

## Strategic Settlements

### Aviemore

Other relevant planning documents - The Aviemore Masterplan September 1997

#### Proposals

**AV/H1:** Situated to the north of Aviemore Highland Resort, this site already has outline consent for around 120 dwellings. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site.

**AV/H2:** This 1.7Ha site to the west of the golf course has capacity for around ten dwellings. Development of this site will need to work within the existing woodland clearings to minimise the loss of trees and retain the natural screening and setting of the site. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site .

**AV/H3:** This 5.5Ha site to the east of the settlement has capacity for around 70 dwellings. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to

accompany any development proposals for this site.

**AV/ED1:** A 0.5Ha extension to the north of Dalfaber Industrial Estate.

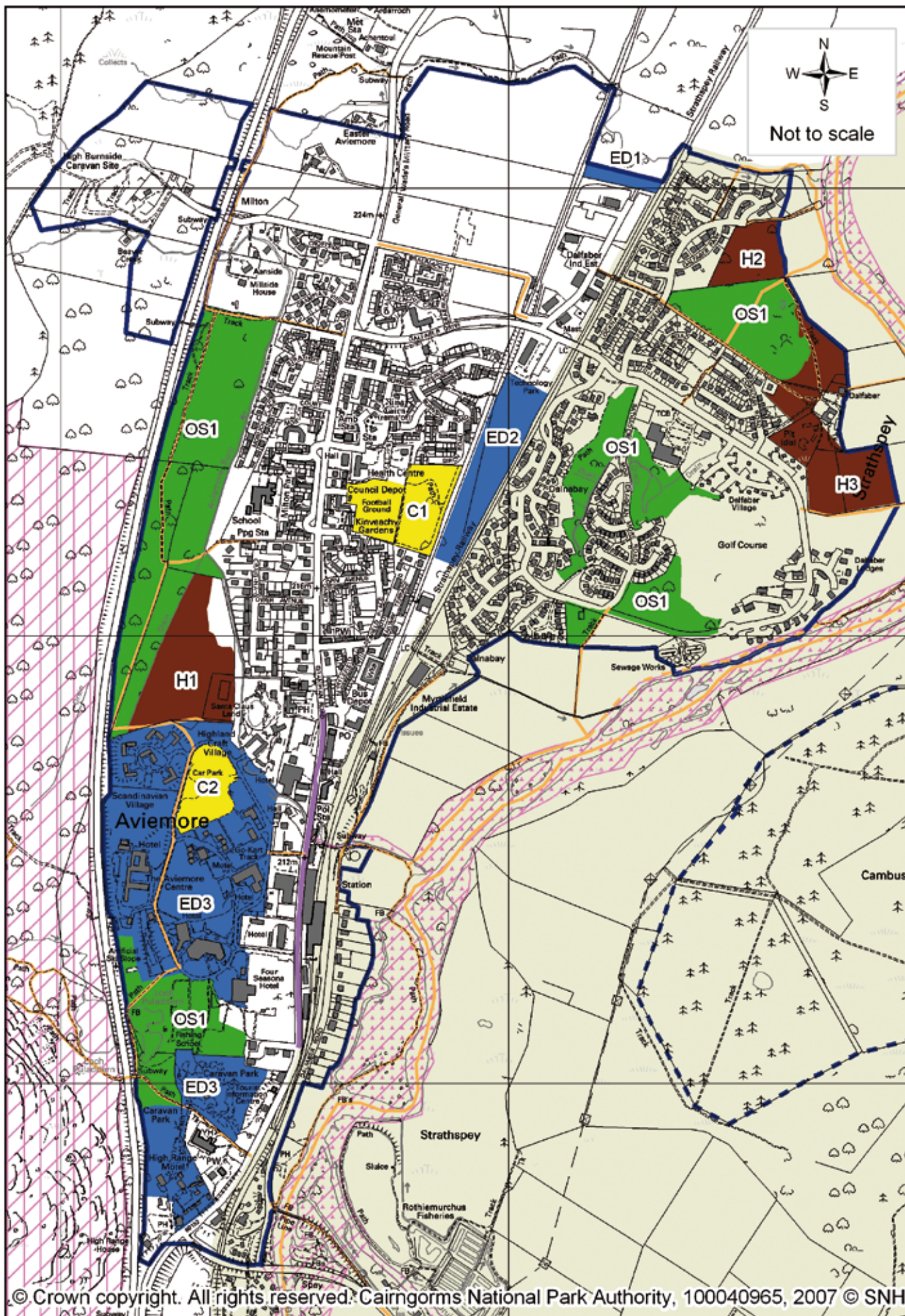
**AV/ED2:** This 3.5Ha site south of Dalfaber Industrial Estate and the Technology Park allows for its future expansion when the current site reaches capacity.

**AV/ED3:** Aviemore Highland Resort will continue to develop and enhance its facilities. Closer links/ access with the general community area should be developed, and will be highlighted by a revised Aviemore Masterplan. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site.

**AV/CI:** This site used for various community uses is to be retained as such, with an option for the development of a new school.

**AV/C2:** A proposal for a public park area within the Aviemore Highland Resort site.

**AV/OS1:** A number of open spaces will be protected from development.



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## Legend

-  Cairngorms National Park
-  Conservation Area
-  Site of Special Scientific Interest
-  Special Protection Area
-  Special Area of Conservation
-  Ramsar Convention Site
-  National Nature Reserve
-  Gardens & Designed Landscapes
-  National Scenic Areas
-  Indicative Settlement Boundary
-  Settlement Boundary

## Settlement Zone Type

-  Community
-  Economic Development
-  Housing
-  Protected Open Space
-  Village Centre

## Proposed Core Path (under consultation)

-  Existing Path
-  Potential New Path