



REPRESENTATION FORM

Introduction

The Proposed Local Development Plan (the Plan) sets out a strategy for future development in the Cairngorms National Park. It includes sites and proposals for development as well as the policies that will be used to make decisions on applications for planning permission. We aim to formally adopt the Plan in 2020 when the Local Development Plan 2015 comes to an end. The Plan focuses on the five year period until 2025. It also includes development proposals for the 10 year period until 2030, as well as providing a general indication of the likely scale and location of development as far as 20 years into the future.

How to comment

You can use this form to submit your comments on the Plan. Please complete a separate form for each part of the Plan you want to comment on.

All comments should be submitted no later than 5pm, Friday 5 April 2019.

Email: planning@cairngorms.co.uk

Post:

**Cairngorms National Park Authority
FREEPOST NAT21454
Grantown-on-Spey PH26 3BR**

You must submit your name and address to ensure your comments can be considered valid. This is because the Cairngorms National Park Authority (CNPA) is required by legislation to contact you in relation to your response.

Fair Collection Statement

As a registered Data Controller, the CNPA will collect, store and use your personal data for the purpose of informing the content of the Cairngorms National Park Local Development Plan 2020. You may request to see personal information held by the CNPA at any time. Information will be shared with the Scottish Government Department of Planning and Environment Appeals and may be published on our website. We will not publish address details but may publish the name of the person who has completed the form. By completing and submitting the form, you are consenting to the above.

Your details

Name A. Grant.....

Organisation NA.....

Address [REDACTED].....
[REDACTED].....

..... Postcode [REDACTED]...

Email [REDACTED].....

If you are representing a third party, please give their details below.

Name

Organisation

Address

.....

..... Postcode

Email

REPRESENTATION FORM

1. Which section of the Plan would you like to comment on? (Please state clearly which policy, settlement, site reference number, paragraph number etc, your comment relates to)
See please see next page.

2. What is your comment on this section of the Plan?
Please see next page.

3. Please state clearly what change/s you wish to see made to the Plan to address your comment
Please see next page. Thank you.

What happens next?

Following the consultation period, all responses will be collated and assessed. The Proposed Local Development Plan and all consultation responses will then be submitted to Scottish Ministers and subject to an Examination by an independent Planning Reporter. You can keep up to date with progress on www.cairngorms.co.uk and Facebook and Twitter via [@cairngormsnews](https://twitter.com/cairngormsnews)

Queries

If you have any queries about the consultation process, please contact a member of the Planning Policy team.

Email: planning@cairngorms.co.uk

Telephone: **01479 873535**

**Policy 1.11, Long Term Designations,
What is your comment:**

I object to the proposal to develop alternative sites LH1 and LH2 in the circumstances that An Camas Mòr is undeliverable, because the premise is erroneous and the development of LH1 and LH2 are not practicable.

Aside from the fact that, LH1 and LH2 are smelly and full of flies because they are next to 'the dump' or Recycling Plant and are not an attractive living environment, the claim that An Camas Mòr may prove undeliverable, and the reasons as to why this may be the case run contrary to reasons given by The Cairngorms National Park Authority Board in their correspondence with Aviemore and Vicinity Community Council (See Appendix I) regarding the the period of two(2) years it has taken The Cairngorms National Park Authority to determine An Camas Mòr's application for an extension to Planning Permission in Principle.

Aviemore and Vicinity Community Council suggest in their letter that irregularities in the planning application process, and The Cairngorms National Park Authority's delay of two years in issuing planning permission are the reason for delay in the delivery of site - it is therefore disingenuous to claim that this is a result of "infrastructure costs" or the size of the project, when The CNPA are the real obstacles to the site's development. Furthermore, this statement serves to unfairly prejudice a live planning application for An Camas Mòr.

Secondly, the claim that alternative sites, LH1 and LH2 could be delivered any quicker than An Camas Mòr, or that it would not face the same planning conditions and obstacles does not stand up to scrutiny. The planning conditions for An Camas Mòr, and the requirement to produce a Recreation Management Plan would be exactly the same for LH1 and LH2 since it is also 1km walking distance from Natura sites and Capercaillie breeding sites, if it is not closer than An Camas Mòr to Capercaillie breeding sites at Kinveachy Forest.

Therefore, the effect of this Proposed Plan is to undermine the delivery of the policies and sites in the current Plan 2015 - 2020 which should be being implemented now. It is also undermines the findings of a Public Inquiry (1994); three previous Local Development Plans, a Judicial Review (The Cairngorm Campaign And Others V. The Cairngorms National Park Authority+Davall Developments Limited+Tulloch Homes Limited+An Camas Mòr Developments LLP) and Aviemore and Vicinity Community Council's wishes which support the development of the site.

In isolation this undermines the credibility of the Local Development Plan and its policies, but it is combined with further irregularities in the development the Plan:

(i) Mis-representing Aviemore and Vicinity Community Council's response to the CNP Local Plan 2020-2025 Main Issues Report in *Local Development Plan 2020 Main Issues Report Summary of Responses and Recommended Actions*

(ii) Failing to publish An Camas Mòr LLP's response to the call for new sites...(with a persistent and non rectified broken-link on The CNPA's website), which accused the CNPA of prejudicing An Camas Mòr's planning application. (See Appendix IV)

(iii). Mis-publishing the closing date of the Proposed Development Local Plan Consultation on the online form. (Appendix V)

In combination, these apparent 'mistakes' make it appear as if the CNPA is 'playing for time' with a live planning application; protracting the time taken to determine the application from three months to two years and therefore extending the application process beyond the implementation period of the current LD Plan and into the implementation period of the next Plan; thus, this Proposed Local Development Plan 2020-2025 is being used as a means to prejudice a current planning application for a site included in the previous three Local Plans.

Since this Proposed Plan is being used as a means to prevent the implementation of policies from the current Plan, the public cannot trust the Planning Authority to make decisions according to Plan policies. Therefore, future Plan policies will not be perceived as credible or complied with, effectively rendering this Plan and all future Plans meaningless, ineffective and redundant.

This not only harms the delivery of The Plan policies, it damages public trust in the credibility of the Planning Process; The Cairngorms National Park Authority and its ability to deliver the four statutory aims of The National Park.

What changes are you seeking.

The proposal of an alternative site at LH1 and LH2 for Long Term Housing Designation should be removed.

The suggestion that An Camas Mòr may prove undeliverable because of infrastructure costs should be removed.

There should be a clear commitment from The Cairngorms National Park Authority included in The Plan that they will do everything they possibly can to deliver An Camas Mòr as soon as possible, by for example, issuing planning permission within three months as opposed to two years.

Settlement: Aviemore & An Camas Mòr, LH1 & LH2 & ACM, page 102

What is your comment:

Inconsistent and arbitrary application of policy from one site to the next.

Specifically Capercaillie Breeding habitats are the same distance from the alternative site LH1 & LH2 as An Camas Mòr, yet the Recreation Management Plan proposals are entirely different. LH1 and LH2 are roughly 1 km walking distance from Kinveachy, almost closer than An Camas Mòr is from Coylumbridge yet there is a Recreation Management Plan with obligations at variance from one site and not the other.

Secondly, An Camas Mòr's Proposed Recreation Management Plan was co-created as part of a community-led design process, led by Aviemore and Vicinity Community Council and The Cairngorms Business Partnership. Please see Appendices VI and VII.

The proposals are based on the community's wishes as expressed at Community Events in Aviemore, Kingussie High School, Grantown Grammar School and The Cairngorms Business Partnership. They are therefore likely to prove more effective, but from a policy perspective, to suggest an alternative plan (such as downhill MTB track as opposed to a pump track and bike/skate park next to the River) undermines Aviemore and Vicinity Community Council, and is contrary to *Cairngorms National Park Local Development Plan 2020 Proposed Local Development Plan Evidence Paper: Rural Development - Part 2 Communities and The Community Empowerment (Scotland) Act 2015*.

The Recreation corridor between the River Spey and An Camas Mòr is a long held community wish, so to suggest mountain bike facilities at Pityoulish Hill, near a car park, instead of somewhere closer to existing Aviemore residents is to undermine this wish.

What changes are you seeking:

Remove "Diversionary car parking in vicinity of Loch Pityoulish linking to new paths in area." because this will just encourage further car use when the community's preference is for less dependence on a car and Riverside Recreation.

The Recreation Management should include a bike, skate and pump track next to the river, close to Aviemore, as opposed to a downhill MTB track.

LH1 and LH2 should offer the same facilities and requirements for a Recreation Management Plan as An Camas Mòr, including a pump track and bike park.

Policy 4.67, Woodlands page 27 as applied to
Settlement Aviemore & An Camas Mòr, ACM
Appendix 2: Environmental Baseline Topic 7: Landscape and Cultural Heritage, page 264

What is your comment:

The application of the woodland policy contradict policies in previous Local Development Plans that apply to the period of this Local Development Plan 2020-2025.

This is inconsistent with The CNPA's Local Development Plan 2005 - 2010 which stated with regard to An Camas Mòr:

“Major buffer zones (safeguarded from development) to maintain the community’s setting, provide separation from adjoining villages and nature conservation sites, and give opportunities for future leisure facilities. Major landscaping, recreation and leisure areas including integration of lochans, recently afforested areas, and new planting associated with the principal land forms (including the escarpment), and the B970 margins. Substantial areas of woodland shall be planted to provide the new community with a woodland setting and to ensure that it does not intrude to an inappropriate degree in important views from the west (particularly the A9) and east (particularly the B970

Section 50 Agreements will be sought with developers or the landowner in relation to the provision of roads, infrastructure, social and community facilities and landscaping; and to restrict land use change in peripheral areas important to any new community’s setting.

**Any proposal should be pursued as a free standing village initially although a possible long term road bridge over the Spey could improve links with Aviemore eventually.”*

Cairngorms National Park Local Development Plan 2005-2010

The policy of planting trees on this site was adopted into the 1997 Local Development Plan for Badenoch and Strathspey, following a Public Inquiry in 1994, in which the reporter found that with regard to An Camas Mòr :

“Most of the proposed housing shown on the Proposals Map is within existing commercial forestry or pine woodland, or within areas programmed for planting. A master plan that has as its objective the creation of a housing development within a woodland setting over a period of 25 years or more, and that also includes landscaping and associated management, would not result in a significantly greater change to the landscape character of the area than that which would occur if the area matures as commercial forestry as currently planned”.

Public Inquiry Appendix III

If one Local Development Plan policy is to plant trees on a particular site that is designated within the Local Development Plan for housing, to visually screen the development and preserve the landscape character, and subsequent Local Development Plan policy is not to develop on that site because trees have been planted, then this policy deems that an application for development on the site should be prejudiced precisely because it complied with a policy under a previous Local Development Plan, whose application extends into the period of subsequent plans (obviously, it is unavoidable that policies regarding tree planting must be planned over a longer period than five years since trees take more than 5 years to grow).

With specific regard to settlement ACM, An Camas Mòr, it should also be noted that Cairngorms National Park Planning Committee on a site visit in 2014, commented that more trees should be planted on site (as reported in the local press). Under the policies of this Proposed Local Development Plan, the assessment of a site should not be prejudiced precisely because the developer complied with the wishes of the Planning Committee.

If a planning application is going to be prejudiced as a result of complying with policies in a previous Local Development Plan, then future Local Development Plan policies will not be complied with or be perceived as credible.

Within the internal logic of CNPA's previous Local Development Plans, development where there are no trees will spoil the view; damage the integrity of The National Scenic Area, adversely affect the Landscape Character and experience of wildness and therefore be inconsistent with aims of The National Park as specified in **Cairngorms National Park Authority: Appendix 2: Environmental Baseline Topic 7: Landscape and Cultural Heritage, page 264.**

The unintended consequence of this policy will be that land managers and developers will be dis-incentivised to plant trees in advance of development and instead deforest a site that is being considered for development, or in advance of submitting a planning application, thereby diminishing the biodiversity of The National Park and not meeting the first of The National Park's aims.

