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|---------------------|--------------------------------------|--------------------------|------|
| <b>Date:</b>        |                                      |                          |      |
| <b>Issue:</b>       | <b>Settlements –Aviemore General</b> |                          |      |
| <b>Objector(s):</b> | Roy Turnbull                         | <b>Objection ref(s):</b> | 390n |
|                     | Aviemore Highland Resort             |                          | 441  |
|                     | Scottish Council for National Parks  |                          | 434o |

|                  |                |
|------------------|----------------|
| <b>Reporter</b>  | Mrs Jill Moody |
| <b>Procedure</b> | Hearing        |

## 1.0 Overview

- 1.1 This statement sets out the Cairngorms National Park Authority response to the objections raised to the Deposit Local Plan as modified in respect of Settlements – Aviemore General and supplements the response made to those objections by the Cairngorms National Park Authority in its report to Committee (CD7.3-7.5). No changes are proposed.

## 2.0 Provision of the Local Plan:

- 2.1 The Deposit Local Plan as modified makes a variety of provision for Aviemore within the Strategic Settlements section. The Proposals Map and accompanying text make provision on H1 and H2 for around 265 houses. The economic allocations ED1 and ED2 relate to the Dalfaber Industrial Estate and Cairngorm Technology Park and allow scope for further business development. The role and further potential of Aviemore Highland Resort is recognised via ED3 and a public park provided for under C2. Myrtlefield Industrial Estate has scope in ED4 for modest opportunities. C1 is retained for community use with potential to accommodate the new primary school. Finally various sites around the village are identified as Env as a number of spaces and land which contribute to the setting of Aviemore and will be protected from adverse development. There is reference to the preparation of the Aviemore Design Framework which in time will replace the existing Aviemore Masterplan 1997.

## 3.0 Summary of objection(s)

- 3.1 3 objections raising some 3 issues have been lodged on Settlements – Aviemore General with a request that they be considered at a hearing:
- AV/OSI support as Aviemore has lost much of its open space in recent years and what remains should be protected. Good to see Milton Wood receiving protection but it should extend both sides of the burn downstream. The burn contains lamprey, and is used by otters, a European protected species. Objects to H1, H2, H3, ED1, ED2 as contrary to 1<sup>st</sup> aim of the Park. **(390n)**
  - H1 Housing allocation boundaries constrain site layout submitted by Tulloch Homes. C2 AHRs preference is for a mix of residential and business/office uses and prefer public park to be between the Four Seasons Hotel and Grampian Road. Want ED3 revised to encompass C2 and OSI (now Env). Suggest revisions to text to reflect this. Objection maintained to 1<sup>st</sup> mDLP. Objection sustained on 2<sup>nd</sup> mDLP and in addition change from OS to ENV on proposals map potentially affects the AHR interest. **(441)**
  - New developments should be contained within the natural settlement boundaries created by the River Spey and the A9. **(434o)**

#### **4.0 Summary of Cairngorms National Park Authority Response**

4.1 The CNPA has identified Aviemore as a strategic settlement. It is the largest village in the National Park and is almost a small town. The existing Badenoch and Strathspey Local Plan identified significant housing allocations that have led to the growth of Aviemore to the north over the last 15 years or more. Provision not yet taken up has outstanding planning permission and has been identified in the Deposit Local Plan. The mDLP takes account of the boundaries of sites with permission. The allocations are all within the settlement and can be developed without being contrary to the 1<sup>st</sup> aim of the Park. Policies in the Plan take account of designations and protected species. It is considered that C2 and OSI (now ENV) are justified and do not constrain the potential of allocation ED3. The settlement limits contain Aviemore between the Spey and the A9 apart from the site at High Burnside west of the A9 that received permission for housing prior to the National Park designation.

#### **5.0 CNPA Commendation to Reporter**

5.1 It is commended to the Reporter that the objections to Settlements – Aviemore General as listed above are rejected. No issues are raised that could lead the Cairngorms National Park Authority to consider the approach deficient.

#### **6.0 Assessment / Scope of Evidence**

6.1 **(390n)** Objection: Objects, AV/OSI (now ENV) support as Aviemore has lost much of its open space in recent years and what remains should be protected. Good to see Milton Wood receiving protection but it should extend both sides of the burn downstream. The burn contains lamprey, and is used by otters, a European protected species. Objects to H1, H2, H3, ED1, ED2 as contrary to 1<sup>st</sup> aim of the Park.

6.2 **Response:** The allocations reflect the obligation on CNPA to provide an effective land supply for housing and to meet other needs of communities. They are all within the settlement and, in the case of H1 – H3, have planning permission. The decisions have taken account of the 4 aims of the Park, including the 1<sup>st</sup>. The 1<sup>st</sup> aim does not preclude development and the aims have to be collectively achieved. Relevant policies within the plan will ensure that natural heritage issues are addressed and safeguards put in place as appropriate. No further modifications are proposed.

6.3 **(441)** Objection: objects as H1 Housing allocation boundaries constrain site layout submitted by Tulloch Homes. C2 AHRs preference is for a mix of residential and business/office uses and prefer public park to be between the Four Seasons Hotel and Grampian Road. Want ED3 revised to encompass C2 and OSI (now Env). Suggest revisions to text to reflect this. Objection maintained to 1<sup>st</sup> mDLP. Objection sustained on 2<sup>nd</sup> mDLP and in addition change from OS to ENV on proposals map potentially affects the AHR interest.

6.4 **Response:** Tulloch Homes now have a planning permission and the allocation reflects this. AHR has a resolution for outline planning permission for mixed use development subject to a Section 75 Agreement. They have a resolution for full planning permission for mixed use development subject to resolving issues around, inter alia, community provision and to a Section 75 Agreement. The decision notices can be issued upon resolution of outstanding issues. The changes to the allocations are not necessary, other than C2 if alternative community provision is agreed in consultation involving the Community Council, but this process has yet to be concluded.

6.5 **(434o)** Objection: Objects as new developments should be contained within the natural settlement boundaries created by the River Spey and the A9.

6.6 **Response:** Apart from existing planning permissions no sites are allocated outside these parameters. No further modifications are proposed.

## **7.0 Conclusions**

7.1 It is commended to the Reporter that the objections to Settlements – Aviemore General as listed above are rejected. No issues are raised that could lead the Cairngorms National Park Authority to consider the approach deficient.

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

- CD7.23 Topic Paper 3 “Approach to Housing Land Supply and Affordable Housing”
- CD7.24 Topic Paper 4 “Site Selection”
- CD6.13 Cairngorms National Park Deposit Local Plan as at 2<sup>nd</sup> modifications
- CD7.1 Cairngorms National Park Plan 2007
- CD7.3-7.5 CNPA Committee Reports

## **9.0 Cairngorms National Park Authority Witnesses for Hearing**

- Don McKee – Head of Planning