

<b>Date:</b>			
<b>Issue:</b>	<b>Settlements –Aviemore General</b>		
<b>Objector(s):</b>	Aviemore and Vicinity Community Council	<b>Objection ref(s):</b>	416e
	Aviemore Highland Resort		441
	DW and IM Duncan		037m
	The Clouds Partnership		398e

<b>Reporter</b>	Mrs Jill Moody
<b>Procedure</b>	Written

## 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 4 objections raising some 4 issues have been lodged on Settlements – Aviemore General and wish to be considered by the written procedure:
- Will the CNPA be following the principles of the Gillespie Plan for Aviemore? In response to 1<sup>st</sup> mDLP disappointed to see that Kinakyle is outside Aviemore boundary. ED1 we note will encroach over the burn into woodland onto the Speyside Way. C2 we note that AHR have now put retail units and flats into this area, 90% will be built on, hardly a public park. H2 and H3 reserved matters, is this in relation to the extra outstanding applications? **(416e)**
  - 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)**
  - No further development should be permitted west of the A9 at Aviemore. **(037n)**
  - Object to proposed alteration to the identified boundary for Aviemore which moves it northwards to the north of the B970 and the Speyside Leisure Park. It has previously been identified as lying on the southern extremity of the Leisure Park and to the east of the B9152.

The settlement boundary should be reinstated to that set out in Consultative Draft Cairngorms National Park Local Plan. The allocated sites H1 – H3 all lie at least in part in SEPA Flood Risk areas and are not effective in 5 year period. Refers to list of sites in Table 4: each of them with either a consent or indicative capacity is subject to Flood Risk Analysis and none can be considered wholly effective. To provide an effective supply further housing sites should be identified in or adjacent to strategic settlement of Aviemore. Land at Kinakyle is available and effective within 5 years and this could be identified in the Local Plan. Although itself subject to SEPA Flood Risk Area there is approx. 20ha of flat accessible land available for residential and associated development. It is capable of being part of Aviemore as opposed to a separate village and is less sensitive in terms of visual impact. It immediately adjoins built element of the town despite the proposed change to the settlement boundaries set out in the DLP and thus is a logical extension to existing built form of Aviemore. **(398e)**

#### **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 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. It is considered that C2 and OSI (now ENV) are justified and do not constrain the potential of allocation ED3. The existing local plan acknowledged that the potential for further growth of Aviemore was limited and provision was made for An Camas Mòr to contribute significantly to meeting the future housing needs of the area. Other settlements in Badenoch and Strathspey will also accommodate varying levels of provision. There is no provision west of the A9 other than land with planning permission. It is not sustainable for Aviemore to continue to grow to the north either in landscape terms or in respect of the relationship with the centre of the settlement. The Cairngorms Landscape Capacity Study 2005 reinforces that standpoint. The southern end of Aviemore by Kinakyle lies beyond the roundabout which forms the main entrance to the village from the south and in landscape terms is a pinch point and logical stop to the built up area. The Consultative Draft Local Plan had extended the settlement boundary further south, but only to give land an environmental allocation to protect it from development. The existing local plan has not allocated land for development to the south and indeed the policy is to safeguard the environment in this area. Topic Paper 3 “Approach to Housing Land Supply and Affordable Housing” (CD7.23) explains the background to the provision of housing land: it is clear that there is an effective supply and no other sites are required. Monitoring of the implementation of the Local Plan will ensure that there continues to be an effective supply and the preparation of the new Local Development Plan will give an early opportunity to make any necessary adjustments.

