



## 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](mailto: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 Chris Pattison.....

Organisation Turnberry.....

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

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

Email [REDACTED].....

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

Name C/O Agent.....

Organisation An Camas Mor LLP.....

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

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

Email [REDACTED].....

## 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)

Whole Plan

## 2. What is your comment on this section of the Plan?

We write on behalf of An Camas Mor LLP who reluctantly object to the proposed Local Development plan. An Camas Mor LLP are in the preliminary stages of delivering a sustainable new sister community of 1500 homes and mixed uses on the opposite banks of the Spey. More information on the vision behind the community can be found via this link:

<https://ancamasmor.com>

A Planning Permission in Principle (PPiP) application for the site and a subsequent variation and update (both referred to below) contain extensive evidence as to the deliverability and acceptability of An Camas Mor and a design team has advanced Phase 1 infrastructure and masterplanning designs.

An Camas Mor is an allocated new strategic settlement within the existing 2015 LDP, which stated the following at paragraph 14.1 within the An Camas Mor section 14:

“The settlement of An Camas Mòr will be a new sustainable community. With link to the Aviemore community, the people living in An Camas Mòr will form a community of their own which is inclusive and vibrant with a demographically balanced population.”

Section 14 of the existing LDP sets out an extensive set of objectives and principles for the new community, which is the flagship of the spatial strategy. A Planning Permission in Principle (PPiP) application was submitted to the CNPA in May 2009 and eventually approved 12th March 2014 (CNPA Ref 09/0155/CP).

ACM LLP then began working extensively with necessary representatives of the Scottish Government to secure the necessary funding to open up the site for delivery. As part of that process, ACM LLP also worked intensively with the Cairngorms National Park Authority (CNPA) and relevant statutory bodies to scope and resolve any issues associated with the first phase of infrastructure. This process included an independent review of the 2014 permission which concluded the planning conditions were not lawful and needed to be revised to support a viable delivery process.

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

See Part 3/3

## 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](http://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](mailto:planning@cairngorms.co.uk)

Telephone: **01479 873535**

Cairngorms National Park Authority  
14 The Square, Grantown-on-Spey, PH26 3HG  
[www.cairngorms.co.uk](http://www.cairngorms.co.uk)

Clear

Submit



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Name Chris Pattison.....

Organisation Turnberry.....

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

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ACM LLP therefore appointed a design team to commence work on the detailed design of the infrastructure, as well as the review of the Masterplan and Phase 1 proposals during 2015, with the work encompassing various on-site surveys, technical studies and discussions during several intensive workshop sessions and follow-up meetings.

This culminated in 2016 in a number of delivery focused actions:

- A week-long workshop in August 2016 to start work on the preparation of a detailed Masterplan and landscape plan for the site, and specifically for phase 1. The Workshop re-engaged the design team, officers of CNPA joined and THC participated in some of these discussions; and
- Discussions with the Scottish Government and its advisors around advancing the design and planning process in order to get to a point where Infrastructure Loan Funding for exceptional external infrastructure can be released for this project.

It was clear that the existing permission could not support a phased approach to the development, and it was also necessary to extend the timescales to facilitate the infrastructure design development process and allow that work to complete. A S42 application was prepared at the end of 2016 and submitted on the 22nd February 2017 (CNPA Ref. 2017/0087/PAC).

The CNPA opened up other parameters for discussion and we have now just got to a position where the revised S75 has been issued for signing, despite being determined in August 2017.

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Name Chris Pattison.....

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We are now in discussions with the Scottish Government to discuss the drawing down of finance to support delivery, albeit this is much later than we had hoped for given the substantial delay in the determination of the planning application.

An Camas Mor is therefore close to delivery, but we need more support not less. Our previous comments concerning the approach of the CNPA to An Camas Mor has been documented in our responses to the earlier stages of the preparation of the Local Development Plan:

- Call for Sites (3rd February 2017) (Appendix B)
- Main Issues Report (2nd March 2018) (Appendix C)
- Post-Main Issues Report (21st September 2018) (Appendix D)

ACM LLP has therefore been represented throughout this process and has been consistent in the concerns it has raised.

In particular, we are not convinced North Aviemore should be identified as a 'shadow allocation' on the basis that the CNPA is not being even handed in the challenges it has applied to An Camas Mor that should also apply to North Aviemore. In any event, North Aviemore is not a sustainable option capable of meeting local housing need to the same extent.

