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CAIRNGORMS NATIONAL PARK DESPOSIT  
LOCAL PLAN AS MODIFIED – LOCAL PLAN INQUIRY

**EXPANDED WRITTEN SUBMISSIONS  
STATEMENT  
AVIEMORE ED2**

**Objection Reference: 4561**

April 2009

On behalf of Reidhaven Estates



**HALLIDAY | FRASER | MUNRO**  
PLANNING

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## 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 ED2 and follows on from discussions with Cairngorms National Park Authority (CNPA) Officers in January 2009.

## 2. SUMMARY OF REPRESENTATION AND POSITION

### DEPOSIT LOCAL PLAN

The CNPA Deposit Local Plan was published in July 2007 (Core Document CD6.11). The area to the south of Dalfaber Drive beyond the constructed business unit is zoned for economic development. The settlement statement for Aviemore ED2 outlines that: *“This 3.5Ha site south of Dalfaber Industrial Estate and the Technology Park allows for its future expansion when the current site reaches capacity”*.

A representation was made on behalf of our client to Aviemore ED2 to support the designation of the site to the south of the Technology Park. Our representation however outlined that the site could also be used for residential development (possibly affordable housing) particularly if there is a low take up of land for business. We therefore sought reference to this within the settlement statement.

### DEPOSIT LOCAL PLAN – FIRST MODIFICATIONS

Additional text was added to the settlement statement as part of the first modifications to the plan to include: *“This flexibility to grow will support future expansion options within Aviemore and allow for adequate choice in site identification”*.

Revisions were also made to the proposals maps to zone the rest of the Industrial Estate as ED1.

No further representations were made in respect of the first modifications as the changes proposed did not sufficiently address the points raised in our initial representation.

No further amendments in respect of Aviemore ED2 were proposed as part of the second modifications or officer proposed post inquiry modifications.

### 3. ASSESSMENT

Our outstanding point of objection relation so the lack of reference to potential alternative uses for the site at ED2 should there be a low take up of land for business/industry. It is our view that the site offers some potential for residential use, particularly affordable housing. It would be located close to business employment uses within the Industrial Estate and has good road and pedestrian links.

Whilst there is some demand for business/industrial land take-up it is limited and often over a significant period of time. This land was allocated within the existing Badenoch and Strathspey Local Plan 1997 and there has been no demand for business/industrial use. We would therefore suggest that should this low demand continue the local plan should include some provision for an alternative use.

### 4. PROPOSED AMENDMENT TO POLICY WORDING

In order to resolve our objection amend settlement statement text to include reference to: *"The site may also be suitable for some residential use provided residential amenity can be secured and it does not prejudice the future development of the site for business use"*.

**Halliday Fraser Munro**  
**April 2009**