

Date:		
Issue:	Aviemore AV/ ED2 – Economic Development Allocation	
Objector(s):	Reidhaven Estate	Objection ref(s): 456l

Reporter	Mrs Jill Moody
Procedure	Written Submissions

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 Economic Development Allocation AV/ED2: South of Dalfaber Industrial Estate, 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 proposal.

2.0 Provision of the Local Plan:

- 2.1 The Local Plan (CD6.11) locates strategic development sites within the settlement proposals section; these include land for Economic Development. The Local Plan recognises the importance of creating new employment opportunities and providing for existing businesses, to the Cairngorms National Park and its communities. The plan text specifies:

AV/ED2: This 3.5Ha site south of Dalfaber Industrial Estate and the Cairngorm Technology Park allows for its future expansion when the current site reaches capacity. This flexibility to grow will support future expansion options within Aviemore and allow for adequate choice in site identification.

- 2.2 The text has been modified in the 1st modifications of the Deposit Local Plan (CD6.12) with additional and altered wording, to include reference to flexibility in site selection and greater choice.

3.0 Summary of objections

- 3.1 The objection covers the following issue:

- Support this allocation, but wording should be extended to cover the use of the site for housing in the event that there is low take up of land for business. **456l**

4.0 Summary of Cairngorms National Park Authority Response

- 4.1 The Local Plan aims to create economic opportunities to accommodate the needs of communities and plan for future growth, promoting sustainability in terms of both communities and the economy. The CNPA, in support of this establishes a number of objectives to improve opportunities for economic development within the Park, and the Local Plan approach must therefore be flexible enough to ensure that enterprise can occur in harmony with the important natural and cultural environment.
- 4.2 The CNPA have included a number of economic development opportunities in Aviemore, recognising the requirements of the 4th aim of the Park, the sustainable economic and social development of the area’s communities, while the Park 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. The allocation should ensure that the existing business location is able to meet any anticipated changes in the economy and provide choice for a diverse range of economic developments, as required by SPP2 Economic Development (CD2.3). The planning system has an important enabling role in supporting business development and contributing to economic prosperity (SPP15) (CD2.11).

- 4.3 The Local Plan identifies the proposed site as a natural extension to the existing Dalfaber Industrial Estate and Technology Park, allowing for its future expansion as required, supporting the economic growth of the community. The site would only be released when the existing estate reaches capacity thereby allowing for future expansion requirements. The policies and proposals in the plan endeavour to provide a balanced approach to land allocation and services to support local communities, including creating the correct level of opportunities for employment. The allocation endeavours to provide for new development opportunities in support of the community, while preventing the further expansion of the village into the open countryside; consolidating the existing urban form. Any proposals for development will be considered on their merits and judged against all policies in the Plan and if required, appropriate natural heritage surveys will be sought.

5.0 CNPA Recommendation

- 5.1 The CNPA recommend to the Reporter that the objections are rejected. This allocation will provide additional opportunities for industrial/business development within Aviemore and the wider local area, in the event that existing capacity is taken up.

6.0 Assessment / Scope of Evidence

- 6.1 **4561** Support the designation of the site to the south of the Technology Park as AV/ED2. This site could however also provide some potential for residential development (possibly affordable housing), particularly if there is a low take up of land for business. Modifications: Amend text for AV/ED2 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'.
- 6.2 **Response:** The Local Plan identifies the proposed site as a natural extension to the existing Dalfaber Industrial Estate and Technology Park, allowing for its future expansion as required, supporting the economic growth of the community. The site would only be released when the existing estate reaches capacity thereby allowing for future expansion requirements.
- 6.3 The policies and proposals in the plan endeavour to provide a balanced approach to land allocation and services to support local communities, including creating the correct level of opportunities for employment. The settlement proposals include sufficient land for the provision of employment development accordingly, earmarking them to provide additional economic provision if required; the identification of this site for housing development may result in this aim not being met. If there is no demand for business use, the allocation may be reviewed in the next local plan. The issue of possible mixed uses on sites has been raised elsewhere in the Plan and the potential to consider this site for such development will be included in any review, where evidence indicates this to be the most appropriate way to take forward development proposals.

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) – Landscape, Built and Historic Environment and Living and Working in the Park (5.2) – Sustainable Communities, and Economy and Employment. All new development and management of the landscapes and settlements within the Park should be based on a sound understanding of this natural and cultural heritage. 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

- None

9.0 List of documents (including Core Documents)

- 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
- CD7.1 National Park Plan 2007
- CD6.11 Deposit Local Plan
- CD6.12 Deposit Local Plan 1st modifications
- CD2.3 SPP2 Economic Development
- CD2.1 ISPP15 Economic prosperity (SPP15)