This policy should recognise that coniferous plantations make a minimal contribution to the areas' biodiversity in comparison to locally scarce arable habitats, therefore, arable land is of higher ecological value than woodland in localities of Badenoch and Stathspey due to its relative scarcity in comparison to the large forested area, so the development of woodland in preference to arable land would in fact contribute to greater biodiversity in these localities, thereby supporting the first aim of The National Park.

What changes are you seeking:

This policy should be revised so that "There is a general presumption against the development of woodland with a higher ecological value only".

The policy should be revised to encourage development in woodland where it supports:

"The perceived naturalness of the land cover

The visible lack of buildings, roads, pylons and other modern artefacts".

Strategic Environmental Assessment Environmental Report January 2019 Appendix 2: Environmental Baseline Topic 7: Landscape and Cultural Heritage, page 264.

This policy should encourage development where there is woodland of lower ecological value,

non-native species and coniferous plantation on the grounds that it would "enhance the character, diversity and special qualities of the National Park's landscape and cultural and historic heritage", specifically it would "minimise the loss of wildness" (SEA sub-objective). Trees visibly screen or hide buildings and roads, therefore development in forested areas enhances the "perceived naturalness of the land cover", especially from protected viewpoints and in Landscape Character Areas.

LDP SEA ENVIRONMENTAL REPORT Appendix 7: Assessment of Sites page 575

What is your comment:

Includes inaccurate descriptions of the areas' distances and geography.

"An Camas Mòr

There may be negative effects early in the site's early phases, as residents need to travel to Aviemore to access facilities, however these may reduce in the future as new facilities are developed in An Camas Mòr"...

..."LH1 & LH2

The site is within moderate walking distance of public transport, local facilities and other housing. However, the scale of development means that it is possible for limited facilities, such as those associated with retail and public transport, to be made available as part of the site's development".

It defies geography to describe the 1.9 mile walking and cycling distance from the sites beyond Aviemore's north boundary, 'LH1' and 'LH2', towards the Recycling Plant to Aviemore public transport links as 'moderate', whilst by comparison it is stated An Camas Mòr residents 'need to travel to Aviemore to access facilities' (the implication is by car/ bus) when An Camas Mòr is within closer walking and cycling distance from Aviemore's Public Transport Links (Train Station & Main Bus Station) with a footbridge, which the plan states is fundamental to its delivery. (1 mile) or without a footbridge (1.6 miles) and with a path either way for non-motor use, it is also closer to the main retail and leisure centres in Aviemore.

There is a local bus service and Primary School planned for An Camas Mòr as part of the Section 75 agreement.

The inaccuracies in relative descriptions of the distances leave the public with the impression that The CNPA's Planning Department cannot map read or serve to unfairly prejudice a live planning application, An Camas Mòr, a site that has already been adopted into the LDP in 1997, and propose an alternative site by inventing a false premise.

What changes are you seeking:

This should be changed so that it is clear that relatively LH1 & LH2 are further from Aviemore's infrastructure and public transport hub than An Camas Mòr. If relative distances are described in the Plan, they are based on geographically accurate measurements or the actual measurements are included, If LH1 and LH2 should be described as 'moderate', An Camas Mòr should be described as at 'close' walking distance to public transport links; or if LH1 and LH2 should be described as at a 'long' distance from Aviemore's public transport links; An Camas Mòr should be described as at a 'moderate' distance

Appendix 7: Strategic Environmental Assessment Environmental Report Assessment of Sites, pages 595; 725

What is your comment:

There is an inconsistency in the assessment of the following sites:

“ACM, An Camas Mòr

Around 50% of the site is wooded. Of this woodland, around 50% has been identified as being ancient.

LTH1 North Aviemore

A good woodland corridor along the A9 and western edge of the site

LTH2 North Aviemore

Mature trees exist on site, however theoretically these could be retained as part of a development, The overall effects are therefore uncertain as it depends on the nature of the development proposed”.

The proposed Masterplan Report for An Camas Mòr, which has planning consent, includes an indicative land use plan, retains the ancient woodland, and much of the plantation as part of the development, to hide the development from view. Given the certainty over the nature of the development should mean that the overall effects are therefore less than the effects for LH1 and LH2 which are assessed as uncertain.

It is inconsistent to assess the effects for An Camas Mòr as greater than the effects for LH1 and LH2. It is misleading for the assessment of LH2, to write that theoretically mature trees could be retained as part of the development and omit this from the assessment of An Camas Mòr, because retaining woodland is in fact an integral part of An Camas Mòr's planning application which accords with the Policy to plant trees in the current Local Development Plan 2020-2025, and which has consent whereas the assessment implies that this is not the case.

What changes are you seeking:

The assessment for An Camas Mòr should include:

ACM, An Camas Mòr

Around 50% of the site is wooded. Of this woodland, around 50% (25% overall) has been identified as being ancient and these will be retained as part of the development which has consent. Planting to screen the development from view and preserve the landscape character. The overall effects are therefore a minor positive effect”

The effects of An Camas Mòr on the following

- 6a. Value, conserve and enhance biodiversity
- 6b. Improve the management of woodland
- 7. Protect the special qualities of the landscape

Should be assessed as “option would have a minor positive effect” taking into account that the trees will mature and screen the development from view, preserving the landscape character.

The relative effects for LH1 and LH2 and An Camas Mòr should either be if the effects for LH1 and LH2 are uncertain, then the effects for An Camas Mòr are either positive or uncertain.

**Policy 4.64 (b) - page 46 as applied to
LDP PROPOSED PLAN HABITATS REGULATION APPRAISAL REPORT page 186
and as applied to
LH1 LH2 & ACM, An Camas Mòr, page 87 - page 101; 102**

What is your comment:

The Habitats Regulation Appraisal Report is inconsistent with the Cairngorms Nature Action Plan 2018-2023, specifically the Capercaillie Framework which is Policy 4.64 (b).

The Habitats Regulation Appraisal Report, Rationale for each question and initial criteria for assessing the answers page 186-187, question 7, ‘*For each of the woods identified at Q3, could the predicted level of use by residents / users of the development site significantly increase overall levels of recreational use?*’ states:

The answer was assessed on the basis of professional judgement of current levels of use and whether the increase is likely to be more than approximately 10%.

It is unclear what data the Appraisal is using to assess this, since the CNPAs own visitor survey finds that 96% of visits to the outdoors in the National Park are made by people who live outside The National Park. Does “professional judgement” mean that The CNPA ignored this research and just made the figures up instead? By contrast, The Capercaillie Framework, is supported by

the following research “Robinson, R. and Scott, J. (2013). CRAGG Visitor, Visitor Infrastructure and Tourism Audit. Final Report”.

The Capercaillie Framework, **Policy 4.64 (b)**, does not support the rationale in the Habitats Regulations Appraisal Report that the numbers of people visiting an area, or population change of local residents results in recreational disturbance- rather the Capercaillie Framework places importance on the area of undisturbed habitat.

“Rothiemurchus Estate Rothiemurchus is probably one of the most visited areas of the CNP (c.300, 000 visitors per annum, Robinson and Scott (2013)) yet they have one of the best capercaillie populations in the UK. The estate is split between the “honey-pot” areas of Inverdruie and Loch an Eilein where visitor usage is concentrated and capercaillie are not present and the quieter areas of the estate where the capercaillie are making their home. There is a limited path network in the quieter areas, with no obvious destinations or stopping points, which encourages people to mainly stay on the path. Much work has been done on the science of responsible behaviour over many years with leading experts. Responsible behaviour is encouraged through various information and reinforced by the Ranger Service and the well-informed staff. The approach is proving effective for both capercaillie and people.”

Cairngorms Capercaillie Framework, page 156

96% of Recreational users in Rothiemurchus live outside the National Park - it is therefore erroneous to assess the likely effects of An Camas Mòr as significant according to the CNPAs own rationale.

Secondly, it is erroneous, given the rationale and methodology in the Habitats Regulation Appraisal Report, to assess the likely effects of An Camas Mòr on recreational disturbance to Capercaillie as greater than the recreational disturbance from LH1 and LH2, which is equidistant to the Capercaillie breeding sites at Kinveachy.

What changes are you seeking:

The Habitats Recreation Appraisal should use real visitor numbers to an area to assess likely recreational disturbance, rather than just population figures since the effect of local residents are marginal - they represent less than 10% of recreational users.

The Habitats Recreation Appraisal should reflect that recreational disturbance to Capercaillie from An Camas Mor is unlikely given that the population of An Camas Mor will constitute less than 10% of recreational uses.

The Habitats Recreation Appraisal should reflect that recreational disturbance to Capercaillie

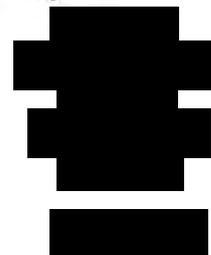
from LH1 and LH2 is just as likely as from An Camas Mor given that the site is equally close to Capercaillie breeding sites.

Appendices

- I. Correspondence Aviemore and Vicinity Community Council and Cairngorms National Park Authority Board
- II. Badenoch and Strathspey Local Plan (1997)
- III. Reporter's Report Badenoch and Strathspey Local Plan (1997) Public Inquiry 1997
- IV. Screenshot of broken link to Main Issues Report Call for new sites
- V. Screenshot of online consultation form
- VI Community Feedback Recreation Management Plan, An Camas Mòr
- VII Proposed Recreation Management Plan, An Camas Mòr

Appendix I: Correspondence with Aviemore and Vicinity Community Council and Cairngorms National Park Authority Board

aviemore & vicinity
community council
"Stand fast, Craigellachie"



Tel. No.
Email.



2018

Peter Argyle,
Convenor,
Cairngorm National Park Authority Board,
14 The Square
Grantown on Spey
Scotland
PH26 3HG

26th September

Dear Mr Argyle,

An Camus Mor

The An Camus Mor Section 42 application for renewal and clarification of the original application, determined in 2010 and issued 2014, was determined by CNPA in August 2017 but, more than a year later, the permission has not yet been issued. When one considers that CNPA noted that the fundamental public interest in terms of environment, economy and culture is overwhelmingly in support, what is the reason for such an undue delay in issuing the permission?

We know that in March, CNPA proposed a timetable to issuing permission in April this year but this has not been achieved. We understand that the latest expectation by CNPA is to issue permission in November. This would leave very little time for the developers to arrange approval of a commercial loan. When the CNP Board makes a planning decision, officials should put that decision in place as quickly as possible. This has not happened in this instance and reflects badly on the Boards ability to ensure compliance. To any reasonable person it looks like there are individuals within the CNPA who do not agree with An Camus Mor and they are stalling issuing permission so that the development will fail. Is that the case?

It is also significant that the condition with regards to the bridge over the River Spey did not form any part of previous conditions, was not recommended by the planners and was made, out of the blue, at the August determination. The Board in attaching the condition did not take into consideration any of the consequences of requiring the bridge when it goes on to land the developer does not own and is derelict in its duty of care, or, a reasonable person could see that as a deliberate act to scupper the development in which case it is totally reprehensible and an abuse of power. In either case the decision to attach a condition for the

bridge was flawed. A much better course of action would have been a section 75 agreement.

Aviemore and Vicinity Community Council have a long-standing vision for An Camus Mor as a sister community to Aviemore with a countryside park, playing fields and a second foot/cycle bridge joining the communities together and have worked closely with Rothiemurchus. That is right, it is a second footbridge as there is already one joining Aviemore to Rothiemurchus. The Community Council do not see why the proposed foot/cycle bridge should be a condition. It is not necessary at the start of the development and we have already made that point. Who is going to use it? The Community Council has no doubt whatsoever that a bridge will be built and are prepared to work with An Camus Mor LLP and CNPA to ensure it.

