

Cairngorms National Park Local Development Plan 2020 Post Main Issues Report: Additional Sites Consultation

As per our submission to the MIR Consultation we do not wish to provide, as a matter of course, detailed comments on the merits or otherwise of site specific allocations. However we would like to point out some background information that can inform the detailed timing and phasing of any future development in the proposed allocation at Additional Site 3 'Proposed Additional Economic Development Allocation: North Aviemore'.

As part of our MIR response we highlighted that the Council is currently reviewing waste management options in Badenoch and Strathspey and we would request that further ongoing discussions are held with our Waste Management Team as the LDP moves forward. The Waste Management Strategy has particular strategic implications for Additional Site 3 given that much of the allocation (approx. 50% by area) is the current Granish landfill site and Household Waste Recycling Centre.

Granish will continue to operate as a landfill site to a point in 2020 (current planning permission for landfilling expires in March 2020) with restoration to take place within a year thereafter. The Council is committed to ending the landfilling of biodegradable municipal waste in line with Regulations by 1st January 2021. Due to a reduction in the rate of landfilling in recent years, there is sufficient void space at Granish to last until the landfill ban is introduced, and as such we anticipate applying for a short-term extension to landfilling at Granish to 31st December 2020.

Once landfilling is no longer permitted at Granish, we will need to continue to provide a waste collection service to the local community. Waste collected by the Council in Badenoch and Strathspey will have to be bulked up and transferred to suitable waste treatment facilities outwith B&S. Accordingly, there will be a requirement for a municipal waste transfer station in B&S. Given that the Granish landfill site is already subject to waste management uses/licences, along with its proximity to sources of waste and the primary road network, it would be most logical and straightforward to locate a waste transfer station at the existing waste site.

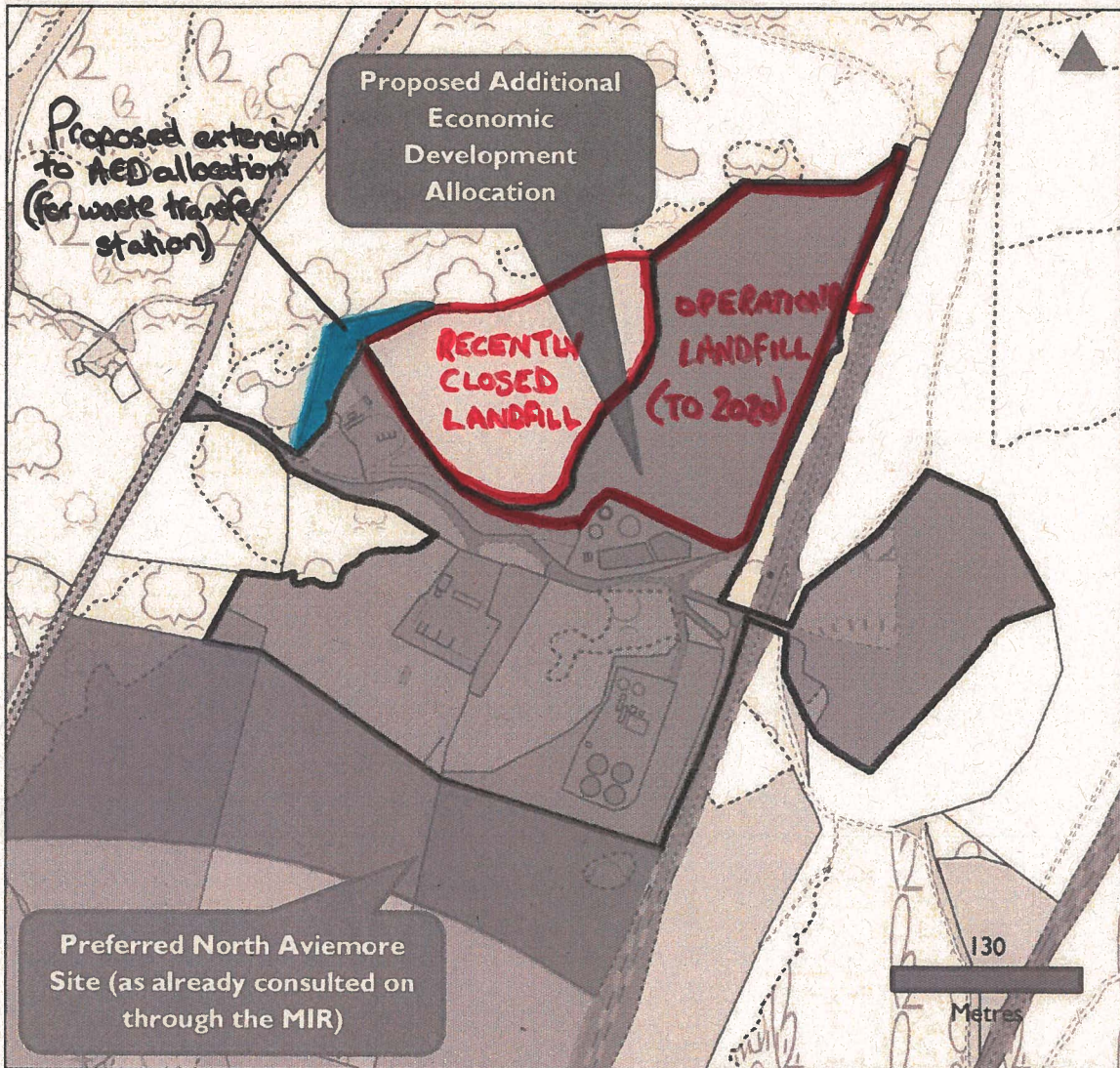
Areas of the site that have been recently landfilled (outlined in red on the enclosed annotated map) will not be suitable for development of a waste transfer station, due to land stability and landfill gas risk issues, and much of the remainder of the site is already used as a household waste recycling centre. Therefore, we would propose that the proposed allocation boundary be revised slightly (area highlighted in blue on the enclosed annotated map) to provide an additional area for the development of a waste transfer station.

Additionally, we would welcome the opportunity to consider development of a waste transfer station on other land within the proposed allocation, with the land that lies adjacent to the landfill site, wastewater treatment works and concrete batching plant appearing to have particular merit with regards a development of this nature.

We would welcome further discussion regarding the operational requirements of such key infrastructure within this allocation and request that the emerging development plan could limit the potential uses of this site (at least in part) to those compatible with waste management uses.

We note the presence of the North Aviemore Site (already consulted through the MIR) and the continued progress of residential development land towards the Granish landfill site. Care should be exercised regarding the allocation of the land to sensitive receptors bearing in mind the existing industrial land uses at Granish (landfill site and wastewater treatment works). Suitable spatial segregation should be maintained to ensure the possibility of conflict between land uses is minimised.

AVIEMORE: ADDITIONAL ECONOMIC DEVELOPMENT ALLOCATION



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3. Proposed Additional Economic Development Allocation: North Aviemore

Proposal: To identify an additional area of land incorporating the existing operational businesses adjoining the preferred North Aviemore economic development site (the North Aviemore site has already been consulted on through the MIR so we are not seeking further views on it at this stage). This additional area is considered to have capacity for some further business development and would add to the overall supply of economic development land in Aviemore.