

Issue:	Aviemore AV/ ENV – Environment Allocation		
Objector(s):	Badenoch and Strathspey Conservation Group	Objection ref(s):	400i(f)

Reporter	Mrs Jill Moody
Procedure:	Informal hearing

Rebuttal

1.1 The Statement of Evidence provides additional comments on the Aviemore Environment allocations:

- Land adjacent to the north settlement boundary of Aviemore and east of the main road should be zoned as environment to make it clear that Aviemore will not spread further northwards across the Achantoul Burn;
- All the land within the settlement boundary surrounding the path between Milton Wood and the main road (part of the original orbital path) should be zoned as environment to protect the environs of this important path;
- A buffer zone of Environment land should be secured around the north boundary of Craigellachie NNR.

1.2 **Response:** It should be noted that these additional objections refer, in the main, to new sites for possible allocation under the Environment designation. These have not been proposed prior to their inclusion in this statement.

1.3 The Local Plan aims to ensure an appropriate and reasonable balance is struck ensuring only areas and land of significant landscape and community value are designated as Environment; protecting these important areas and not placing significant constraints on many other unwarranted spaces and land within or adjacent to settlements.

1.4 The areas to which the objector refers beyond the settlement boundary (land to north of Aviemore and north of Craigellachie respectively), while positively reinforcing the setting of Aviemore and providing some community value and amenity, are considered not to require allocation under the Environment designation - the level of protection afforded by their respective locations outside the settlement boundary, in open countryside are considered sufficient. The plans identify settlement boundaries, outwith which it is expected that proposals will require substantial justification. Where no locational need exists, development on the periphery of settlements will be resisted. All proposals must consolidate the existing urban form, and not result in ribbon development or sprawl of development into the countryside. Any development proposals, if forthcoming, would be assessed against the policies of the Local Plan including the impact on the landscape setting of Aviemore. No further modifications are therefore proposed.

1.5 The area of land within the settlement boundary between Milton Wood and the main road relates to an open field, with an existing outline planning permission for residential development - CP/07/393 for 'Erection of houses and access road.' Therefore, extending the Environment designation into this area would not accurately reflect the true position of this site. No further modifications are therefore proposed.

2.0 Conclusion

- 2.1 The Local Plan identifies land where it is important to the character and amenity, landscape setting and overall fabric of Aviemore. These areas, as highlighted in the proposals maps, are protected and safeguarded from future development. Other landscape designations are used where appropriate, alongside 'Environment,' areas outwith recognised settlement boundaries are classified as general countryside-where development will be resisted. These areas, as identified by the objector, do not require designation. No modifications are therefore proposed.

3.0 CNPA Recommendation

- 3.1 The CNPA recommend to the Reporter that the objection is rejected; the issues raised have been considered and no change is required. These areas, as identified by the objector, do not require allocation under 'Environment'; it is considered they are adequately protected by other landscape designations and Local Plan policies.