The Community Council is extremely concerned that this project, which they consider essential to addressing issues arising from short term planning in Aviemore is under threat. Those issues adversely affect people in local jobs, many of which must commute from places with no suitable childcare or public transport and have adversely affected service and manufacturing businesses and visitors to the National Park. By failing to deal with the permission quickly CNPA is failing to comply with its Aims.

This unwarranted delay caused by CNPA is placing the development in jeopardy and destroys the plans and aspirations of the community and that is not a function of the CNPA. CNPA is culpable and should act to rectify the situation.

Yours sincerely,



Chairman

Chairman John Grierson

Vice Chairman Alastair Dargie

Secretary Alastair Dargie

Treasurer Wilma Grierson

John Grierson
Chair, Aviemore and Vicinity Community Council

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16 October 2018

Dear Mr Grierson

Thank you for your letter of 26 September that you sent to Peter Argyle as Convener of the CNPA Board about the An Camas Mòr Section 42 planning application. I have since been elected Convener and he has passed it on to me to answer.

You raise a number of points in your letter and I have looked to address each of these.

1. The issue of a decision notice has taken time because the terms of the legal agreement that the developer must sign in order to issue it have not yet been agreed. The CNPA has worked hard to establish terms that support the development of An Camas Mòr and taken significant steps to ensure the obligations on the developer take account of the financial viability of the proposals. This is a significant development and if the development went ahead without the correct level of developer obligations the cost of any additional services would have fallen wholly on the public purse at a time when public sector budgets are extremely tight. All developments of this type across Scotland make developer contributions and in this case it will ensure that Aviemore and new An Camas Mòr communities will have an appropriate level of service provision once building starts. Each extension to the agreement has been agreed with the developer because more time was needed to ensure the S75 was right for what is a long term development. The CNPA have a duty to ensure that the funding is in place for schools, roads, infrastructure etc when a new development of this scale is proposed and this is what officers have been doing on behalf of the Board.
2. You state that the condition requiring the bridge came out of the blue. The requirement for the footbridge was written into a planning condition recommended by officers in relation to the recreation management plan. The footbridge is an integral part of the development and the connection to Aviemore and is highlighted in the Local Development Plan. Circumstances change and the mechanism originally anticipated to deliver the footbridge no longer exists. Members took the legitimate view that it should be more clearly defined and be a standalone condition. The Committee Convener also asked the applicant's agent at the Planning Committee if they were able to work with the conditions and was told yes, ACM LLP could.

3. You also state that the bridge would be built no matter what and that a S75 obligation would be a better way forward than a condition. The Board does not agree with this view and feels that the only way that we can guarantee that the bridge will be built is with a condition. If this is going to be a genuinely sustainable community then people in An Camas Mòr will have to be able to access the school and services in Aviemore for the first number of years. The bridge needing to be built by the 200th occupied unit gives the developer time to get this in place but does have it as close to the start as is reasonable. The CNPA has also agreed a mechanism to ensure that the developer cannot be held up by the owners of the west side of the Spey.

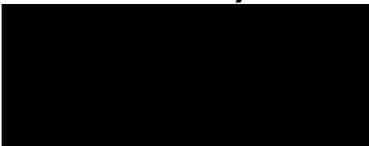
I would disagree with your statement that the CNPA has caused an unwarranted delay. Much of the time taken was to restructure with the developer the S75 to take account of changed circumstances arising from the new application in August 2017. This involved significant discussions with Highland Council around education contributions, provisions the developer wished to see change and other provisions. This is normal for such a significant development and is to be expected for such a significant strategic development.

We hope that the applicant will sign the legal agreement allowing issue of the decision notice in the next few weeks and that they will then make good progress in preparing applications to discharge the required conditions.

Affordable housing is a key issue for the Cairngorms National Park but in the Board's view we would be failing the future residents of An Camas Mòr and Aviemore if we did not ensure that the development met the highest standards and was a truly sustainable community. It is important that we get this development right at the start, or we would likely be dealing with the consequences for decades to come.

I look forward to a good relationship with Aviemore and Vicinity Community Council, and all the Community Councils in the Cairngorms and my door is always open to discuss matters of concern should you wish to do so.

Yours sincerely



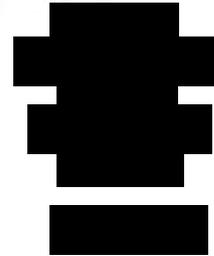
XANDER MCDADE
Convener, Cairngorm National Park Authority Board

cc All Cairngorm National Park Authority Board Members

aviemore & vicinity
community council
"Stand fast, Craigellachie"



Tel. No.
Email.



22nd October

2018
Xander McDade,
Convenor,
Cairngorm National Park Authority Board,
14 The Square
Grantown on Spey
Scotland
PH26 3HG

Dear Mr McDade,

An Camus Mor

Thank you for your letter dated 16th October replying to my letter to Peter Argyle on 26th September. Can I first congratulate you on your elevation to Board Convenor. It is unfortunate that I find I must take serious issue with your response.

Your letter paragraph 2 has false statements. In your response you say;

1. **"The requirement for the footbridge was written into a planning condition recommended by officers."** This is incorrect. The planning officers did not recommend the condition in either the Planning Report or during Gavin Myles' presentation. This fact can be plainly seen in the papers for the meeting and in the official minutes.
2. **"The requirement for the footbridge was written into a planning condition recommended by officers in relation to the recreation management plan"** I have struggled to find 'the recreation management plan' Does this plan actually exist?
3. **"The requirement for the footbridge was written into a planning condition recommended by officers in relation to the recreation management plan"** Such a requirement is found in the Habitats Regulations Assessment. However, that assessment does not just say that it has to be secured through a condition but says that the bridge should be secured through a condition **or other agreed arrangements**. CNPA planners and consequently the Board have made no effort to make or investigate any other agreed arrangements.

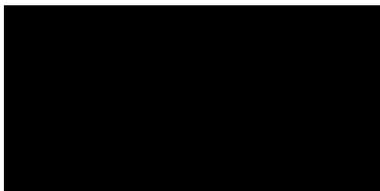
4. **“Circumstances change, and the mechanism originally anticipated to deliver the footbridge no longer exists”**. What do you base your assertion on? The original mechanism involved the Community Council and An Camus Mor delivering the bridge. At no point has the Community Council or Community Company been consulted on this matter by CNPA so how do you manage to come to this conclusion? We still liaise with the developer with Reidhaven Estate and are actively looking at options to fund a bridge. The convener of the Planning Committee could have asked the Community Council representative that was at the meeting but didn't. The committee relied on officers who were not in full possession of the facts.
5. **The Committee Convener also asked the applicant's agent at the planning committee if they were able to work with the conditions and was told yes, ACM LLP could**. It cannot be denied that the agent was asked that question, however the question was asked during the developer's presentation to the committee. The first mention of a condition for the bridge was made during the debate section of the meeting, well after the question was asked. Up until that point the consideration of a condition was never been mentioned. I think that qualifies as 'coming out of the blue'.
6. You state that the CNPA has also agreed a mechanism to ensure that the developer cannot be held up by the owners of the west side of the Spey. This I assume is a 'Compulsory Purchase Order'. Have you considered all other options, and can you evidence that CNPA has engaged, or attempted to engage with those affected by the proposed development, bearing in mind that Aviemore Community Enterprise Co. lease the land on the west side of the river? As I have already said CNPA officials have had no contact with the company. A Compulsory Purchase Order would be taking a sledgehammer to crack a nut and would be a further indication that the Board took a decision without properly considering the consequences.
7. In your penultimate paragraph you say that it is important to get the development right at the start or that you would likely be dealing with the consequences for decades to come. I would submit that getting it right has not happened and that the word 'or' should be changed to 'and'.

The information in paragraph 2 is patently incorrect and has put you in an insidious position. I have no doubt whatsoever that, as you were not at the planning meeting, you did not put the letter together yourself but relied on others to answer the Community Council's questions.

I must ask. Who gave you the information that is contained in your paragraph 2? I think the Community Council, as a statutory consultee, whose integrity is being challenged is entitled to know.

In your last paragraph you say that you look forward to a good relationship with Aviemore and Vicinity Community Council. That would require you to be a bit more honest with us and more open.

Yours sincerely,



Chairman John Grierson

Vice Chairman Alastair Dargie

Secretary Alastair Dargie

Treasurer Wilma Grierson

John Grierson
Chairman
Aviemore and Vicinity Community Council

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20 November 2018

Dear Mr Grierson

Thank you for your follow up letter of 22 October. It seems that we will be unable to agree some of the points you raise because your reading of the papers and minutes of the meeting are simply at odds with the CNPA's position acting as the planning authority.

To be clear, in the August 2017 Committee paper the footbridge was mentioned explicitly in condition 1b and implicitly (but very clearly, given the link to the HRA) in condition 11 (the requirement for the Recreation Management Plan). The paper notes the HRA's requirement for the footbridge and the Access team's requirement for the footbridge. The footbridge was clearly identified within the Committee Paper as being a critical element where more certainty was required and was subject of considerable discussion at the Planning Committee meeting (recorded in paragraph 16 of the Committee Minutes). Ultimately, the Planning Committee decided that the implicit requirement of the conditions proposed by officers (where the certainty over delivery of the footbridge was provided through a Recreation Management Plan) should be made explicit in order to provide greater clarity.

Since the Planning Committee meeting, the CNPA has worked hard with the applicant's agent to identify ways of making all the conditions as straightforward to comply with as possible. This includes looking to provide assurance for access to the land on the West side of the Spey.

You are correct that the CNPA has not been made aware of any significant progress in delivering a footbridge from Aviemore to ACM by Aviemore Community Enterprise Company. If there has been progress this was not conveyed in the response from the Community Council to the planning application last year nor in discussions with ACMLLP. Indeed, in your response to the last planning application you set out clearly that whilst you thought the footbridge was desirable, you didn't consider it was required until some other point in the future. The CNPA Planning Committee took an alternative view on this.

It is encouraging to hear that Aviemore and Vicinity Community Council and/or the Community Company are still looking at options to fund a footbridge. The condition placed on the planning application requires a footbridge to be created before the occupation of the 200th house. It does not require it to be provided by ACMLLP. I am sure that ACMLLP would welcome your help if you

can demonstrate to them that you will be able to provide more effectively than they could or at a reduced cost to ACMLLP. Similarly, I'm sure all parties will be delighted if you can broker an agreement between Reidhaven Estates and ACMLLP over access to land to allow the footbridge to be established. In the meantime, we consider it a sensible backup for the CNPA to be able to use any of the tools available to secure access to that land in future if the parties cannot reach agreement.

The applicant is in receipt of the S75 agreement and we are confident that it will be signed shortly by the applicant and Highland Council. This will enable the CNPA to issue a decision notice granting planning permission in principle. The applicant has a number of options at that point including submitting the required applications to implement the planning permission in principle.

