

Director of Planning
Cairngorm National Park Authority

Dear Sir

CNPA Development Plan 2020 – Carrbridge T1

Carrbridge & Vicinity Community Council fully endorse the activities of Landmark Forest Park in its boost for local employment, its beneficial impact on tourism generally and in Carrbridge in particular and the continuing support which they give to village activities.

We fully understand the rationale behind seeking additional parking space to the west of the current site and a limited area for future expansion and this aspiration we fully support. We are, however, very concerned that in order to achieve this limited expansion, the land-owners have insisted that the land must be leased, not bought outright and that any leasing agreement must involve the redesignation of a large parcel of land from Forestry to Leisure. The parcel of land involved is much larger than what was requested by Landmark, who only sought an area for their expansion plans with a protective belt of woodland surrounding to give a degree of shelter from possible widescale clear-felling of the admittedly poor quality timber.

Whilst we have trust in the current Landmark owners, we are very concerned that, in the future in the event of a change of ownership, we face the possibility of extensive redevelopment such as a “chalet village” to the west of the current Landmark footprint. The limited rezoning of an area from Forestry to Leisure has our support and we would ask that procedures be investigate which would permit either the limited rezoning of the land or a condition that limits any future development.

The limited expansion currently proposed will require realignment of parts of the well-used path network within the area and we are pleased that Landmark have indicated that this will be carried out. We also support Landmark’s stated intention to restock the woodland to the west of the current site with a more appropriate mixture of native species, an offer which we would hope would be made a condition of approval.

There have been some concerns expressed amongst Community Councillors about the limited presence of capercaillie in the area to the west of the current Landmark footprint, but the majority view was that it was felt that the CNPA-led project on that subject will make appropriate input on this aspect.

In conclusion, the majority of Carrbridge and Vicinity Community Council support Landmark’s proposal for limited expansion to the west of the current site, but we all have concerns over possible unacceptable future development, against which we would seek appropriate mitigating conditions.

Yours faithfully

G Dyer

16 September 2018