However, our specific technical objection to the overall proposed LDP is the introduction of An Camas Mor as a 'Strategic Consent' and its downgrade from a 'Strategic Settlement'. This important change in spatial strategy was introduced after the Main Issues Report was published and was not evidenced by any material factor as to why this new distinction was made.

The matter is of significance and should have demanded further consultation as a Main Issue for consideration. That opportunity has been denied, with no mention of its change from a Strategic Settlement to a Strategic Consent in the Post-MIR Consultation Document.

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

The Plan cannot proceed and should be subject to further consultation in respect of the changes to the proposed spatial strategy which emerged after the Main Issues Report stage, unrelated to the questions asked or engaged with by respondents to the MIR, and was not included in the Post-MIR Consultation Document.

### What happens next?

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## STAGE 2 ASSESSMENT: SETTLEMENT RELATIONSHIP AND ACCESSIBILITY

	Rating	Comments / detail
Relationship to existing settlement	<del>Well related</del> <i>Limited</i>	Site abuts Aviemore settlement boundary, <b>but is distant isolated from its services and cultural offerings.</b>
Access to key facilities (schools, shops, other facilities)	<del>Good</del> <i>limited</i>	Primary School lies 1.2km from centre of the site and site is 1.8km from centre of Aviemore (shops/ services/hotels) <b>and 2.2km from rail station.</b> The nearest bus stop is approx. 700m from the site.
Immediate site access – adequacy of access for proposed development	<i>Good / limited</i>	No established site access however opportunities for possible access via road to High Burnside or the B1952.
Wider transport network	<i>Good</i>	Site has good access to wider road network - lies 1.4km from access to the A9 as well A95 providing access to many surrounding settlements. Aviemore overall has good transport connections.
Access to public transport	<del>Good</del> <i>limited</i>	Site lies approx.. 700m from nearest bus stop and approx 4.2km from Rail station. Good connections north and south and to other nearby settlements. <b>However, the site is not capable of relieving the existing pressures on Aviemore</b>
Access to active travel routes	<del>Good</del> <i>Limited</i>	The Aviemore Orbital footpath runs through the site and connects with the wider network around Aviemore and further afield, <b>but no new recreational walking routes are possible on this site.</b>

### STAGE 1 & 2 ASSESSMENT SUMMARY:

#### Summary of any key constraints / issues

The site ~~connects well~~ **adjoins** to Aviemore's northern boundary and **would** provides an extension to the settlement. **However, development in this direction would continue the unsustainable pattern of development endorsed in Aviemore historically, adding strain on its existing services.** ~~However~~ Parts of the site are elevated (particularly north / west) and contain existing trees / screening as well as a burn and areas of wet ground which would be sensitive in landscape and ecology terms. ~~The existing trees along the western edge of the site abutting the A9 should be retained for screening.~~ The site also ~~provides~~ **abuts** an important route for recreation along the Orbital footpath **and is not large enough to support additional recreational walking routes for residents, which CNPA notes are required for effective environmental mitigation.** It is **not** considered that ~~any~~ **the southern-lower lying** part of the site could provide a ~~more~~ suitable location for ~~sensitively positioned~~ development, **for its inability to support the required housing delivery for the area that is appropriate to identified needs, or gradually relieve stress on Aviemore with the provision of services, particularly in respect of primary education.**

### PREFERRED SITE ALLOCATION FOR MIR? (Y/N)

~~Yes~~ **No** – ~~as a part of a potential future LONG TERM housing site~~ The site is wholly unsuitable for development and would represent a wholly unsustainable pattern of strip development without benefits from Aviemore.

# Local Development Plan 2020

## Call for Sites and Ideas Response Form



You can submit a site for consideration by completing this form. A separate form should be completed for each site you wish to submit. Completed forms should be returned by email to: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk).