#### **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 Strategic issues**

6.1 Highland Council Structure Plan expectation that An Camas Mòr will contribute to delivery of future housing.

## 7.0 Assessment / Scope of Evidence

- 7.1 **(416e)** Objection: Objects, will the CNPA be following the principles of the Gillespie Plan for Aviemore? In response to 1<sup>st</sup> mDLP disappointed to see that Kinakyle is outside Aviemore boundary. ED1 we note will encroach over the burn into woodland onto the Speyside Way. C2 we note that AHR have now put retail units and flats into this area, 90% will be built on, hardly a public park. H2 and H3 reserved matters, is this in relation to the extra outstanding applications?
- 7.2 **Response:** The CNPA has been giving weight where relevant to the existing Aviemore Masterplan 1997. A replacement is in the course of preparation and an Aviemore Design Framework will be published for consultation in due course with the intention that it will provide an up to date reference point for decisions in the village. The existing local plan acknowledged that the potential for further growth of Aviemore was limited and provision was made for An Camas Mòr to contribute significantly to meeting the future housing needs of the area. Other settlements in Badenoch and Strathspey will also accommodate varying levels of provision. It is not sustainable for Aviemore to continue to grow to the north either in landscape terms or in respect of the relationship with the centre of the settlement. The Cairngorms Landscape Capacity Study 2005 (CD7.19) reinforces that standpoint. The southern end of Aviemore by Kinakyle lies beyond the roundabout which forms the main entrance to the village from the south and in landscape terms is a pinch point and logical stop to the built up area. AHR have a resolution to grant planning permission for a development that encompasses C2, but this is subject to provision being made for the community in consultation with the Community Council. H2 and H3 have outline planning permission. No further modifications are proposed.
- 7.3 **(441)** Objection: Objects, 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.
- 7.4 **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. No further modifications are proposed.
- 7.5 **(037n)** Objection: Objects, no further development should be permitted west of the A9 at Aviemore.
- 7.6 **Response:** Apart from existing planning permission no sites is allocated west of the A9. No further modifications are proposed.
- 7.7 **(398e)** Objection: Objects to proposed alteration to the identified boundary for Aviemore which moves it northwards to the north of the B970 and the Speyside Leisure Park. It has previously been identified as lying on the southern extremity of the Leisure Park and to the east of the B9152. The settlement boundary should be reinstated to that set out in Consultative

Draft Cairngorms National Park Local Plan. The allocated sites H1 – H3 all lie at least in part in SEPA Flood Risk areas are not effective in 5 year period. Refers to list of sites in Table 4: each of them with either a consent or indicative capacity is subject to Flood Risk Analysis and none can be considered wholly effective. To provide an effective supply further housing sites should be identified in or adjacent to strategic settlement of Aviemore. Land at Kinakyle is available and effective within 5 years and this could be identified in the Local Plan. Although itself subject to SEPA Flood Risk Area there is approx. 20ha of flat accessible land available for residential and associated development. It is capable of being part of Aviemore as opposed to a separate village and is less sensitive in terms of visual impact. It immediately adjoins built element of the town despite the proposed change to the settlement boundaries set out in the DLP and thus is a logical extension to existing built form of Aviemore.

**7.8 Response:** 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 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 existing local plan acknowledged that the potential for further growth of Aviemore was limited and provision was made for An Camas Mòr to contribute significantly to meeting the future housing needs of the area. Other settlements in Badenoch and Strathspey will also accommodate varying levels of provision. It is not sustainable for Aviemore to continue to grow to the north either in landscape terms or in respect of the relationship with the centre of the settlement. The Cairngorms Landscape Capacity Study 2005 (CD7.19) reinforces that standpoint. The junction of the B9152 and the B970 forms the natural end of the village and this is reinforced by the distinctive change in landcover on either side of the road. The new roundabout backed by the trees adjacent to it forms a distinctive entrance to the village and this is enhanced by open views south eastwards from this point. Development south of this point would dilute the distinctiveness and also potentially interrupt the views. The southern end of Aviemore by Kinakyle lies beyond this roundabout which forms the main entrance to the village from the south and in landscape terms it is a pinch point and logical stop to the built up area. The Consultative Draft Local Plan had extended the settlement boundary further south, but only to give land an environmental allocation to protect it from development. The existing local plan has not allocated land for development to the south and indeed the policy is to safeguard the environment in this area. The objector's land does not have planning permission and is subject to similar flooding issues that they raise in respect of allocated sites with permission. Topic Paper 3 "Approach to Housing Land Supply and Affordable Housing" (CD7.23) explains the background to the provision of housing land and Topic Paper 4 "Site Selection" (CD7.24) explains the allocation process: it is clear that there is an effective supply and no other sites are required. Monitoring of the implementation of the Local Plan will ensure that there continues to be an effective supply and the preparation of the new Local Development Plan will give an early opportunity to make any necessary adjustments.

## **8.0 Conclusions**

**8.1** 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.

## **9.0 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
- CD1.3 The National Parks (Scotland) Act 2000
- CD1.18 Cairngorms National Park Designation Order 2003
- CD6.9 Consultative Draft Cairngorms National Park Local Plan 2005
- CD6.2 The Highland Structure Plan 2001
- CD6.6 The Badenoch & Strathspey Local Plan 1997
- CD7.19 Cairngorms Landscape Capacity for Housing Study 2005