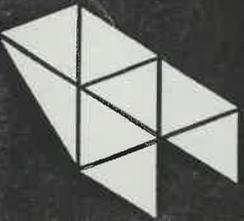
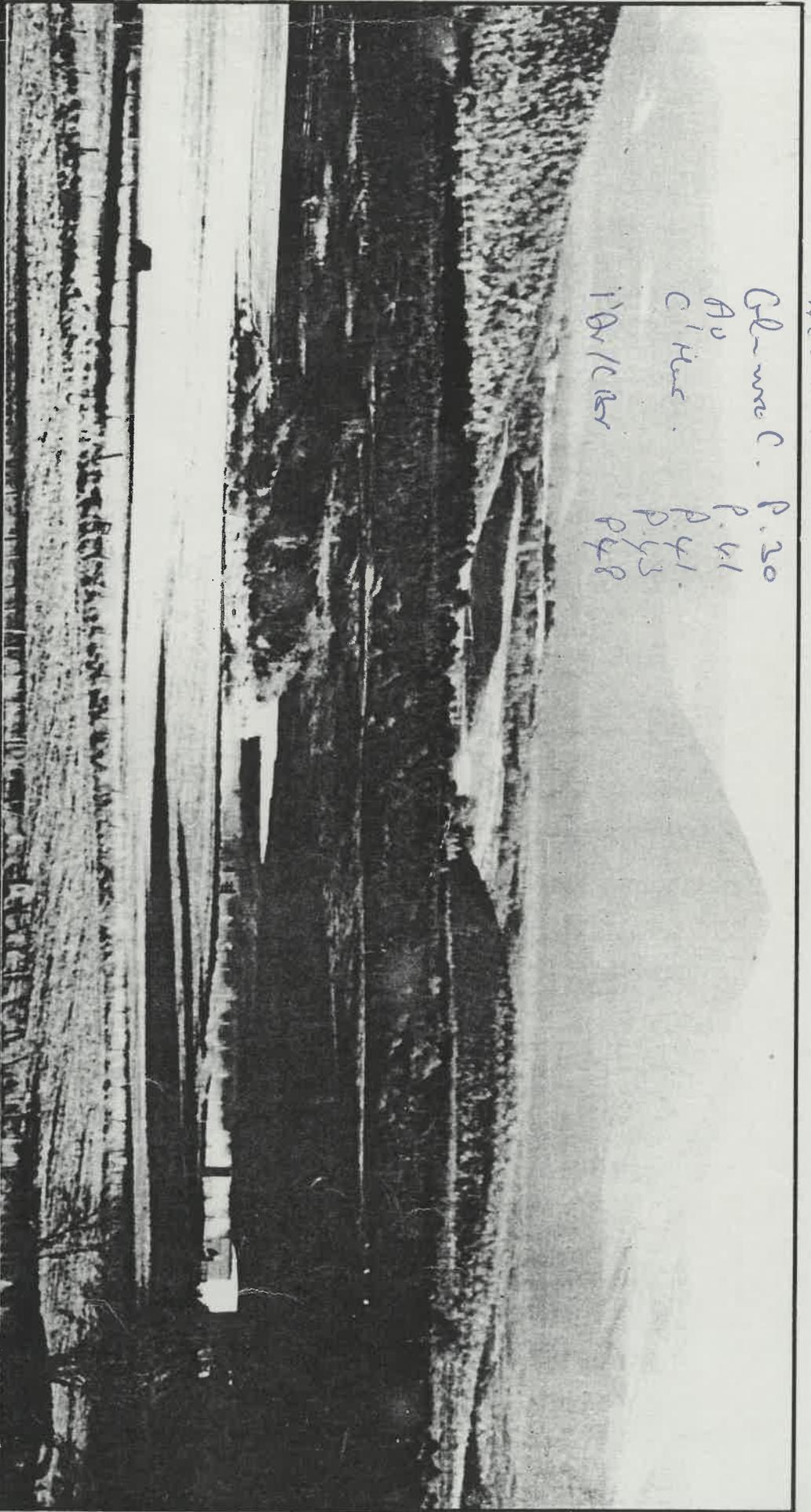
I hope that clarifies matters. I should also add that nothing I've written in either reply challenges the Community Council's integrity and fundamentally the Planning Committee is committed to seeing a sustainable community and that includes a bridge over the Spey to connect the development at ACM with Aviemore.

Yours sincerely



XANDER MCDADE
Convener, Cairngorm National Park Authority Board

New Conn. P. 6
 Glencoe C. P. 20
 A.D. P. 41
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The Highland Council
 Comhairle na Gaidhealtachd

SERVING Badenoch & Strathspey

Badenoch and Strathspey LOCAL PLAN

Final Draft with Modifications (3) :
 The Highland Council : August 1996

**8. MAIN SETTLEMENTS:
Supply and Capacity
DORRUS, COYLUMBRIDGE
(AMBUSMORE)**

e Building houses per num)	Estimated "life" of Allocated Land (yrs.)
47	18

ouncil Housing

ouncil intend to provide a
Aviemore between 1992-97
, 870,000 as follows; 18 in
90 in 1993-94; 16 in 1994-
and 16 in 1996-97.

updated its Capital Plan.

Associations

ncil has released 2.2 ha. of
rth of Dalfaber Road for
and 20 houses respectively
byn Housing Society. This
and general needs dwell-

busmore

l support the development
at Cambusmore, subject to
tal assessment demonstra-
l not give rise to any
s. It is not expected that
e developed on the site until
ng before then. The new
e laid out and designed in
greed master plan, which
n for;

and community facili-
al, business uses, (includ-
environmental research

and science campus as a possible out-
post of any future University of the
Highlands and Islands) and recreation;

- ◆ major reconstruction of the B970, in-
cluding realignment of the ski road junc-
tion at Coylumbridge;
- ◆ a network of connecting distributor and
local access roads;
- ◆ extension of the water main from Inver-
drue and a storage reservoir, together
with dedicated sewage treatment works
or a link to facilities serving Aviemore;
- ◆ an extensive network of segregated foot-
paths and cycle ways including a bridge
over the River Spey;
- ◆ major buffer zones (safeguarded from
development) to maintain the commu-
nity's setting, provide separation from
adjoining villages and nature conserva-
tion sites, and give opportunities for fu-
ture leisure facilities;
- ◆ major landscaping, recreation and lei-
sure areas including integration of lo-
chans, recently afforested areas, and
new planting associated with the princi-
pal landforms (including the escarp-
ment), and the B970 margins.

Substantial areas of woodland shall be planted
to provide the new community with a woodland
to protect and to ensure that it does not intrude to
an inappropriate degree in important views
from the west (particularly the A9) and east
(particularly the B970). Section 50 Agreements
will be sought with developers or landowner in
relation to the provision of roads, infrastruc-
ture, social and community facilities and
landscaping; and to restrict land use change in
peripheral areas important to any new commu-
nity's setting. Any proposal should be pursued
as a free-standing village initially although a
possible long term road bridge over the Spey
could improve links with Aviemore eventually.

EMPLOYMENT

Commercial - Village Centre

2.1 The Council supports major redevelopment
of the Aviemore Centre to revitalise the village
and reaffirm its status as an international visitor
destination. This should be designed to integrate
the Centre lands with the wider community,
securing a major facelift for the whole village
centre.

2.2 With the exception of refurbishment work,
developments are subject to agreement of an
overall Master Plan which will be the subject of
consultation with the public and other interests.
This will provide a basis for detailed layout and
design of new development, infrastructure,
landscaping and enhancement; together with
servicing and amenity safeguards associated
with existing uses to be retained. Phased devel-
opment, redevelopment or refurbishment
should reflect the following mix of uses and
activities, and the land allocations below.

2.3 To the north;

- ◆ mixed residential uses with good screen-
ing and separation from the A9;
- ◆ a major part of the linear park/walkway
and open space corridor by the burn;
- and
- ◆ possibly tourist accommodation over-
looking the lochan.

2.4 In the centre (west);

- ◆ extension and refurbishment of the
main leisure, conference and exhibition
complex;
- ◆ upgrading existing hotels;
- ◆ new residential or visitor accommoda-
tion south of the Scandinavian village;
- ◆ a major national interpretive/visitor cen-
tre by Loch Puladdern; and
- ◆ associated commercial and parking fa-
cilities.

2.5 In the centre (east);

- ◆ commercial, civic and community uses
including a substantial centrally located

The Badenoch and Strathspey Local Plan 1997 Public Inquiry

ISSUE 33 CAMBUSMORE

Background

33.1 The Regional Council's views on the proposed development of a new community at Cambusmore are set out in paragraph 1.6 of chapter 6, in the section dealing with Aviemore. It is stated that the new community should be laid out and designed in accordance with an agreed master plan, and that it will be expected to evolve over a timescale of 25 years or more. The local plan makes allocations for, amongst other things, housing, social and community facilities, commercial and business uses, a major reconstruction of the B970, new roads, footpaths and cycle ways, and buffer zones to maintain the community's setting. It is stated that any proposal should be pursued as a free-standing village initially, although a possible long term road bridge over the Spey could improve links with Aviemore eventually.

33.2 Paragraph 3.12 states that the Council will give consideration to the provision of a new secondary school in Aviemore. Cambusmore is thought to be the most appropriate location. It is stated that 3.2 ha of land sufficient for buildings and related playing fields will be required for this purpose, and that this should be incorporated within the master plan for the area.

33.3 Objections to development at Cambusmore were submitted by Scottish Natural Heritage (HRC31 and 33/6), the Badenoch and Strathspey Conservation Group (HRC25 and 33/4), Dr A M Jones (HRC28), Miss V Halcrow (HRC35 and 106), Ms H Geddes (HRC50 and 33/14) and Dava Enterprises Ltd (HRC20 and 33/5). The objections by Scottish Natural Heritage, the Badenoch and Strathspey Conservation Group and Dr Jones were presented orally at the inquiry. The other objections were dealt with by written submissions.

33.4 Oral evidence was presented at the inquiry in support of development at Cambusmore on behalf of Rothiemurchus Estate (33/1), and by Mr A Lindsay, the former Regional Councillor for the area.

33.5 A statement on Cambusmore was submitted by the Royal Fine Art Commission for Scotland (33/2). The Commission is not a formal objector to the local plan, but it is opposed to development at Cambusmore.

Cases for parties

33.6 For Scottish Natural Heritage, it is stated that the proposal would dramatically affect the outstanding landscape quality within the Cairngorm Mountains National Scenic Area, and impact on the low-lying landform in the context of spectacular views of the hills and mountains. The site is visible from a wide radius and the development would be difficult to integrate into the landscape.

33.7 Topographically and physically the site does not connect well with the existing built fabric of the Aviemore area. Nor would the proposed development

constitute a new settlement. There are potential adverse implications for future expansion in the long term. The proposal does not conform with various national, regional and local policies.

33.8 The construction of buildings, roads, footpaths and a bridge over the Spey would have adverse effects on the populations of badgers and otters in the area.

33.9 For the Badenoch and Strathspey Conservation Group, it is stated that the proposal would represent a radical departure from existing settlement patterns. It would have a major impact on the NSA. Major developments like this should not be supported until a clear policy has been agreed on limits to growth.

33.10 Dr Jones states that the proposal is premature. There is limited employment potential to support such a large scale development. It would have adverse effects on wildlife, particularly badgers.

33.11 Miss Halcrow states that the site lies within the NSA and should be protected from such development. The new community is not needed by local people.

33.12 Ms Geddes states that there is no evidence that the Aviemore area can support the projected increase in population. The scale of development should be drastically reduced until the carrying capacity of the environment has been established.

33.13 For Dava Enterprises Ltd, it is stated that the proposed development would be too remote from Aviemore to form an expansion area, and too close to be a free standing community. An excessive amount of infrastructure would be required. If it is to proceed, a road bridge should be a prerequisite.

33.14 A preferable area for development would be to the north of Aviemore, towards Avielochan. This area is closer than Cambusmore to the facilities of Aviemore. Existing road and rail links could be utilised. Avielochan is not within the NSA. It is not accepted that development would threaten the archaeological heritage of the locality. There would be little adverse impact on areas of significant and identified nature conservation interest.

