
**CAIRNGORMS NATIONAL PARK DEPOSIT
LOCAL PLAN AS MODIFIED
LOCAL PLAN INQUIRY**

**EXPANDED WRITTEN SUBMISSIONS
STATEMENT
AVIEMORE ED1**

Objection Ref: 456K

April 2009

On behalf of Reidhaven Estates



HALLIDAY | FRASER | MUNRO
PLANNING

1. INTRODUCTION

This statement has been prepared by Halliday Fraser Munro, on behalf of Reidhaven Estates. It sets out our expanded written submissions representation in respect of Aviemore ED1 and follows on from discussions with Cairngorms National Park Authority (CNPA) Officers in January 2009.

2. SUMMARY OF REPRESENTATION AND POSITION

DEPOSIT LOCAL PLAN (Core Document 6.11)

The CNPA Deposit Local Plan was published in July 2007 (Core Document 6.11). Within the Deposit Plan an area to the North of Dalfaber Industrial Estate was identified for economic development as a 0.5Ha extension to the existing estate.

“AV/ED1: A 0.5Ha extension to the north of Dalfaber Industrial Estate”.

Our client made a representation to the Deposit Local Plan to support the designation of this area to provide further opportunities for industrial/business.

DEPOSIT LOCAL PLAN – FIRST MODIFICATIONS (Core Document 6.12)

In June 2008, the CNPA produced the Deposit Local Plan – First Modifications (Core Document 6.12). Modifications were made to the plan in respect of Aviemore ED1 to:

- Alter the zoning of ED1 to incorporate the whole of the Dalfaber Industrial Estate;
- Alter the accompanying text for ED1 to: *“The existing Dalfaber Industrial Estate and Cairngorm Technology Park provide opportunities for economic development proposals to support the economy of Aviemore and the surrounding area. An area of 0.5Ha to the north of Dalfaber Industrial Estate is included to allow for future expansion. Currently used for informal recreation, pedestrian links through the site should be protected”.*

A representation was made to the First Modifications, on behalf of our client, to seek clarification that only undeveloped land within the Industrial Estate will be counted as forming part of the industrial land supply.

An objection was lodged in respect of the final sentence of the settlement statement for ED1 *“Currently used for informal recreation, pedestrian links*

through the site should be protected” to request that this be deleted as it is of little reference given the site’s identification as a development site.

DEPOSIT LOCAL PLAN – SECOND MODIFICATIONS (Core Document 6.13)

No further modification were made in respect of Aviemore ED1 as part of the Second Modifications.

OFFICER PROPOSED POST INQUIRY MODIFICATIONS (Core Document 7.28)

It is noted that the officer proposed post inquiry modifications proposes a further modification in respect of Aviemore ED1 to include additional text outlining that: *“an area to the north of Dalfaber Industrial Estate is included to allow for future expansion when the current site reaches capacity”*.

We have some concerns in respect of the post inquiry modifications proposed. There is no background or basis for the inclusion of this additional text which would place some restriction on the opportunities within the Industrial Estate. It is our view that this is unduly onerous and is not required. The provision of the expansion area to the north provides a further opportunity for a business/industrial unit which otherwise may not suited to other infill locations within the existing Industrial Estate, thereby excluding them.

3. ASSESSMENT

REFERENCE TO PEDESTRIAN LINKAGES

We have some concern about the reference to protecting existing pedestrian links through the site as this conflicts with its identification as a development site and would be more appropriately considered through any subsequent planning application.

The pedestrian links through the site are not identified within the Draft Core Path (Document RE1). The only core path identified exists to the north of the area identified as a future expansion area. The requirement to retain informal path links could preclude the development of this important employment site. It is our view that issues such as pedestrian linkages or the relocation of these linkages would be more appropriately dealt with through any planning application and therefore there is no requirement to include within the Local Plan.

There is no sufficient justification provided either verbally or written as to why this is included within the local plan.

OFFICER PROPOSED POST INQUIRY MODIFICATION

As outlined above we wish to object to the officer proposed post inquiry modifications in respect of Aviemore ED1. There is no justification provided by CNPA for the inclusion of this additional wording, which in our view is overly restrictive in terms of future development of the industrial estate and development opportunities, particularly as the local plan outlines that this expansion area is suitable for development.

4. PROPOSED AMENDMENTS TO POLICY WORDING

In order to address our concerns in respect of Aviemore ED1 we would suggest the following amendments to the settlement statement:

- Deletion of final sentence of settlement statement for ED1 referring to the requirement to protect pedestrian links.
- With the exclusion of the sentence as outlined above the policy remain as outlined in the First Modifications as is not altered as per the officer proposed post inquiry modifications.
- Confirm that only undeveloped sites will contribute to the industrial land supply.

