

Aviemore

i Other relevant planning documents – The Aviemore Masterplan September 1997. This document is currently being reviewed in the form of the Aviemore Design Framework and will be adopted in support of the Local Plan. It will then be considered as a material consideration in the determination of planning applications within Aviemore.

Proposals

AV/H1: Situated to the north of Aviemore Highland Resort, this site has detailed planning permission for 161 dwellings.

AV/H2 and H3: as a combined site these have an outstanding outline planning permission for up to 104 dwellings.

AV/H2: An outline planning application is with the National Park Authority for the development of this 1.7ha site. The consideration of reserved matters on 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: An outline planning application is with the National Park Authority for the development of this 5.5ha. The consideration of reserved matters on this site will have to take into consideration the SEPA indicative 1:200 year flood risk maps and a detailed flood risk assessment will be required.

AV/ED1: The existing Dalfaber Industrial Estate and Cairngorm Technology Park provide opportunities for economic development proposals to support the economy of Aviemore and the surrounding area. An area of 0.5Ha to the north of Dalfaber Industrial Estate is included to allow for future expansion. Currently used for informal recreation, pedestrian links through the site should be protected.

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.

AV/ED3: Aviemore Highland Resort will continue to develop and enhance its facilities. Closer links with the village centre should be developed, and will be highlighted by the revised Aviemore Design Framework. 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. In developing further proposals for this site, access arrangements should not affect the A9 as a trunk road, and should use the local road network.

AV/ED4: Opportunities for small economic growth to complement the existing Myrtlefield Industrial Estate exist, and any new developments should also seek to enhance the area and its surroundings.

AV/C1: 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: Land within the Aviemore Highland Resort site will be retained for use as a public park.

AV/Env: A number of open spaces and land which contributes to the setting of Aviemore are identified and will be protected from adverse development.



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