33.15 For the Royal Fine Art Commission for Scotland, it is stated that Aviemore should remain physically confined by the A9 to the west and the River Spey and its flood plain to the east. A development at Cambusmore would distort this established settlement pattern. It would also interrupt the direct visual relationship of Aviemore with the Cairngorms. Exceptional planning attention and resources would be required to prevent it from becoming a scrappy, dispersed suburb. A new road bridge over the Spey is not favoured.

33.16 For the Regional Council, it is stated that location within the NSA does not preclude development. The boundaries of such designations are essentially arbitrary. Villages are an integral element of the low ground areas of the strath. Cambusmore offers an opportunity to create a settlement of high quality design. It is intended that it would be constructed to an "end state" master plan. The land allocations shown on the Proposals Map are indicative. The site is exceptionally well screened along all

the main road and rail approaches into Aviemore. There are no major nature conservation difficulties with the proposal.

33.17 Cambusmore would be likely to accommodate 500-750 houses. The housing land allocations in Aviemore itself should be sufficient for some 15-20 years, and Cambusmore would provide for a further 10-15 years' supply. Development in Cambusmore is not expected to commence before 2003.

33.18 The proposal accords with relevant policies. The Council has been conducting a strategic assessment of the issue over the past 5 years. There is public support for Cambusmore, whereas there is public hostility towards the introduction of new communities elsewhere in the strath. The project does not require an excessive amount of infrastructure. A road bridge is not essential to the role or success of Cambusmore.

33.19 Avielochan is not a suitable site for large scale development. It is highly prominent, and there are nature conservation and archaeological constraints. Development there would have a poorer shape and structure, and rural land uses would be disrupted to a greater extent than at Cambusmore.

33.20 For Rothiemurchus Estate, it is stated that the proposal would assist in establishing an imaginative framework for expansion and environmental enhancement, opening up a major new recreation corridor based on the River Spey, and transforming the image of Aviemore. The viability of the estate would not be damaged.

33.21 Most of the proposed housing shown on the Proposals Map is within existing commercial forestry or pine woodland, or within areas programmed for planting. A master plan that has as its objective the creation of a housing development within a woodland setting over a period of 25 years or more, and that also includes landscaping and associated management, would not result in a significantly greater change to the landscape character of the area than that which would occur if the area matures as commercial forestry as currently planned.

33.22 Mr Grant, the owner of the Estate, was one of the 16 members of the Cairngorms Working Party, but he was not a member of the Planning and Community Development Sub-Group. He was initially opposed to the proposal, but now supports the Regional Council's approach to the development of Cambusmore. He would wish to retain an interest in the layout and architecture of the development.

33.23 Mr Lindsay states that there is massive local support for the proposed development at Cambusmore. He approached Mr Grant about the proposal.

Conclusions

33.24 Description of site and surroundings The proposed development site at Cambusmore lies to the east of Aviemore, on a slightly convex raised area of land on a terrace above the River Spey. It comprises mainly open areas of heath and improved farmland, and a substantial area of recently planted commercial forestry. It

is bounded by established woodlands to the north and south, the B970 to the east, and the river flood plain, escarpment and major overhead electricity transmission lines to the west.

33.25 Policy context The site lies within the Cairngorm Mountains NSA. It is clearly important that the NSA should be safeguarded against damaging development. However, as stated in the first paragraph of SDD Circular 20/1980 (Development Control in National Scenic Areas) (HRC131), designation does not imply a prohibition of development. Each proposal has to be assessed on its merits. The proposed development of Cambusmore would not be contrary to the policy on NSAs if it could be shown to have no significant detrimental effect on the landscape quality of the area.

33.26 Not all parts of a NSA are of equal landscape value and sensitivity. The boundary of the NSA in the Aviemore area may have been drawn for sound practical reasons, but in strict landscape quality terms it seems fairly arbitrary in places. It follows the railway as far north as the Achintoul Burn, at which point it heads east, firstly along the burn and then the River Spey. Dalfaber and Coylumbridge lie within the NSA, but no objections were submitted by SNH in respect of the proposed developments at these locations. The proposed developments at these locations differ in important respects from that proposed at Cambusmore, but SNH's approach serves to demonstrate that substantial residential development is not necessarily unacceptable in a NSA.

33.27 NPPG3 (Land for Housing) sets out the Government's policy on new settlements. It states, amongst other things, that a new settlement could be appropriate where there are constraints to significant growth in existing settlements, where there is no risk of a new settlement coalescing with existing settlements, and where it will not affect heritage safeguarded by national designations. PAN44 (Fitting New Housing Developments into the Landscape) states, amongst other things, that proposals should be responsive to the sense of place and that the capacity of the landscape to absorb development must be given proper attention.

33.28 One of the sub-regional objectives for Badenoch and Strathspey is to accommodate population and housing growth particularly in and around Aviemore. Structure plan policy P98 states that proposals for development which have a significant detrimental effect upon NSAs will not be in accordance with the structure plan. Policy P99 states that the Council will seek to conserve the special environmental qualities of areas of landscape importance.

33.29 The Council's General Development Control Policy RS 1.4.3 states that in circumstances where established settlements have limited additional development capacity, the Council is prepared to consider proposals for new planned communities to be located within pressurised countryside areas. Pressurised areas are stated in policy RS 1.3.1 to be the commuter hinterlands of main work centres. No such areas exist in Badenoch and Strathspey. Policy RS 1.4.3 states that local plans may bring forward suitable sites for new communities, which should be located close to the strategic road network and achieve separation of at least 1-2 miles from the nearest

established settlement. It states that sensitive features and locations should be avoided.

33.30 The local plan contains various general policies and other statements of relevance to the proposal for Cambusmore. In chapter 1, in the section on Settlement Policy Objectives, it is stated that Aviemore will remain the District's main growth point. In chapter 2, in the section on Housing in the Countryside (New Communities), it is stated that the Council's standard policy will apply to any new settlement proposals within Badenoch and Strathspey.

33.31 History of proposal In 1989 the non-statutory Aviemore Framework Plan (HRC135) was published, and a Council Working Party was set up to meet with key parties and refine the proposals. The Framework Plan identified several preferred locations for major development, including Dell of Rothiemurchus, which lies a short distance south of Cambusmore. This was rejected on agricultural and amenity grounds, and because there were fundamental policy objections to large scale development in the Glenmore Corridor.

33.32 In 1990, in response to expressions of local support for development on the east side of the Spey, the Director of Planning prepared a report for the Working Party on the potential for a new community at Cambusmore (HRC134). In general the Working Party favoured the idea of a separate new village and considered that Cambusmore was a possible location.

33.33 The Consultative Draft Local Plan was published in 1991. It stated that concern was emerging about the rate and scale of change in established villages, and that there might be merit in deflecting some of the pressures away from existing communities and sensitive rural areas. It was stated that a preliminary assessment of planning and environmental factors suggested 4 locations with potential for free-standing villages, namely Drumullie-Balvatten, Cambusmore, Alvie-Dalraddy and Balavil. A large number of representations were received in response to this issue. Most parties expressed opposition to new communities, but several excluded the site at Cambusmore from their wider criticisms.

33.34 In the Final Draft, published in 1992, reference to the wider principle of new communities was deleted, whilst the provisions for Cambusmore were retained. The boundary of the proposed settlement area was extended southwards towards Dell of Rothiemurchus, but this area was removed in the Final Draft with Modifications following expressions of concern about its impact on good quality farmland.

33.35 The Cairngorms Working Party expressed its explicit support for several elements of the general planning strategy for the District, notably the expansion of Aviemore as the main growth point, including the proposals for a new community at Cambusmore. This support for Cambusmore was subject to there being a detailed environmental assessment of its effects demonstrating that it would not give rise to any unacceptable impacts (HRC10, paragraph 2.15.1.9). The Regional Council accepts that the proposal would require to be the subject of a formal environmental assessment.

33.36 The proposed development at Cambusmore is also supported by, amongst others, Badenoch and Strathspey District Council, Aviemore and Vicinity Community Council, the past and present Regional Councillors for the area, and the Estate.

33.37 Need for development land As noted in the previous chapter of my report, the remaining capacity at housing sites in Aviemore identified in the local plan should enable much of the projected demand for housing to be met well into the 10-20 years life of the local plan. After 10 years it is likely that many of the housing allocation areas will be fully or substantially developed, and that there will be few remaining opportunities for development within these areas. At this stage sites other than those within Aviemore allocated for development in the local plan are liable to come under increasing development pressure.

33.38 As stated above, the structure plan requires that population and housing growth be accommodated especially in and around Aviemore, and the local plan strategy is that Aviemore will remain the District's main growth point. The local plan states, and I agree, that Aviemore has the strongest economic prospects and is best located for the purposes of commuting from other areas. Given this, and the fact that the local plan looks forward up to 20 years, it is appropriate that consideration is given to how the anticipated growth in the Aviemore area could be accommodated towards the end of the 20 year period, and even beyond that.

33.39 As noted in the previous chapter, there are serious constraints to development in Aviemore beyond the opportunities identified in the local plan. Further substantial incremental growth would be controversial, and in my opinion, undesirable. The obvious alternative would be to develop a new community in the Aviemore area. The evidence before me is that such a development would not be required for a further 10 years or thereby.

33.40 Role of Cambusmore / Infrastructure The local plan proposes that Cambusmore would be developed, initially at least, as a free-standing community. A direct footpath/cycle way link would be provided with Aviemore by way of a new bridge over the Spey. Road traffic would use the existing roads, including the proposed upgraded section of the B970. This route would have sufficient capacity to accommodate predicted traffic well into the next millennium (33/19). The distance between the centres of Cambusmore and Aviemore would be about 5.5 km by road and 1.3 km by footpath. By contrast, central parts of the main village expansion areas at Edenkillie, Aviemore North and Dalfaber North are about 1.5-2 km from the centre of Aviemore.

33.41 The local plan states that a road bridge could eventually be built between Cambusmore and Aviemore. The view of the Council's Roads and Transportation Department is that it would be too expensive to construct a new direct link across the Spey and both railways. A probably more realistic, but still fairly costly, solution would be to construct a link to the Dalfaber access. This would reduce the road distance between the 2 centres to about 3.5 km.

33.42 Various views have been expressed on the desirability or otherwise of linking Cambusmore with Aviemore by means of a new road bridge over the Spey. In my

opinion, a reduction in the road distance between the 2 centres from 5.5 km to 3.5 km would not have a major impact on those travelling by car.

33.43 It seems likely that there would be considerable pedestrian flow between the 2 settlements by way of the proposed footbridge over the Spey during the hours of daylight. However I suspect that many pedestrians would be unenthusiastic about using this route during the hours of darkness. A road link would probably be lit and it would be busier, and to that extent it would be more attractive to pedestrians. The distance of some 3.5 km between the 2 centres would, though, almost certainly be perceived by most people as too far to walk on a regular basis. I therefore do not believe that the construction of a road bridge at Dalfaber would make a great difference to the functional relationship between Aviemore and Cambusmore. It follows that I do not believe that a new road bridge should be a prerequisite of development.

33.44 The Proposals Map shows a minimum separation of about 250m between proposed development land at Cambusmore and existing development in Aviemore (at Dalfaber). Further south the separation increases to about 700m. Coalescence of the 2 settlements would be impossible, given the presence of the intervening river and flood plain. The small settlements of Inverdrue and Coylumbridge lie about 1 km south of the proposed development at Cambusmore. There does not appear to be any realistic possibility of Cambusmore coalescing with these settlements, given the strong policy presumption against most forms of development in the intervening area.

33.45 The Regional Council's wish is for Cambusmore to develop into a thriving twin settlement to Aviemore, with a range of housing, employment and service uses. There is scope for providing a high amenity housing environment, and I see no reason in principle why Cambusmore could not be attractive to the whole spectrum of those wishing to live in the area. The settlement is not intended as a holiday development, but it is not possible to prevent houses being sold to holiday makers. Sites could be provided to modern standards for a range of employment uses. As with all new communities, it would be difficult to attract shops in the initial stages, but in time the community would be large enough to support a range of commercial and other community facilities.

