
CAIRNGORMS NATIONAL PARK AUTHORITY

FOR DECISION

Title: AVIEMORE HIGHLAND RESORT SITE – DRAFT DEVELOPMENT BRIEF

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Purpose

To ask the Planning Committee to approve for public consultation a Draft Development Brief for the Aviemore Highland Resort.

Summary

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.

Therefore, the aim of this Draft 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.

Recommendation

That the Planning Committee approve the publication of the Aviemore Highland Resort Draft Development Brief for public consultation.

Background

1. AHR is a large site extending to approximately 40 hectares, located in the centre of Aviemore. It lies within the settlement boundary and is identified in the LDP as site EPI/EP8. The site is located immediately adjacent to the town centre and adjoins the retail development site next to the Winking Owl. A site location plan is attached at Appendix 1 and an extract from the LDP for Aviemore is attached at Appendix 2.
2. AHR comprises a number of parts containing different uses including hotels and holiday accommodation, retail, recreation and housing. However, there are large parts of the site that remain undeveloped and these areas provide key development opportunities within Aviemore.
3. Outline planning permission for the AHR site was granted in 2011 for the construction of a mixed use development comprising residential, retail, office, community, leisure, environmental improvements, roads, additional lodges and hotel extension (ref. 08/241/CP). However, this permission was not progressed and has now lapsed.
4. The northern part of the AHR site – identified as site EPI in the LDP and known locally as the ‘Horsefield’ – has a live planning permission for 140 houses, of which 27 affordable units have been completed (ref. 05/306/CP). No further development has been undertaken on the remainder of the EPI site for a number of years.
5. The most recent LDP Action Programme identifies the preparation of a Development Brief for AHR as a delivery priority in order to direct future development on the site. The aim is to ensure that any future development is carried out in an integrated and connected way.

Draft Development Brief

6. The proposed Draft Development Brief for AHR is attached at Appendix 3.
7. An overarching masterplan for the AHR site is set out on page 3 of the Draft Development Brief, whilst more detailed guidance for development on individual parts of the site is included in pages 4 to 7. In addition, guidance on design, natural heritage, transport, and developer contributions is provided on pages 8 to 11.
8. The preparation of the Draft Development Brief has involved informal discussion with the Community Council, who have expressed general support for the masterplan. The owner of the site is also broadly supportive of the majority of the proposals.

Next Steps

9. We propose that the AHR Draft Development Brief will be published for a minimum 6 week period of consultation, which is expected to commence in June/July 2017. The consultation will be publicised locally and copies of the consultation documents will be available on CNPA's website and in Aviemore Library.
10. The feedback received through the consultation will be summarised and used to inform a final Development Brief. The comments received, along with the proposed final Development Brief, will then be reported to the Planning Committee for approval and adoption in late 2017 / early 2018.
11. 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

12. 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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Appendices

1. Site Location Plan
2. LDP Extract for Aviemore
3. Proposed AHR Draft Development Brief