

<b>Date:</b>			
<b>Issue:</b>	<b>Aviemore AV/ C2 – Community Use Allocation</b>		
<b>Objector(s):</b>	Aviemore Highland Resort Ltd	<b>Objection ref(s):</b>	441

<b>Reporter</b>	Mrs Jill Moody
<b>Procedure</b>	Informal Hearing

## 1.0 Overview

1.1 This statement sets out the CNPA’s position in relation to objections raised to the Deposit Local Plan, as modified, in respect of the Community Use Allocation AV/C2: Aviemore Highland Resort (AHR), Aviemore and supplements the response made to those objections by the CNPA in its report to Committee (CD7.3, 4 and 5). It recommends no further modification is made to the Plan in respect of this policy.

## 2.0 Provision of the Local Plan

2.1 The Local Plan (CD6.11) allocates strategic community use sites within the settlement proposals section; these include land for a wide range of uses including play areas, community halls, sports facilities, schools, or other uses to sustain the community. The Local Plan recognises the importance of these sites in aiding communities contribute to the development of their settlements. The plan text specifies:

*AV/C2: Land within the Aviemore Highland Resort site will be retained for use as a public park.*

2.2 The text has been modified in the 1<sup>st</sup> modifications of the Deposit Local Plan: altered wording clarifies that land should be set aside for use as a public park within the AHR site.

## 3.0 Summary of objections

3.1 The objection covers the following issues:

- AHR are concerned over a number of allocations and development proposals within Aviemore and suggest a number of modifications to the wording - C2 – delete together with OSI south west of the Four Seasons Hotel to allow AHR preferred development of mixed residential and business/office use, and relocation of the proposed park. **441**

## 4.0 Summary of Cairngorms National Park Authority Response

4.1 The Local Plan aims to identify strategic sites to help communities contribute to the development of their settlements, creating opportunities to accommodate the needs of communities and allow for a range of facilities including play areas, parks and other facilities, as required. Where sites have been identified under this category, proposals will be considered on their merits, with particular reference to how they add to the community in which they are sited.

4.2 The Local Plan identifies the proposed site as a significant opportunity to provide community facilities within Aviemore, allowing for the creation of a public park, supporting the recognised aspirations of the community. The allocated area, as proposed, is considered to promote a clear

requirement for community facilities being incorporated into the AHR redevelopment proposals, close to the village centre.

## 5.0 CNPA Recommendation

- 5.1 The CNPA recommend to the Reporter that the objection is rejected. This allocation will provide significant opportunity for community development within Aviemore and the wider local area. The C2 designation promotes the provision of much-needed community facilities to be incorporated into the AHR redevelopment proposals. It is considered that no modification is required at present.

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## 6.0 Assessment / Scope of Evidence

- 6.1 **441** There a number of areas which are at odds with our clients' master plan layout as submitted in support of a planning application. C2 - where AHR's preference is for a mix of residential and business/office uses. The provision of more general business and commercial floorspace and housing in the area owned by AHR will help expand the centre of the village; attract much needed all year round employment and so diversify the local economy; and provide a wider range and higher density of much needed housing. AHR Ltd's preference is for the public park to be located between the Four Seasons Hotel and Grampian Road. We object to the location of the public park as shown on the Draft Local Plan Inset Map and covered by AV/C2.

### 6.2 Proposed Modifications:

2. Delete C2 and the area covered by OSI south west of the Four Seasons Hotel from the Inset Map.

3. Extend of the area covered by ED3 to incorporate areas C2 and OSI plus land to the south, east and north of the Four Seasons Hotel (towards the Academy Hotel), the supermarket site and land lying between the northern access road and the Aviemore Bum. In the Written Statement delete AV/C2 but insert reference to the creation of a public park at ED3.

- 6.3 **Response:** The comments are noted. The CNPA have included a strategic community site allocation in this area to reflect the importance of community facilities being incorporated into the AHR redevelopment proposals. The residents of Aviemore are keen to see suitable provision for the community included to enhance the relationship and interconnections between the resort and the village.

- 6.4 The wording and boundaries of these proposals have been reviewed in light of the ongoing work on the Aviemore Master Plan and the outstanding planning applications for the site (at the time of writing – these have been approved in principle, while consent is yet to be issued, awaiting satisfactory conclusion of a S.75 agreement). Where planning permission is granted prior to adoption of the Local Plan, the AHR Master Plan will be reflected in the proposals maps. The CNPA will continue to work closely with AHR to ensure an approach is taken which is acceptable to all parties.

- 6.5 The CNPA acknowledges the ongoing position regarding this site but considers that the Local Plan should continue to recognise and promote the opportunity for community facilities, specifically a public park, within the AHR site. The Local Plan indicates an area of appropriate size

and extent for new community development, an important consideration for the AHR site and the village as a whole; the allocation will be used to ensure that sufficient provision is made. The requirement for this facility is widely recognised by the residents of Aviemore, reflects the Aviemore Master Plan 1997 and the need for a village park as set out in the Badenoch and Strathspey Local Plan 1997 (CD6.6). It is considered that no modification is required at present.

## **7.0 Strategic issues**

**7.1** The National Park Plan 2007 (CD7.1) provides a number of strategic objectives, including Conserving and Enhancing the Park (5.1) and Living and Working in the Park (5.2) – Sustainable Communities and responsible outdoor access and recreation. These aim to encourage high standards of responsible enjoyment of the Park, strengthen and maintain tourism and develop a co-ordinated approach to high-quality outdoor access and recreation. The Plan recognises that it is vital to many aspects of the Park's environment, communities and economy that there are a range of high quality opportunities for people to enjoy the area. In addition the Plan seeks to create conditions conducive to business growth and investment that are consistent with the special qualities of the Park and its strategic location.

## **8.0 Other material considerations**

**8.1** Badenoch and Strathspey Local Plan 1997 Policy 6.3.1 proposes a Village Park on 16 ha of land adjoining the Aviemore Burn and running through to the Spey margins.

**8.2** Application (08/241/CP) Demolition of existing admin building; construction of mixed use development comprising residential, retail, office, community, leisure, environmental improvements, roads, additional lodges and hotel extension. The Aviemore Centre, Grampian Road, Aviemore. (Full Planning Permission)

**8.3** Aviemore Master Plan 1997 - prepared by the Aviemore Partnership and approved by The Highland Council in 1997 as the supplementary planning policy deriving from the Badenoch and Strathspey Local Plan. The Master Plan proposed a number of initiatives, including a new public/community village green, linked to the existing landmark green space in front of the Four Seasons hotel, as a focal point of the Village Centre. This Master Plan is currently under review.

## **9.0 List of documents (including Core Documents)**

- CD7.1 Cairngorms National Park Plan 2007
- CD6.11 Cairngorms National Park Deposit Local Plan
- CD6.12 Deposit Local Plan 1<sup>st</sup> Modifications
- CD7.3 CNPA Committee Report Deposit Local Plan May 2007
- CD7.4 CNPA Committee Report 1st Modifications October 2008
- CD7.5 CNPA Committee Report 2nd Modifications February 2009
- CD6.6 Badenoch and Strathspey Local Plan 1997

## **10.0 Cairngorms National Park Authority Witnesses for Formal Hearing**

- Robert Grant – Planning Officer