Alternatively, you can return the form by post to:  
Cairngorms National Park Authority, 14 The Square, Grantown-on-Spey, PH26 3HG

**All forms must be submitted by 5pm on Friday 3 February 2017.**

### Your details

Name	
Organisation (if applicable)	An Camas Mòr LLP
Address	c/o Agent
Telephone	
Email	

### If you are acting as an agent on behalf of a third party, please give their details

Name	Chris Pattison
Organisation (if applicable)	Turnberry Planning Limited
Address	[REDACTED]
Telephone	[REDACTED]
Email	[REDACTED]

### Site Details

Site address	An Camas Mòr
OS grid reference (if available)	NH908124
Site area / size	Approximately 105 hectares
Current land use	Agriculture, forestry and occasional recreation
Brownfield / greenfield	Greenfield
Please include an OS plan (1:1,250 or suitably scaled) showing the location and extent of the site	

### Ownership / Market Interest

Ownership	Part owner
Other owner(s)	J and J Grant Farming LLP Rothiemurchus 2015 Trust
Is the site under option to a developer?	<input checked="" type="checkbox"/> No
Is the site being marketed?	<input checked="" type="checkbox"/> No



## Planning History

Previous planning permissions	LPA Ref. 09/155/CP that was granted on 12 March 2014 – Planning Permission in Principle (PPiP) for the proposed development of new community (1500 houses); associated business, community facilities and provision of infrastructure. We will shortly be submitting a Section 42 application to extend the current PPiP to allow more time to prepare the detail to support the first phase of infrastructure which will bring development forward.
Local Development Plan status	Is the site currently allocated for any specific use in the existing LDP? <input checked="" type="checkbox"/> Yes
	New settlement with up to 1,500 new homes

## Proposed Use

Proposed use		Housing / mixed use
Housing	Approx no of houses	1,500
	Tenure	Private / affordable
	Affordable housing proportion	See 09/155/CP – up to 40%
Employment	Indicative floorspace	See 09/155/CP – assumed at least 10,000m <sup>2</sup>
Other	Proposed use (please specify) and floorspace	An Camas Mor is mixed use in character and will support a range of other uses to support the both the residential community and Aviemore. Uses include but are not limited to: retail, hotels, food and drink, professional services, office, workshops, care homes/housing, etc.

## Legal Issues

Are there any legal provisions in the title deeds that may prevent or restrict development? (e.g. way leave for utility providers, restriction on use of land, right of way etc.)	<input checked="" type="checkbox"/> No
Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	<input checked="" type="checkbox"/> No

## Delivery Timescales

When would you expect development to begin if the site were allocated in the next LDP in 2020? (please tick)	0-5 years	<input checked="" type="checkbox"/>
	6-10 years	<input type="checkbox"/>
	10+ years	<input type="checkbox"/>
When would you expect the development to be finished? (please tick)	0-5 years	<input type="checkbox"/>
	6-10 years	<input type="checkbox"/>
	10+ years	<input checked="" type="checkbox"/>
Is funding in place to cover the costs of development within these timescales	<input checked="" type="checkbox"/> Yes	
	The site has been awarded infrastructure funding by the Scottish Government	
Are there any other risk or threats (other than finance) to you delivering your proposed development	<input checked="" type="checkbox"/> No	

If you are proposing housing on the site, please indicate the number of houses you expect to build each year below – to be determined as part of phasing plan to be submitted as part of MSC application.											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030+
No.	20	25	35	35	35	35	35	40	40	40	40

### Natural & Cultural Heritage

<p>Is the site located within or immediately adjacent to a European Species site (RAMSAR, SAC, SPA)? Please tick any that apply</p> <p>(you can find details of these designations at <a href="http://www.snh.gov.uk/publications-data-and-research/snhi-information-service/map/">http://www.snh.gov.uk/publications-data-and-research/snhi-information-service/map/</a>)</p>	RAMSAR site	<input type="checkbox"/>
	Special Area of Conservation (SAC) – i.e. River Spey	<input checked="" type="checkbox"/>
	Special Protection Area (SPA)	<input type="checkbox"/>
	This has been addressed within the PPIp	
<p>Is the site located within or immediately adjacent to a nationally designated nature conservation site? Please tick any that apply</p>	Site of Special Scientific Interest (SSSI) – i.e. River Spey	<input checked="" type="checkbox"/>
	National Nature Reserve	<input type="checkbox"/>
	This has been addressed within the PPIp	
<p>Does the site contain, or is it within, any of the following? Please tick any that apply</p> <p>(you can find details of these designations at <a href="http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d">http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d</a>)</p>	Listed Building and its setting	<input type="checkbox"/>
	Scheduled Monument and its setting	<input type="checkbox"/>
	Conservation Area	<input type="checkbox"/>
	Gardens and Designed Landscapes	<input type="checkbox"/>
	n/a	

### Flood risk

<p>Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded?</p> <p>(you can view the SEPA flood maps at <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a>)</p>	<input checked="" type="checkbox"/> Yes  River Druie and floodplain is crossed by the main access road, path and services; taken account of within the PPIp
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### Other potential constraints