33.46 The local plan acknowledges that developing Cambusmore would entail high infrastructure costs including, as a minimum, upgrading of the B970, basic social facilities and new drainage provision. It is stated that this would necessitate a substantial contribution from the developers or landowner. I have no evidence that the infrastructure costs would threaten the viability of the project, or that development would entail excessive public expenditure.

33.47 Impact - landscape and settlement pattern SNH has carried out a preliminary landscape analysis, and categorises the proposed development site as an outlier of primarily scattered conifers and moorland. The site includes remnants of a once more extensive system of heather moorland interspersed with semi-natural coniferous woodland. The landcover assemblage is one that is now more frequently found further up slopes of the mountain core. SNH believes, and I agree, that the outlier effect of the site contributes to the diversity of the scenic situation of Aviemore itself

and to the foreground view looking towards the Cairngorm massif. However the Estate has plans to afforest the site, and it is reasonable to assume that the existing landcover will be radically altered, whether or not Cambusmore is developed. The fact that the present landcover contributes to the heritage value of the site and the broader area does not therefore constitute a significant argument against the proposal.

33.48 SNH believes that the landscape in the area has very limited capacity to absorb development, and that a development of the scale proposed would seriously damage the landscape character and quality of the NSA. As an aid to assessing the visual impact of the development, SNH has produced photomontages showing an artist's impression of the development superimposed on photographic panoramas (33/10). The photographs were taken from 5 locations to the west and east of the site, including the A9 and the B970.

33.49 The site is presently visible to south bound travellers on the A9 from 2 stretches of the road to the west of Aviemore. Seen from the A9, the site occupies a narrow strip in the middle distance of this classic view of the Cairngorms. The strip appears slightly detached from Aviemore, which presently takes up a much larger part of the view. Once the proposed development at Aviemore North has been completed, the built up area of Aviemore will occupy a substantially greater portion of the view, including much of the foreground.

33.50 The photomontage shows buildings in Cambusmore as conspicuous features within this strip. Whilst I accept that an insensitively designed development, with no screening, could have an impact similar to that illustrated in the photomontage, I do not consider such an outcome to be realistic. Firstly, the buildings could be designed to minimise their impact on long views. The Estate believes that the buildings should be finished in traditional materials, including slates, or tiles of similar appearance to slates, and built in small groups, in keeping with local tradition.

33.51 Secondly, and more importantly, the development would be located within a woodland setting. Most of it would be on land which is either already covered by commercial forestry or pine woodland, or which is programmed by the Estate for planting. After 25 years the trees will reach a height of about 9m. There are already significant areas planted with 5 and 15 year old trees. The Estate envisages that houses would be of one and a half storey. These are generally about 6m high, and they can be easily screened by trees of this height. Substantially higher buildings could be screened by fully mature trees. It would be necessary to provide and retain a substantial depth of planting, particularly, but not exclusively, around the margins of the site. Section 50 agreements could be used to ensure that the woodland was maintained around the development in perpetuity.

33.52 The site is also visible from the B970, although the north and south approaches are screened by established forestry plantations. It would be possible to screen most, if not all of the development from views from the road, and in time views to the west would be little different to those which would have existed if the site had been planted for commercial forestry. To travellers on this road, the most obvious differences attributable to the development of Cambusmore would probably

be the upgraded B970 and the access roads into the development site. I do not believe that these would have a significant effect on the landscape of the NSA.

33.53 The development would not be visible from other main roads in the area. SNH's photomontages demonstrate that it would be visible from the Craigellachie National Nature Reserve and from the hill above Pityoulish. It would also be visible from the unclassified road at Upper Tullochgrue, to the south. All of these offer extensive vistas up and across the strath. I do not believe that the proposed development would appear as a significantly intrusive component in these vistas.

33.54 The local plan contains various policies and proposals for the Glenmore Corridor. This feature is described as the corridor linking from the Spey into the Cairngorms, but its boundary is not defined. The Glenmore Corridor is a very special area which deserves strong protection from inappropriate development. Policy 14.1 of chapter 4 states that the Council will maintain a strong presumption against most forms of further new development throughout the area, except where this is considered essential for the proper management of visitors. I consider that Cambusmore lies well to the north of the Glenmore Corridor, and that the proposed development would have no significant adverse effect on this sensitive area.

33.55 Reference has been made to the impact of lighting, including street lighting. I recognise that light pollution is a matter of growing concern. However as landscapes cannot generally be appreciated at night, I do not consider that the unwelcome consequences of artificial light can be treated as being of particular significance in a scenic area such as this.

33.56 The proposal would represent a fairly major change to the established settlement pattern of the strath. However change itself is not necessarily harmful. Insofar as the development of Cambusmore would be associated with a re-focusing of Aviemore towards the Spey and the opening up of a major new recreation corridor along the river and its flood plain, it would have a beneficial impact on settlement pattern.

33.57 It is also important to recognise that any development to accommodate the projected growth in the area would have an impact on settlement pattern. In my opinion, a sensitively designed new community at Cambusmore would have a less damaging impact on settlement pattern than further large scale peripheral expansion of Aviemore. Since the proposed development would be built within a woodland setting, any theoretical incongruity in terms of settlement pattern would not be apparent from most important viewpoints, except perhaps in the initial stages of development, before trees had reached a height at which they would be useful for screening purposes. In the initial stages, if the development was visible in the important views from the A9 towards the Cairngorms, it would probably appear to all but the most perceptive observer as an extension of Aviemore, rather than as a new settlement.

33.58 The lower lying land to the west of the proposed development area is covered by policy 5.2. The policy states that the Council will safeguard this corridor for agriculture, amenity and leisure purposes. One of its intended functions is as a buffer

zone to secure a high amenity setting for Cambusmore. Policy 1.6 states that section 50 agreements will be sought with developers or the landowner to restrict land use change in peripheral areas important to the new community's setting. The Estate supports both of these policies. It is therefore reasonable to assume that the proposed riverside parkland and other areas essential to the landscape setting of Cambusmore would remain permanently free from inappropriate development. In my opinion SNH's concerns about long term development in the Cambusmore area are misplaced.

33.59 SNH has expressed concern about the impact of the development on the proposed Pityoulish Area of Great Landscape Value. As noted above, the development would be visible from the hill above Pityoulish. However the scenic area at Pityoulish is separated from the Cambusmore site by intervening forestry, and the development of the new community would therefore be unlikely to have any significant effect on the, as yet undesignated, AGLV.

33.60 The Royal Fine Art Commission for Scotland is concerned that the development could become a scrappy, dispersed suburb. Given the quality of some of the development within Aviemore this concern is perhaps understandable. However development at Cambusmore would proceed on a very different basis to that at Aviemore. A master plan would be produced, and the Council states that it would welcome the initiation of an architectural competition or similar device to maximise quality. I also have the strong impression that the Estate has a keen interest in ensuring that development would be of high quality, and I believe that this is an additional important consideration which would minimise the risk of the Commission's fears being realised.

33.61 Impact - nature conservation The site has no statutory nature conservation designation, and it was not nominated by SNH as an area of local conservation importance. The original objection by SNH (HRC31) expressed concern about the implications of development for the local badger population. The Council was only notified of SNH's concern about the impact on otters when it received its statement of case (33/6) in August 1994. In July 1994 the Badenoch and Strathspey Conservation Group advised that consideration should be given to the existence of both badgers and otters in the area (33/4).

33.62 Badgers and otters are both protected under Schedule 5 of the Wildlife and Countryside Act 1981. Badgers are also protected under the Protection of Badgers Act 1992. Otters are also protected under the Bern Convention (1982), to which the UK Government is a signatory.

33.63 There is a population of badgers of at least regional significance in the Rothiemurchus/Pityoulish area (33/11 and 12). The development of Cambusmore would be liable to have an adverse effect on badgers as a consequence of loss of foraging habitat, and possible destruction of a sett and increased road casualties.

33.64 Signs of otters have been found on the east bank of the River Spey. The proposals for opening up the river corridor for recreation, including the construction

of a riverside footpath and a bridge, utilising an island, would be liable to lead to significant disturbance of otters in the area.

33.65 SNH attaches considerably less weight to its concerns about badgers and otters than it attaches to its concerns about landscape and settlement pattern. I nevertheless recognise that these concerns about nature conservation are valid and important. The evidence before me does not suggest that the presence of badgers and otters in the area amounts to a powerful case against the proposed development. It appears rather that steps would have to be taken to mitigate the impact of the development on these species. Nature conservation considerations would clearly be important matters at the environmental assessment and master planning stages.

33.66 Impact - agriculture/estate viability The landowner is satisfied that the proposal would not damage the viability of the Estate. This view is shared by The Scottish Office Department of Agriculture and Forestry.

33.67 Education facilities The Regional Council's evidence at the inquiry was that if the population of the District continues to grow, the 2 secondary schools at Kingussie and Grantown will not be sufficient to meet needs within the area. Aviemore would be the obvious location for a third facility. SNH does not object to the principle of building a new school in the Aviemore area, but it objects to any significant development, including a school, at Cambusmore. It has a similar attitude to the suggestion that a future University of the Highlands and Islands might locate a campus at Cambusmore. I do not consider that the siting of a new secondary school or a university campus at Cambusmore need raise any particular planning problems beyond those already discussed. Therefore, if the principle of developing Cambusmore is considered acceptable, the siting of a new secondary school or a university campus in the community would also probably be acceptable in principle.

33.68 Alternative sites SNH believes that a location for a new community should not be identified in the local plan until a formal strategic environmental assessment of the area has been completed. Such an assessment would identify all aspects of the natural heritage and other relevant matters. The Regional Council believes that it has already carried out a strategic environmental assessment.

33.69 The Council describes the methodology by which it identified 4 potential locations for a new community as a "simple sieving exercise". These 4 locations were named in the Consultative Draft of the local plan. The Council had previously suggested Dell of Rothiemurchus as a possible location for new development. All 5 locations have been the subject of much debate within the area. I conclude that while the Council's approach to selecting potential locations has not been as rigorous as would have been desirable, it has nevertheless carried out a form of strategic assessment. SNH agrees that it would not be easy to find an ideal location, and it has not suggested any alternative to Cambusmore.

33.70 The only alternative location which has been suggested by an objector to the local plan is Avielochan. The case for Avielochan has been presented in writing only, and it has not been possible to examine the various assertions made in support of, and

against this location in depth. It is clear however that a new community at Avielochan would have a number of significant disadvantages.

33.71 Development would almost certainly be prejudicial to nature conservation and archaeological interests. Avie Lochan is an area of standing freshwater which has been identified as being of local conservation importance by SNH. Three archaeological sites near Avielochan have been identified by the Regional Archaeologist, and are shown on the Proposals Map. The development area identified in HRC20 is readily visible from the A9 Trunk Road, the former A9, the main railway and the steam railway, all of which are important tourist routes. The sketch layout plan indicates that the settlement would have a poor structure, with the bulk of the development area served by only one access, and a smaller, detached area of development served by a separate access. According to the Regional Council, a new community at Avielochan would result in greater disruption to rural land uses than one at Cambusmore.

33.72 Another disadvantage of Avielochan is that it is in the same ownership as most of the land already allocated for housing development in the local plan. The Regional Council believes, and I agree, that the monopolisation of the supply of housing land by one Estate is not ideal. Finally, while there is clearly considerable support for the development of a new community at Cambusmore, I have no evidence that any party, other than the landowner, supports development at Avielochan. I conclude that no convincing case has been made out for substituting Avielochan for Cambusmore. Nor am I persuaded that there is a case for delaying support for Cambusmore to allow a more rigorous comparison of the 2 locations.

