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# CAIRNGORMS NATIONAL PARK AUTHORITY

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## FOR DECISION

**Title:** **Masterplanning Update –  
Tomintoul and Glenlivet, and Braemar**

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### **Purpose**

The purpose of this paper is to update the Planning Committee on progress with masterplanning work that has been going on in Tomintoul and Glenlivet, and Braemar. The paper also provides an overview of the status of this work and outlines the proposed approach to incorporation of the relevant elements in the Local Development Plan.

### **Recommendation**

The Committee are asked to note the progress and status of the work undertaken and endorse the proposed approach to incorporation of the work into the Local Development Plan.

### **Executive Summary**

Masterplanning work has been undertaken in the Braemar area and also for the Tomintoul and Glenlivet area. The specific reasons why such exercises were needed in each area vary. The masterplanning exercises carried out in these communities will provide crucial information to assist in the drawing up of the community statements for the Local Development Plan.

## **MASTER PLANNING UPDATE: TOMINTOUL AND GLENLIVET, AND BRAEMAR FOR DECISION**

### **Background**

1. The Reporter's comments on the Cairngorms National Park Local Plan suggested that the CNPA take a longer term perspective on development, beyond the life of a single local plan, and that masterplanning exercises would be valuable in certain communities, including Braemar and Tomintoul. In the Tomintoul and Glenlivet area the need for this approach was reinforced by the economic downturn and the fragility of the economy. The aim of this work is to provide for more sustainable communities by providing a framework for long-term development, housing provision and improved facilities.

### **Progress to Date**

#### ***Braemar***

2. A steering group, including funding partners, was established mid 2011 to work in conjunction with Halliday Fraser and Munro consultants. The group included:
  - Mar Estate (*funding partner*)
  - Invercauld Estate (*funding partner*)
  - Deeside Donside Development Project
  - Braemar Community Council
  - CNPA (*funding partner*)
3. A draft proposal was presented to the community in November 2011 and discussed as part of the National Park Plan and Main Issues Report Community Information Sessions. There was some concern from the wider community that they had not been engaged fully in the process at that time. A further community meeting was held by the Community Council in January to consider the document and we are currently awaiting their response. The Community Council are also considering undertaking a Community Action Plan which will be led by the Community Council, supported by the Marr Area Partnership, and the masterplanning exercise will inform this process.

#### ***Tomintoul and Glenlivet***

4. A Steering Group, including funding partners, was established in October 2011 to oversee and advise on the project. The group includes:
  - Tomintoul and Kirkmichael Community Association
  - Glenlivet & Inveravon Community Association
  - Tomintoul & Glenlivet Highland Holidays ('Glenlivet & the Cairngorms')
  - The Crown Estate (*funding partner*)
  - Highlands & Islands Enterprise (*funding partner*)
  - The Moray Council (*funding partner*)
  - CNPA (*funding partner*)
  - Visit Scotland

5. A baseline audit of the area was completed in October 2011. This audit helped to identify potential opportunities for regeneration of Tomintoul and the wider Glenlivet area. These opportunities were discussed and prioritised at a public meeting in November, attended by over 60 people from the local communities. All of the information from that meeting was fed into a Strategy and Action Plan to help regenerate the area. This Strategy and Action Plan can be used by the community to prioritise action and obtain funding to deliver key projects in it. At the meeting there was strong support for a Community Development Trust to be established to take forward the opportunities identified.
6. A Masterplan has also been produced and is a tool to help deliver the Regeneration Strategy and Action Plan on the ground. The Masterplan was subject to Community Consultation in February 2012 and a feedback report produced which will be considered before the Steering Group sign of the Masterplan within the next month. Work is now under way to look at creation of a Trust for the area and to employ a Regeneration Officer to prioritise and take forward the work in the Regeneration Strategy, Action Plan and Masterplan. All documents relating to the project, including the Draft Masterplan and feedback report, are available online at [www.cairngorms.co.uk/live-work/regeneration-project](http://www.cairngorms.co.uk/live-work/regeneration-project).

## Local Development Plan

7. The Local Development Plan will take the form of a series of policies followed by a suite of community statements. These statements will set out for each community in the Park, what it can expect to see happening for the next five years and beyond, up to at least the next 20 years. The community statements will be key to the success of the Plan in addressing individual community concerns raised through their community vision work, community planning exercises and the masterplanning work as described above.
8. Each statement will provide a clear overview for each community, setting out the objectives for each to help deliver issues raised in their community visions or as a result of masterplanning exercises. Together with an overall description and general advice on design and development, they will include direction and information on land allocations, cultural and natural heritage issues, landscape and infrastructure constraints and opportunities, core path and access and key areas of open space.
9. The masterplanning exercises carried out in Braemar and Tomintoul, and Glenlivet provide crucial information to assist in the drawing up of the community statements for these two communities. They provide a level of detail beyond that available elsewhere which highlights key opportunities to ensure a co-ordinated and long term approach to land use planning in each community. The information provided will therefore form the basis of the community statements in these two communities.

10. In terms of the next steps for all community statements, it is intended to consult in an informal way with each community council or association between June and September 2012. This will be used to gauge opinion on the options for growth and development, and information gathered will then inform the proposed Local Development Plan. This will be the subject of formal consultation in March 2013.

### ***Terminology***

11. It is already clear that the terms “masterplan” has been understood in different ways by different people, particularly the relationship of such plans to the formal planning process and legislation. This has been unhelpful. As we move forwards with the preparation of the Local Development Plan we propose that we should generally avoid the use of such terms and, if they are used, we should be very clear about what we mean so that everyone is clear about the basis on which they are becoming involved and what happens next.

### **Recommendation:**

**The Committee are asked to note progress to date and endorse the proposed implementation approach.**

**Sandra Middleton and Karen Major**

**February 2012**

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