

Issue:	An Camas Mòr		
Objector(s):	Badenoch and Strathspey Conservation Group	Objection ref(s):	400i(g)
Reporter	Mrs. Jill Moody		
Procedure:	Informal hearing		

Rebuttal

- I.1 **400i(g) Objection:** The statement submitted by this objector states, inter alia, that a new town is inappropriate in an NSA, conflicts with the principles of a NP and NSA, does not offer a road bridge across the Spey, will have lengthy road access to Aviemore, will impact on protected species, affect ancient woodland, and impact on the Spey SAC. They are asking that the allocation is omitted, ancient woodland is excluded and there is a buffer zone around the Spey to protect it and exclude recreational infrastructure.
- I.2 **CNPA Rebuttal:** Reference is made to the principles that CNPA wishes to see incorporated in proposals that come forward for this site (CD7.25). These clearly encompass many of the issues that are raised by this objector and the detail coming forward as part of a formal planning application will have to address them. The allocation does not guarantee a planning permission. The environmental statement and other documents that accompany a formal submission will have to demonstrate that statutory designations and protected species are not compromised. The effects of traffic will be fully assessed and CNPA will be looking for a focus on provision for public transport, cyclists and pedestrians from the outset. There is a long standing desire for a community park straddling the Spey linked by a footbridge: the CNPA shares this desire and will pursue its fruition in the context of any planning application. Point vii on p64 of the Local Plan as modified makes it quite clear that development will only be permitted if CNPA is satisfied that proposals have been designed to the highest standards that avoid and mitigate any significant effects on the environment and protect the overall integrity of the NSA. This does not equate with the objector’s reference that CNPA consider that “ACM could not have a significant impact on the overall integrity of the NSA”. It is clear that the CNPA will fully assess any proposal for its effect on the NSA and will not accept it if there are significant effects that cannot be avoided or mitigated to protect the NSA. The overarching principle of the settlement within the NSA has been established for a number of years and was considered in the LPI for the existing Badenoch and Strathspey Local Plan 1997. The provisions of this Local Plan will ensure that the detail has sufficient regard for the NSA and other relevant interests. The allocation is both justified and necessary and it is considered that it is retained in the Plan.

Conclusion

- I.3 The CNPA has considered the points raised in this objection and is of the view that they can all be addressed as part of the planning application process. The principles set out by the CNPA clearly state what is expected and any application will require the ability to deliver them.

CNPA Commendation to Reporter

- I.4 It is commended to the Reporter that the objection to An Camas Mor as listed above is rejected. No issues are raised that could lead the Cairngorms National Park Authority to consider the approach deficient