Please identify whether the site is affected by any of the following potential constraints:

National Scenic Area (you can find details of these designations at <a href="http://www.snh.gov.uk/publications-data-and-research/snhi-information-service/map/">http://www.snh.gov.uk/publications-data-and-research/snhi-information-service/map/</a> )	<input checked="" type="checkbox"/> Yes
Hazardous site / HSE exclusion zone	<input checked="" type="checkbox"/> No

(you can find more information on these zones at <a href="http://www.hse.gov.uk/landuseplanning/developers.htm">http://www.hse.gov.uk/landuseplanning/developers.htm</a> )	
Archaeological site	<input checked="" type="checkbox"/> No
Trees, hedgerows and woodland (including Ancient Woodland)	<input checked="" type="checkbox"/> Yes
Overhead lines	<input checked="" type="checkbox"/> Yes
Contamination	<input checked="" type="checkbox"/> No
Ground instability	<input checked="" type="checkbox"/> No
Topography (e.g. steep slopes)	<input checked="" type="checkbox"/> No
Rights of way / core paths / recreation uses	<input checked="" type="checkbox"/> No
Other	<input type="checkbox"/> Yes / <input type="checkbox"/> No (please specify)
These matters have been addressed within the PPIp	

### Infrastructure

<b>Water / Drainage</b>	
Is there water / waste water capacity for the proposed development (based on Scottish Water asset capacity search tool <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	<input checked="" type="checkbox"/> Yes  Detailed consultation has been taken place with Scottish Water.
Has contact been made with Scottish Water?	<input checked="" type="checkbox"/> Yes Workshops have taken place and concluded satisfactory.
<b>Education</b>	
Education capacity / constraints	A new primary school is to be provided as part of the PPIp.
Has contact been made with the Local Authority Education Department?	<input checked="" type="checkbox"/> Yes The LPA has undertaken relevant consultation with the necessary consultee.
<b>Transport</b>	
Has contact been made with Transport Scotland	<input checked="" type="checkbox"/> Yes The LPA has undertaken relevant consultation with the necessary consultee when it approved the PPIp.
Has contact been made with the Local Authority Roads Service	<input checked="" type="checkbox"/> Yes The LPA has undertaken relevant consultation with the necessary consultee when it approved the PPIp and a full access strategy is now in place.
Public transport	The LPA has undertaken relevant consultation with the necessary consultee when it approved the PPIp. A strategy will be brought forward.

Active travel	An Camas Mor will seek to actively discourage car use through the provision of affordable public transport links and a network of paths. A new cycle/ foot bridge across the River Spey linking An Camas Mor with Aviemore will also be brought forward by partners.
<b>Gas / Electricity / Heat / Broadband</b>	
Has contact been made with the relevant utilities providers?	<input checked="" type="checkbox"/> Yes In addition to consultation during the PPIp process, discussions have been held in support of the design of the first phase of infrastructure.
Have any feasibility studies been undertaken to understand and inform capacity issues	<input checked="" type="checkbox"/> Yes A full infrastructure package has been designed
Is there capacity within the existing network(s) and a viable connection to the network(s)?	<input checked="" type="checkbox"/> Yes

### **Deliverability**

An Camas Mor benefits from the existing PPIp 09/155/CP.

We have been working with various representatives of the Scottish Government, the CNPA and the various statutory bodies in developing a first phase of infrastructure that will support commencement of development in Q4 2017. This has included an extensive process of scoping and clarifying the information required technically to support robust MSC applications.

This has included a series of workshops meetings as well as a week-long charrette to start work on the preparation of a detailed Masterplan and landscape plan for the site, specifically for Phase I. The charrette re-engaged the design team, with officers of CNPA and THC participating in some of these discussions in August last year.

We will shortly submit a Section 42 application to extend the PPIp for a further three years to enable more time to finalise the Phase I infrastructure package and the supporting information needed to discharge the relevant pre-commencement conditions.

We are seeking to commence work on site in Q4 2017

### **Other information**

See submission documents relating to PPIp 09/155/CP

We also include a plan which defines a revised spatial allocation that includes areas likely to be utilised for supporting infrastructure such as the access road, country park and flood plain compensation. We should be happy to differentiate these peripheral supporting areas from the core development area.

Please tick to confirm your agreement to the following statement

By completing this form I agree that the Cairngorms National Park Authority (CNPA) can use the information provided for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed commercially sensitive, could be made available to the public.

