erection of 22 self catering apartments, shops, hotel and underground parking

Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a completely unnecessary development. It will overpower the current buildings in the area due to its sheer size. There is no need for either additional hotel or self catering accommodation in Aviemore. There are entire hotel blocks sitting empty, up in the Macdonald complex and self catering units are now requiring licences, due to the fact that there are so many, so adding more does not make sense. There is also a problem getting staff to service the hotel rooms and self catering units. Already we have the problem that there are not enough staff to cover the existing jobs in hospitality as there is no accommodation for local people in the village. Restaurants are having to close two days per week as they can't get enough staff to open every day. By bringing in more tourists, it just makes this problem worse. A better solution for the area would be low cost or council housing to partly alleviate the housing shortages and allow the existing services to operate more effectively. This just doesn't make any benefit to the area.

Comments for Planning Application 22/05824/FUL

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Case Officer: Roddy Dowell

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this development on the basis of increased congestion from traffic in the very centre of Aviemore and the height of the proposed development which will adversely impact on the character of the village.

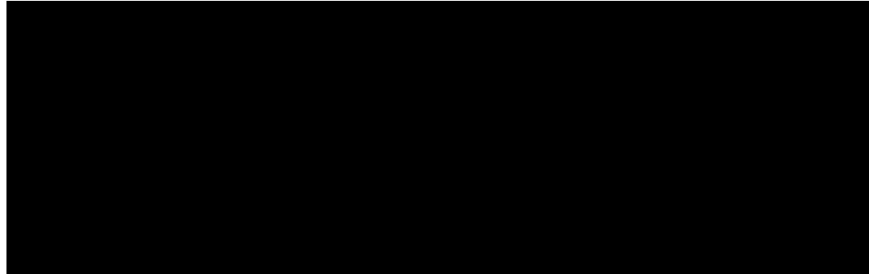
There is essentially only one road through Aviemore and traffic at that particular point is already problematic due to cars coming in and out of Tesco adding another parking structure and the apartments etc will cause that section of road to snarl up completely during busy season making travelling from one end of the village miserable for locals and tourists alike.

As to the height necessary to fit all that is planned into such a small area, I believe this will be an eyesore that will dramatically and negatively impact the character of the Main Street.

Emma Greenlees

From: [REDACTED]
Sent: 06 February 2023 22:59
To: Alan Atkins; Planning
Subject: 2023/0007/DET Comment

Categories: Comments, Request to Speak



Alan Atkins
CNPA
Grantown on Spey

6 February 2023

Dear Alan Atkins

2023/0007/DET | Erection of 22 self-catering apartments, shops, hotel and underground parking | Land 80M SW Of Mountain Cafe 111 Grampian Road Aviemore

[REDACTED] objects to the above application and we request the opportunity to address the planning committee when the application is determined.

Impacts on the Milton (or Aviemore) Burn

The proposal site is immediately upstream of the stretch of the Milton Burn designated as part of the River Spey & Tributaries SAC. The proposal has the potential to adversely impact the integrity of the designated site. The stretch of the burn that borders the proposed development can be considered to contribute to the integrity of the site and the long-term quality of this part of the burn has implications for the designated site downstream.

The built footprint of the development site is too close to the important water course of the Milton Burn which supports significant biodiversity. We consider there should be a substantially larger separation between the burn and built development. This would allow for higher quality habitat in the riparian corridor, with greater resilience and higher naturalness. This would enable a better-connected landscape with healthy habitat networks in this important riparian corridor.

Otters are known to use the burn, with spraints found at least as far up the burn as the crossing of the A9. It is reasonable to regard otters using all of the burn as part of the SAC population.

An invertebrate survey undertaken for what was at that stage the new Tesco site and is now the retail park (a short way upstream of the proposal), reported the use of the burn by Northern February Red stonefly *Brachyptera putata*. We are disappointed that this stonefly specifically, and river flies in general, are not referred to in the CNPA Ecology Response. Riverflies play a major ecological role, for example providing a source of food for dipper and grey wagtail. The burn is known to be used by Lamprey and supports breeding amphibians. Salmonids have been recorded upstream of the proposal site.

A full suite of ecological surveys, undertaken at appropriate times of year, should be required to accompany this application and inform decisions.

The impacts of climate change are predicted to get worse, with greater extremes of weather. The likelihood of low water levels becomes greater, with potentially significant ecological consequences, such as raised water temperatures and higher concentrations of pollutants. In addition, the likelihood of flood events, which can be ecologically destructive, becomes greater. A larger distance between the burn and the built footprint would allow for more trees and other riparian vegetation, which would provide shade and lower water temperature, as well as maintain and potentially improve water quality, and provide organic matter and food sources in the burn.

Impacts on Connectivity and Nature Networks

The proposal would undermine the functioning of the Milton Burn corridor as a Nature Network, due to it severely restricting the space available for nature, including riparian trees, along this part of the corridor. The proposal would undermine, rather than support, the goal of achieving better functioning, better connected and more resilient ecosystems in the CNP.

Impacts on the Milton Burn floodplain

At present we are on a trajectory of a temperature rise significantly above 1.5° C, indicating that much stormier weather, with more severe flooding episodes, can be predicted. This proposal, which would negatively impact on the Milton Burn floodplain, undermines rather than promotes the goals of reducing flood risk and achieving nature-based solutions to flood risks.

Non-compliance with CNPA Local Development Plan 2021

The proposal does not comply with Policy 3 Design & Placemaking of the CNPA LDP 2021 due to the height of buildings, the numbers of self-catering units, the design and layout, and the scale of the proposals, which would lead to over development of the site. The proposed buildings, especially the hotel, would dominate Aviemore's centre, and are not of a scale that fits sympathetically into the location. Along Grampian Road from the north, the important views towards Craigellachie that contribute significantly to Aviemore's sense of place would be obstructed.

The proposal does not comply with CNPA LDP Policy 5 Impacts on Landscape due to the design, layout and scale of development, height of buildings, and numbers of self-catering units, leading to over development of the site.

The proposal does not comply with Policy 10 Resources due to development within, and changes to, the functional floodplain of the Milton Burn.

Cumulative impacts

We are concerned about cumulative impacts on the burn from developments. A substantial amount of building along the Milton Burn has been constructed and permissioned in recent years. This includes: Higher Burnside; developments around Milton Side downstream of the A9; the developments on the pony field; and the retail park development, that involved the destruction of one of the national park's most ecologically rich ponds. The Milton Burn is under ever-increasing pressures and impacts, and this proposal would add very significantly to these.

Yours sincerely

