

AGENDA ITEM 5

APPENDIX 6

2016/0158/DET

COMMUNITY COUNCIL
COMMENTS

aviemore & vicinity
community council

"Stand fast, Craigellachie"



'Colonsay'
12 Morlich Place,
Aviemore,
Inverness-shire.
PH22 1TH

Tel. No. [REDACTED]
Email. [REDACTED]

Cairngorms National Park Authority Planning Office,
14 The Square
Grantown on Spey
PH26 3HG

13th June 2016

Dear Sir,

Planning Application 2016/0158/DET - Erection of 6 dwellings on land 175M SE Of Heatherbank, Rothiemurchus, Aviemore

I refer to the above application and wish to inform you that Aviemore and Vicinity Community Council strongly support the above application for the following reasons:

1. Although the application is out with the Inverdrue settlement it is a rural brownfield site there having been, until around 50 years ago, an active timber sawmill that has been allowed to become vacant and derelict. The objective of this proposal is to help meet local affordable housing needs and aspirations in the form of delivering affordable low cost home ownership in a pressured and expensive housing market area. In addition, it aims to achieve new standards of quality design and sustainability.
2. The designs are modest in scale and characterful in appearance, but entirely appropriate for their rural context. The proposal is a development which sets out to achieve the highest practicable standards of sustainability in terms of energy efficiency and use of materials.

Chairman: John Grierson Vice-Chairman: Alistair Dargie

Secretary: Alistair Dargie Treasurer: Wilma Grierson

3. There is a demonstrable local need for affordable housing, particularly in the rural part of the Aviemore and Vicinity Community Council area. The development complies with Cairngorms National Park Local Development Plan Policy 1(6) in that the development provides affordable units, which are funded by a cross subsidy from the sale or renting of open market houses. The development has four affordable units and the open market element of two units is the minimum required to provide the necessary subsidy to facilitate the affordable element.
4. The development is of high design quality that fits in well with the local character of the location. The design shows that care has been taken to blend the housing into the landscape.
5. At the moment the public do not take access to the site. In fact the presence of the debris from the previous occupancy makes it less attractive to walk in. There are no paths.
6. We contend that the development satisfies the 1st aim of the Park to conserve and enhance the natural and cultural heritage of the area. There is an argument that the site lies in an area shown in the Ancient Woodland Inventory, however, as there was a sawmill on the site it makes sense that the site would not actually have been in the Ancient Woodland Inventory but on the edge if it and there is a mistake on the map. In any case the ecological surveys are quite clear in their suggestion that the environment will not only be protected but that the presence of the small development will actually improve the biodiversity of an area blighted by the debris of previous occupation.
7. We contend that the development satisfies the 2nd aim of the Park to promote sustainable use of natural resources. The proposal is an exemplar development which sets out to achieve high standards of sustainability in terms of energy efficiency and use of materials. The submissions indicate proposals in respect of these. The proposed development will have positive implications for this aim.
8. We contend that the development satisfies the 3rd aim of the Park to promote understanding and enjoyment of the Area. The development of additional residential housing of the scale proposed in this rural location would not have any adverse impact on the general public's enjoyment and understanding of the area. Existing access opportunities in the area would remain available and unhindered.
9. We contend that development satisfies the 4th aim of the Park to promote sustainable economic and social development of the area. The proposal will

Chairman: John Grierson Vice-Chairman: Alistair Dargie

Secretary: Alistair Dargie Treasurer: Wilma Grierson

deliver four new affordable homes in an area where there is a substantiated need. Affordability will be retained in perpetuity through the use of HSCHT's Rural Housing Burden. The proposed development will contribute positively towards this aim.

In conclusion;

Aviemore and Vicinity Community Council fully support this application. We see it as an exemplar to others of what can be done to reduce the affordable homes burden, particularly in rural areas, in such a manner as to comply with the aims and policies of the Park.

The fundamental principle of any sustainable development is that the development integrates economic, social and environmental objectives, and that the aim is to achieve the right development in the right place. That is exactly what this development does.

Aviemore and Vicinity Community Council requests that a representative be allowed to address the Planning Committee to enable comment to be made on planning issues identified in any subsequent submissions on this application.

Yours faithfully,

A large black rectangular redaction box covering the signature of the Chairman.

Chairman

Chairman: John Grierson

Vice-Chairman: Alistair Dargie

Secretary: Alistair Dargie

Treasurer: Wilma Grierson