33.73 In summary, the Council's projections indicate that there will be a need to provide additional development land in the Aviemore area within the second half of the 20 year life of the local plan. I believe that there is considerable merit in this being achieved by developing a new community at Cambusmore. The proposal conforms with the structure plan sub-regional and local plan settlement policy objectives about accommodating growth in the Aviemore area.

33.74 While the site is a sensitive one, I do not consider that a high quality development within a woodland setting would have a significant detrimental effect on the landscape quality of the Cairngorm Mountains NSA. A formal environmental assessment has not yet been carried out, but the available evidence does not suggest that the proposed development would give rise to any unacceptable environmental problems. I conclude that the proposal is not in breach of any national, regional or local policies which deal with the protection of the area's natural heritage.

33.75 The local plan states that policy RS 1.4.3 applies to any new settlement proposals in the District. The proposal for Cambusmore does not conform fully with this policy. However, the site is reasonably close to the strategic road network, and with the proposed improvements to the B970, linkage to the strategic road network would be satisfactory. The straight line distance between Cambusmore and Aviemore is only 250m at one point, but the 2 communities would be separated by road by well over the minimum specified in the policy. I conclude that the proposal conforms with

the spirit, if not the letter of the policy. It also conforms generally with the policy on new settlements set out in NPPG3.

33.76 While the need for the proposed development is not immediate it is, I believe, in the interests of the proper planning of the area that the local plan should express support for it in principle at this stage. An early start on screen planting would help to minimise the visual impact of the new community in the initial stages of its development. A decision to retain the proposal in the local plan would represent only one stage, albeit an important one, in bringing forward the development. Further work, including the preparation of an environmental statement and a master plan, would have to be carried out and further decisions taken by the planning authority, the landowner and others before the development could proceed.

Recommendations

33.77 I recommend that the opening lines of paragraph 1.6 be changed to the following:

The Council will support the development of a new community at Cambusmore, subject to a formal environmental assessment demonstrating that it would not give rise to any unacceptable impacts. It is not expected that any housing would be developed on the site until after 2005, but it may be appropriate to make a start on screen planting before then. The new community should be laid out and designed in accordance with an agreed master plan, which will include allocations for:

33.78 I recommend that the following sentence be added to the text after the last bullet point in paragraph 1.6:

Substantial areas of woodland shall be planted to provide the new community with a woodland setting and to ensure that it does not intrude to an inappropriate degree in important views from the west (particularly the A9) and east (particularly the B970).

33.79 I recommend that the Proposals Map for Aviemore be changed by deleting the detailed land allocations at Cambusmore, and replacing them by a boundary around the proposed new community.

ISSUE 34 AVIEMORE - VILLAGE CENTRE

Background

34.1 Paragraphs 2.1 - 2.8 of chapter 6 set out policies and proposals for Aviemore village centre. The Council supports major redevelopment of the Aviemore Centre. With the exception of refurbishment work, developments are stated to be subject to agreement of an overall master plan. It is stated that development should reflect specified land allocations. These include, in paragraph 2.4, new residential or other accommodation south of Scandinavian Village. In paragraph 2.8 land adjoining



Discover & Explore Caring for the Park's Future

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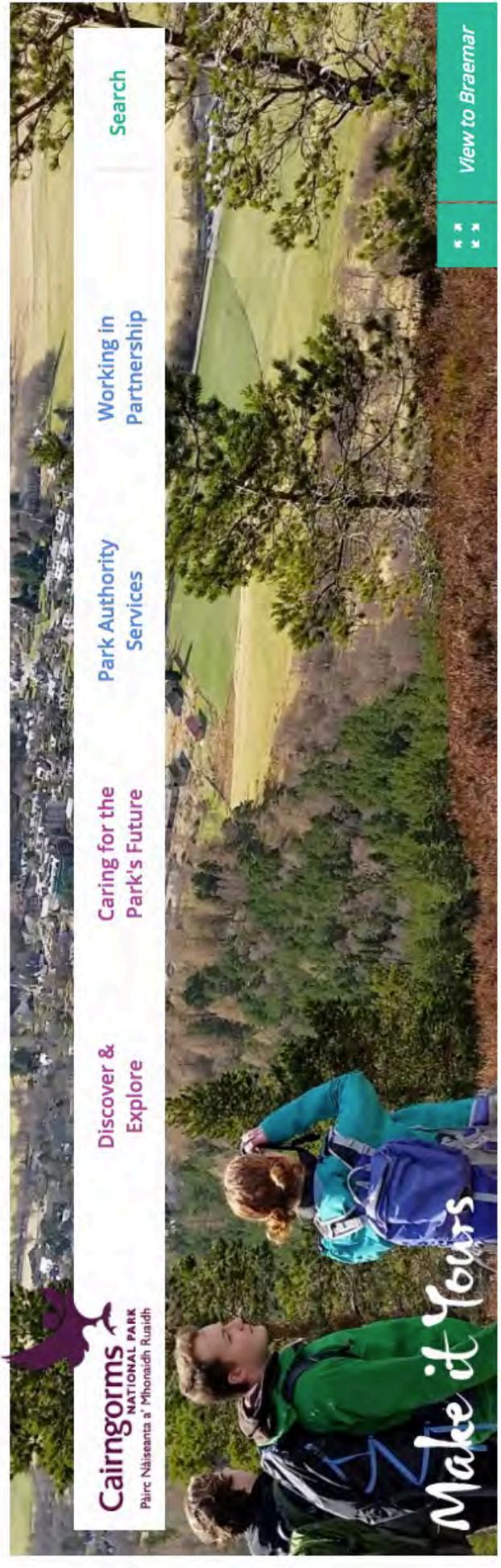
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Local Development Plan 2020 x
<https://cairngorms.c...>

airngorms NATIONAL PARK
 are reporting a summary of responses
 recommended Actions to our Planning Co
 mmonber 2018. Redacted copies of
 responses received are availabl

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Name
K Tainsh
J Kirby
D Streeter
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A Kernaghan
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K Barley
R Ferguson
D Stott
Transport Scotland

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9.-D-Stott.pdf
<https://cairngorms.c...>

Archived: 09 October 2018 11:44:53
 From: Denise Stott
 Sent: Fri, 31 Aug 2018 09:04:51
 To: Planning
 Subject: New Sites Consultation - C
 Sensitivity: Normal

S22C-818080612330
<https://cairngorms.c...>

Archived: 09 October 2018 14:24:53
 From: [Redacted]
 Sent: Tue, 14 Aug 2018 10:06:52 +0100DKIM
 To: Katie Crear
 Subject: FW: Democracy Matters - Commu
 Sensitivity: Normal

Attachments:
 S22C-818080610050.pdf; S22C-818080611

FAO: Katie Crear

Further to your email dated 13th Aug 2018 (7/11/18) regarding the proposed sites for the Aviemore community enterprise, I feel that it is important to inform you that I have a reference; Subject: RE: Democracy Matters

For details of the Democracy Matters Campaign visit <https://www.democracymatters.org.uk/>

- Web page <https://www.democracymatters.org.uk/>
- Email below: From: [Redacted] Subject: [Redacted]
- Email Below: From: [Redacted] Subject: [Redacted]

3.-D-Streeter.pdf
<https://cairngorms.c...>

Archived: 09 October 2018 11:23:07
 From: [Redacted]
 Sent: Wed, 15 Aug 2018 00:24:16
 To: Planning
 Sensitivity: Normal

2.-J-Kirby.pdf
<https://cairngorms.c...>

Archived: 09 October 2018 11:18:16
 From: joe kirby
 Sent: Wed, 15 Aug 2018 00:11:44
 To: Planning
 Cc: Grant Moir
 Subject: Extension of new site for community use Aviemore Frank Spaven Drive
 Sensitivity: Normal

Frank Spaven Drive

Dear Sir

I would like to take an opportunity to make my objections clear on the above: Aviemore community enterprise has been established for exercise, kids recreation and football. Who are this community enterprise affected by any potential future development. Who are they elected by? Aviemore? Who are they elected by? This land must be retained in my park decide to adopt this ludicrous suggestion it will be met with serious

Yours

10.-Transport-Scotland.pdf x
<https://cairngorms.co.uk/...>

Archived: 09 October 2018 11:36:58
 From: LIVINGSTONE Deborah
 Sent: Tue, 28 Aug 2018 14:11:31
 To: Katie Crear; David Berry
 Cc: [Redacted]
 Subject: CNPA/LDP - NEW SITES CONSULTATION - Transport
 Sensitivity: Normal

60.-P-Robertson.pdf x
<https://cairngorms.co.uk...>

Archived: 09 October 2018 13:56:30
 From: paige robertson
 Sent: Thu, 20 Sep 2018 18:28:40 +0100DKIM
 To: Planning
 Subject: Cairngorm Local Development at Carrbridge
 Sensitivity: Normal

S22C-818080612330 x
<https://cairngorm...>

Archived: 09 October 2018 14:24:53
 From: [Redacted]
 Sent: Tue, 14 Aug 2018 10:06:52 +0100DKIM
 To: Katie Crear
 Subject: FW: Democracy Matters - Community Ideas & Feedback - Democracy Welfare & Health
 Sensitivity: Normal

Attachments:
 S22C-818080610050.pdf; S22C-818080611120.pdf; S22C-818080612330.pdf

Appendix V: Online Consultation Form - wrong closing date

https://www.surveymonkey.co.uk/r/ZP8RGWM



Proposed Local Development Plan 2019

Guidance

The Proposed Local Development Plan (the Plan) sets out a strategy for future development in the National Park. It includes sites and proposals for development as well as the policies that will be used to make decisions on applications for planning permission. We aim to formally adopt the Plan in 2020 when the current Local Development Plan 2015 comes to an end. The Plan focuses on the five year period until 2025. It also includes development proposals for the 10 year period until 2030, as well as providing a general indication of the likely scale and location of development as far as 20 years into the future.

This consultation allows you the opportunity to comment on any section within the proposed plan and will conclude March 29th 2019.

Please use this form to submit your comments in relation to the Proposed Local Development Plan. Please submit comments relating to one section/issue at a time, the survey will provide you the opportunity to go back and enter your comments for another section/issue.

Please note, you must complete the survey in one sitting to ensure your response is saved and received. Closing your browser before submitting your response will result in the loss of your response.

