

CAIRNGORMS NATIONAL PARK AUTHORITY

FOR INFORMATION

Title: PROPOSAL OF APPLICATION NOTIFICATION –
NON-MOTORISED USER (NMU) ROUTE BETWEEN
THE SETTLEMENTS OF AVIEMORE AND
CARRBRIDGE

REFERENCE: PRE/2022/0016

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Management)

Purpose of Report

To inform the Planning Committee of:

- a) A Proposal of Application Notification (PAN)
- b) To allow members to raise any views on the issues to be addressed in an application.

Recommendation

That the Planning Committee:

- a) Note the Proposal of Application Notification for a new non-motorised user route between Aviemore and Carrbridge;
- b) Note the CNPA Officer's advice on the issues to address; and
- c) Make comment on any additional relevant issues to be addressed in any future application.

Background

1. The Planning Committee agreed a procedure to allow member involvement in pre-application advice for major planning applications in December 2015. This report informs the Planning Committee of the attached Proposal of Application Notice (PAN). The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 15 June to Highland Council. Members are asked to note this may form the basis of a subsequent planning application. The procedure involves officers presenting the information provided with the notification alongside an assessment from officers on the issues that need to be addressed. Planning Committee members have an opportunity to note issues that an application would be expected to address. Members are not being asked to approve the advice of officers.
2. The submitted information attached at **Appendix I** includes:
 - a) Proposal of Application Notice
 - b) Location Plan
 - c) Pre-application response

3. The applicant has carried out a public event, an exhibition on 25 and 26 May and a virtual exhibition which ran from 23 May until 15th June. A further consultation event is required to be undertaken within the next twelve weeks following the submission of the PAN.

The Proposal

4. The proposal is for a new shared use non-motorised user route approximately 10km in length linking Aviemore and Carrbridge.
5. The applicant has previously sought the pre-application advice from Highland Council and the CNPA provided advice during that process. A copy of the CNPA's pre-application advice is included as **Appendix I**.

Site Description

6. The route will follow the existing road corridors of the B9152, A95 and B9153. It will start on the eastern side of the B9152 at Dalfaber Drive continuing north where the route will cross the Granish Junction from the eastern side of the B9152 to the west of the A95. The route will then continue along the western side of the A95/B9153 until it reaches Carrbridge. The route will not fall within any statutory designated sites for nature conservation, although there are several within the wider area. The route will be adjacent to and pass through several small parcels of woodland listed on the Ancient Woodland Inventory. An Environmental Impact Assessment will be undertaken.
7. A copy of the location plan is attached in **Appendix I**.

Development Plan Context

National Policy	Scottish Planning Policy 2014	
Strategic Policy	Cairngorms National Park Partnership Plan 2017- 2022	
Local Plan Policy	Cairngorms National Park Local Development Plan (2021)	
	Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	
POLICY 2	SUPPORTING ECONOMIC GROWTH	X
POLICY 3	DESIGN & PLACEMAKING	X
POLICY 4	NATURAL HERITAGE	X
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	OPEN SPACE, SPORT, AND RECREATION	X
POLICY 9	CULTURAL HERITAGE	X
POLICY 10	RESOURCES	X
POLICY 11	DEVELOPER OBLIGATIONS	

8. All new development proposals require to be assessed in relation to policies contained in the adopted Local Development Plan. The full wording of policies can be found at:

<https://cairngorms.co.uk/wp-content/uploads/2021/03/CNPA-LDP-2021-web.pdf>

Planning Guidance

9. Supplementary guidance also forms part of the Local Development Plan and provides more details about how to comply with the policies. Guidance that is relevant to this application is marked with a cross.

Policy 1	New Housing Development Non-Statutory Guidance (2015)	
Policy 2	Supporting Economic Growth Non-Statutory Guidance	X
Policy 3	Design and Placemaking Non-Statutory Guidance	X
Policy 4	Natural Heritage Supplementary Guidance	X
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Supplementary Guidance	
Policy 8	Sport and Recreation Non-Statutory Guidance	X
Policy 9	Cultural Heritage Non-Statutory Guidance	X
Policy 10	Resources Non-Statutory Guidance	X
Policy 11	Developer Obligations Supplementary Guidance (2015)	

Potential Material Planning Considerations

10. The material planning considerations for any subsequent application are:
- The principle of development
 - Landscape impacts
 - Design and Layout
 - Impacts on amenity
 - Environmental impacts (including impact on any designated sites)
 - Public access
 - Flooding and surface water management

Conclusion and Next Steps

11. The report presents the information submitted to date as part of the PAN. Officers have summarised the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.
12. It is recommended that the Committee notes the submission of the PAN and advises of any material issues it wishes be brought to the applicant's attention.

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