

AGENDA ITEM 5

APPENDIX 4

2018/0112/DET

**COMMUNITY COUNCIL
COMMENTS**

aviemore & vicinity
community council

"Stand fast, Craigellachie"



'Colonsay'
12 Morlich Place,
Aviemore,
Inverness-shire.
PH22 1TH

[REDACTED]

13th April 2018

Cairngorms National Park Authority
14 The Square
Grantown on Spey
Scotland
PH26 3HG

Dear Sir,

Planning Application 2018/0112/DET Installation of beginner and intermediate artificial ski slopes with associated services, Cairngorm Mountain, Glenmore, Aviemore, PH22 1RB

I refer to the above application and must inform you that Aviemore and Vicinity Community Council **objects** to the application for the following reasons;

1. The Community Council is not opposed to development at Cairngorm but wants to be sure that it is a well-structured, properly planned and sustainable development which satisfies all the Aims of the Park. The Community Council submits that this application is lacking in all the foresaid.
2. This application is putting the cart before the horse. In the Cairngorm and Glenmore strategy agreed by the Cairngorms National Park Board on 30th September 2016, Natural Retreats and partners agreed to develop and deliver masterplan for Cairngorm Mountain. The report to the Board said, 'Natural Retreats continue to develop their proposed masterplan for Cairngorm Mountain. CNPA has provided initial advice and we expect to see the proposed

plans and subsequent planning applications coming forward.’ To date there has been no masterplan proposed. HIE has commissioned a review of the ski infrastructure which will report later in the year. What does Natural Retreats base the need for such a project?

3. If the HIE review shows that an artificial ski slope is not a viable proposition will we be saddled with more un-needed infrastructure on Cairngorm? We could find nothing in the application to deal with removal of the development if it is not sustainable.
4. The application does not give a concrete description of the colour of the ski slope or any of the other infrastructure required to operate the slope including fencing and banking. It will be difficult, if not impossible, to get a colour that will blend in
5. The development will do nothing to conserve and enhance the natural or cultural heritage of the area. Developments should conserve and enhance the special landscape qualities with a particular focus on conserving and enhancing wildness qualities. This development will remove an area which has been shown to have habitat features important for supporting invertebrate communities. According to the environmental survey carried out 54 species of fly, six of which are nationally scarce and three associated with the Cairngorm SSSI invertebrate assemblage were found.
6. The development will not promote sustainable use of the natural resources of the area. It is estimated that 2630 cubic metres of peat will have to be removed from the site and used elsewhere on Cairngorm. There is no information on where the peat will be relocated to, just a bland statement that it will be re-used on the mountain. In any case is it right to remove a natural resource, such as peat, from an area where it is sustainable to another area where there is no guarantee of it being successful just so that a development can take place?
7. Removing an area of natural hillside and replacing it with plastic will not promote understanding and enjoyment of the special qualities of the area. The special quality of the area is its naturalness.
8. Regardless of what colour the slope is it will be impossible to blend it in with the hillside and it will be visible from the A9 and Aviemore. The Daylodge, carpark, funicular and Ptarmigan building all stand out now. The ski slope will be no different. This is not what the Aims of the Park are there to encourage.
9. The development will not promote sustainable economic and social development of the area’s communities. The HIE are currently carrying out a review of ski infrastructure at Cairngorm. Until that review is complete how is it possible to say if the development would be sustainable. Out with the ski season there are so

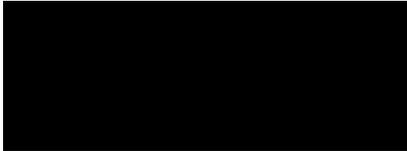
many other things to do locally it is questionable if people would use the facility. There are already dry ski slopes in the valley that are seldom used out of season.

In conclusion;

Aviemore and Vicinity Community Council objects to the application. The application does not fulfil any of the Aims of the Park. The application is a case of getting priorities wrong. The development should form part of masterplan for the whole ski area. Developing piecemeal without an overall plan is not sustainable. It is a development in the wrong place and at the wrong time.

The Community Council requests that a representative be allowed to address the Planning Committee in order that the members of the CNP board may have a better understanding in terms of planning and its effect on Aviemore and its environs of this development.

Yours faithfully,

A solid black rectangular box used to redact the signature of the Chairman.

Chairman