OK

The plan for An Camas Mòr is phased over about 50 homes a year, integrated with vital services. With enough jobs and community facilities to support a healthy population and enhancing local wildlife and providing off site ecological enhancement

New suggestions for recreational activities from local community events:

Indoor Activities

- The Village Hall** - A community hub, space for a variety of evening classes, possible to host for events, weddings, birthdays etc. ... 7. has a large working floor. Learnings from Boar of Galloway, performance space, film screenings and gallery with cafe and restaurant.
- Learnings from Frithers and Perth Theatre**
- Cafe** - It is expected that opening up An Camas Mòr will bring many people to enjoy its countryside and this could help support a cafe from the village hall.
- Information Centre** - Suggested by people at Aviemore Primary School
- Church** - Small highland kirk, could be used to exhibit Church of Scotland exhibitions and a cafe bar for use in the evenings
- School** - Aviemore Primary is borrowing of the school
- Indoor Multi-purpose Sports Centre** - With the possibility for an ice rink, curling, indoor netball, badminton, spring floor dance space, basketball, and more. It could be a really part of the community
- Aviemore and nearby** - has a lot to offer to the community
- Public Swimming Pool with Scottish / Nordic Spa** - Indoor swimming pool with potential for a competitive club with indoor and outdoor spa
- Workshop / Craft / Sewing** - Friendly evening classes. People can run workshops, community events if there is a meeting point / cafe can be used
- Parade Workshops** - for a weekly club, could be with craft, pottery, painting, etc. - could be a good option for people to meet
- Pub / Bar** - with opportunities for using outside in good weather

Outdoor Activities

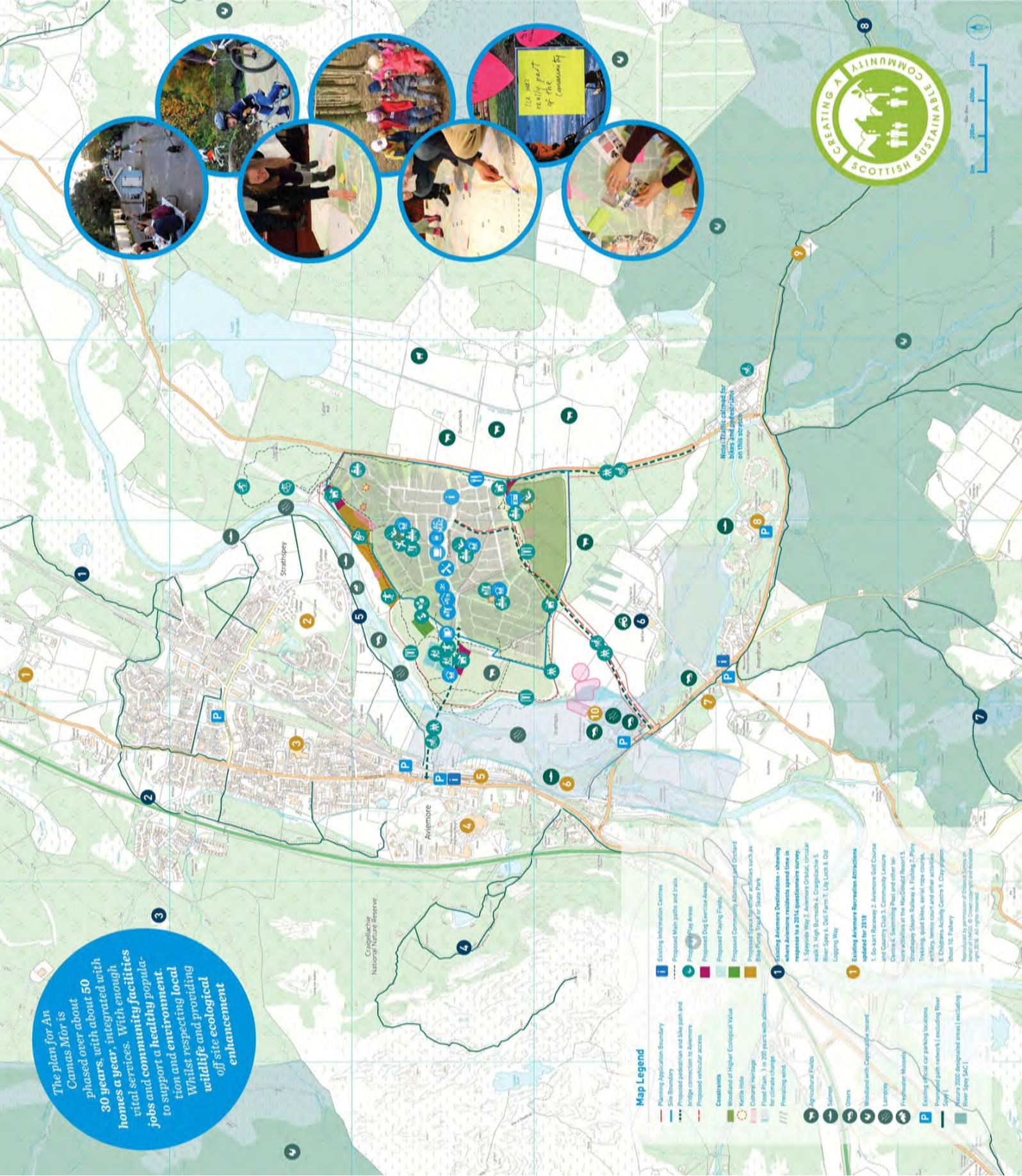
- All Weather Sports Pitches** - i.e. sites for hockey, football, softball, volleyball, basketball etc.
- Sports Pitches** - Softy, football, bowls, other existing track
- Stake Park** - "For all ages" - Learnings from Halesgrove Glasgow
- Blue Park** - Blue Park, Bungee Track and BMX Track - "Being a park for local families. Schools have to drive all the way to Halesgrove for that when there is so much talent and enthusiasm for it in the Valley"
- Mountain Bike Tracks and facilities** - Enthusiasm and knowledge as an amateur. Cafe, showers, parking, picnic area. Bike station i.e. parking, water fountain, bike pump, bike cafe and workshop.
- Activity and trails** - Opportunities for more sports
- Picnic area** - "Only needs a small area but great for families and those who can't manage the beauty or repaired by benches - an increase in the number of people who can enjoy the park"
- Footpaths** - "South west corner - footpath to include - Stop potential path similar to the existing way incorporate on the path extensive equipment e.g. water fountain, picnic table, etc. - could be a good option for people to meet"
- Outdoor exercise equipment** - Encourage people to keep fit and exercise
- Dog walking** - "Somebody said, enclosed and open fit in weather"
- Attendance and Nursery** - Community gardening with fruit trees, greenhouse / potting shed with activities garden shop and outdoor seating. Gardens for younger children as suggested by people at Kingsgrove
- Play area for all ages** - "Natural materials for play. Tactile / sensory play area for all ages" - "Natural materials to get up higher in the play area, small slides, small slides, etc. - could be a good option for people to meet"
- Natural Play / Activities** - Natural courses in the woods, woodland building hub
- Water Play** - "Opportunities to get down to the water"
- Community woodland project** - "Our camps, forest schools or other training in woodland skills. Opportunities to be outdoors with family - learning about 'biocore' and to provide community involvement opportunities for people to meet" - "Involving social play at the forest hub" - "Involving social play at the forest hub"
- Opportunities for dining outside** - "Sale opportunities for campfires and other items from the forest hub" - "Sale opportunities for campfires and other items from the forest hub" - "Sale opportunities for campfires and other items from the forest hub"
- Prisoner and Cycle safety along the BRTD as a concern** - "2000 along the line of the previously proposed re-surfaced BRTD"

February 2018

Community Recreation Feedback Report

An Camas Mòr, Aviemore, Cairngorms National Park, Scotland

This plan will be used to inform the Recreation Plan for An Camas Mòr and has been shaped by meetings and workshops in February 2018 with: The local Aviemore Community, Kingsgessie High School, Grantown Grammar School, Aviemore Primary School, Cairngorms Business Partnership and Rothiemurchus Estate.



- Map Legend**
- 1 Existing Information Centres
 - 2 Proposed Main paths and trails
 - 3 Proposed Play Areas
 - 4 Proposed Dog Exercise Areas
 - 5 Proposed Community Buildings and Outbuildings
 - 6 Proposed Community Activities such as Blue Pines / Tangle or Stain Park
 - 7 Existing Amenities Developments - including Kingsgessie High School, Grantown Grammar School, Aviemore Primary School, Cairngorms Business Partnership and Rothiemurchus Estate
 - 8 Existing Amenities Developments - including Kingsgessie High School, Grantown Grammar School, Aviemore Primary School, Cairngorms Business Partnership and Rothiemurchus Estate
 - 9 Existing Amenities Developments - including Kingsgessie High School, Grantown Grammar School, Aviemore Primary School, Cairngorms Business Partnership and Rothiemurchus Estate
 - 10 Existing Amenities Developments - including Kingsgessie High School, Grantown Grammar School, Aviemore Primary School, Cairngorms Business Partnership and Rothiemurchus Estate
- Constraints**
- Woodland of Higher Ecological Value
 - Nature Hole
 - Cultural Heritage
 - Flood Plain 1 in 200 years with allowance for climate change
 - Preserving wind
- Other**
- Agricultural Fields
 - Stations
 - Others
 - Woodland with Copse/haemlock
 - Lime
 - Prehistoric Monuments
 - Existing official car parking locations
 - Proposed path network (excluding River Spys SAC)
 - Water 2000 designated areas (including River Spys SAC)

- Legend**
- Class Path Network
 - Cultural Heritage / Archaeology
- Spaces for Outdoor Recreation**
- 7 The plan for An Camas Mór is phased over about 30 years, with about 50 homes a year, integrated with vital services. With enough homes and community facilities to support a healthy population and enriching local life whilst respecting wildlife and providing off site ecological enhancement
- 7 An Camas Mór District Path (16.4km)
 - Village walkway of An Camas Mór District Path
 - Countryside Path (12.1km)
 - Village walkway of Countryside Path
 - Encouraged Path (2.7km)
 - Path to North Corrib
 - An Camas Mór, Inverbrack and Colwynbridge (total 12.2km)
 - Near Inverbrack Countryside Path for ecotourist bridge
 - Countryside parking for visitors (1 day use only)
 - Doorstep Play and Neighbourhood Play Areas
 - Nursery School Outdoor Play Area
 - Community Woodland
 - Outdoor exercise equipment, cross fit
 - Arts, via weather school sports path
 - Viewing benches
 - Key take routes to Inverbrack and Colwyn Mór
 - Accommodation
 - Dog Exercise Areas
 - Dog Training Areas
 - Bike Park, Pump Track and BMX Track
 - Press sports pitch
 - Water Play - opportunities to get down to the water
 - Natural Play (e.g. Sladders)
 - Playhouse
 - Seasoned Park
 - Private grounds
 - Open Country off roads
 - Mountain Biking
 - Bike Park and Dog Walk at Slanger's Dale
- Spaces for Indoor Recreation**
- Ranger led reception and base with parking, toilet and cafe
 - Schools with outdoor sports facilities including swimming pool
 - Centre for Sporting Excellence
 - Clubs
 - Flexible workshops for a variety of activities
 - ACMHC - An Camas Mór Arts Centre
 - Village Hall
 - Cafe
 - Member provided rooms for a variety of activities

Recreation Plan Draft for Comment July 2018
 An Camas Mór, Aviemore, Cairngorms National Park, Scotland

Based on An Camas Mór Community Events Summary 2016 - 28th February 2018 this indicative plan will inform the masterplan for approval by CMPL. The Draft Recreation Plan for An Camas Mór has been shaped by the public site visit, workshop and presentation at the Cairngorm Hotel on Sunday 25th February 2018. And by meetings and workshops on Monday 26th, Tuesday 27th and Wednesday 28th February 2018 with: The local Aviemore Community, Kingsnipe High School, Grantown Grammar School, Aviemore Primary School, Cairngorms Business Partnership and Rothiemurchus.



The plan for An Camas Mór is phased over about 30 years, with about 50 homes a year, integrated with vital services. With enough homes and community facilities to support a healthy population and enriching local life whilst respecting wildlife and providing off site ecological enhancement

For comments and if your suggestion has been omitted please email us at hello@ancamas-mor.com



Ranger Led Outcomes
 Preferential residents, residents, staff, visitors and contractors understand that An Camas Mór is a special place with exceptional opportunities for outdoor recreation.
 People care for the natural environment, help maintain facilities and use the opportunities sustainably.



Ranger Led Responsibilities
 Safe condition for outdoor access in non-adapted public areas at An Camas Mór.
 Welcome to all users of An Camas Mór countryside facilities.
 Promotion of outdoor recreation and the Scottish Outdoor Access Code close to home, in the countryside, at meetings and events, walks and tours; also maps, leaflets, directional signs, user information signs, websites and social media.
 Wildlife, livestock and crops, in so far as they affect or are affected by public recreation and access.
 Monitoring and review.