**Cairngorm National Park Authority: Main Issues Report  
Consultation**

**An Camas Mor response**

**2<sup>nd</sup> March 2018**

## IN SUMMARY

- The Main Issues Report is potentially misleading in failing to identify the most significant challenges to accommodating growth within the National Park: managing recreational impact on capercaillie habitat.
- The Cairngorm National Park Authority (CNPA) appears to be approaching its statutory duties under the Habitat Regulations inconsistently, making some decisions without any evidence and in other cases, taking an over-precautionary approach that relies on questionable and exaggerated assumptions. The current approach to resolving the impact of development upon capercaillie is too complex and requires a coherent, universally applied and strategic approach which can enable the delivery of the forthcoming plan. Rather than simply being a 'conservation issue' as identified in the Main Issues Report (MIR), the potential for development to have adverse impact on capercaillie, or 'likely significant effect', is the fundamental issue that stands between the CNPA and a successful spatial strategy.
- Indeed, the reasons for promoting North Aviemore as an alternative to An Camas Mor are not fully explained in the MIR and cannot be justified. Given the CNPA's inconsistent approach to Habitat Regulations Assessment, simply promoting alternative sites does not obviate the CNPA from imposing the same burdensome requirements it has devised for An Camas Mor;
- The CNPA are requested to fully engage with its responsibilities under the Habitat Regulations and devise a strategic mechanism similar to those adopted in other, more pressurised areas of the United Kingdom where the interests of ground nesting birds in SPAs have been successfully balanced with proposed development, particularly through the delivery of on-site green infrastructure;
- The CNPA has produced no evidence to explain why these exemplars could not work in this context to deliver Sustainable Development despite concluding its current erratic and burdensome approach is the only option. This slows down delivery and leads to an inconsistent approach which is actually damaging the conservation objectives related to capercaillie;
- If the Local Development Plan were to progress on the basis of the stated Preferred Options, it would lack transparency and fail to contribute to the statutory requirement of contributing to the sustainable development of the area. We fear that the current MIR has failed to correctly identify or debate the real set of issues facing a sustainable development strategy and we need to be convinced that the CNPA is able to progress to the next stage of plan preparation on the basis of this document.

## REASONING

1. There are serious inconsistencies between the assessment of impacts on capercaillie in respect of new residents arising from development at An Camas Mor and those arising from Aviemore.
2. Despite the assertions of the CNPA in previous HRAs, the impacts of approved and future development at Aviemore will have cumulative, significant and adverse impacts (direct and indirect) on capercaillie in terms of their natural protected habitats and other habitat areas across the National Park unless the right of responsible access is deemed to be sufficient for all development within the National Park, including An Camas Mor.
3. The MIR is disingenuous in suggesting of An Camas Mor that 'a development of such scale, over a long period of time, with significant infrastructure costs will be challenging to make happen.' It is not infrastructure costs that are holding back its delivery. An Camas Mor has committed financial support from the Scottish Government, which is not presently available to North Aviemore or any other site the CNPA may wish to promote. There is no evidence that North Aviemore is any more deliverable than An Camas Mor – the MIR certainly advances none needed to sustain its argument.
4. As you know, we have been working extensively with various representatives of Scottish Government, the CNPA and the various statutory bodies in scoping the extent of Phase 1 infrastructure. Our client appointed a design team to commence work on the detailed design of the infrastructure, as well as the review of the masterplan and phase 1 proposals. Their work has encompassed various on-site surveys and technical studies and has included:
  - A week-long charrette to start work on the preparation of a detailed masterplan and landscape plan for the site, and specifically for phase 1. The charrette re-engaged the design team, officers of CNPA joined and THC participated in some of these discussions in August this year and I know your department was also invited to participate; and
  - Discussions with the Scottish Government and its advisors around advancing the design and planning process to a point where Infrastructure Loan Funding can be released for the project.
5. This work needed time to complete and led to the current Section 42 application which has also provided an opportunity to clarify many conditions imposed by the CNPA that did not meet legislative tests. We are shortly to sign the amended S75 legal agreement with the CNPA;
6. Prior to commencing with Phase 1, a further consultation exercise has been undertaken. An Camas Mòr Development LLP supported the community led events over four days held by Gehl, Copenhagen in February 2018. These included a site visit and workshops for the public, events with the local schools, the Cairngorms Business Partnership and another to be held when weather and timetables permit with Kate Forbes MSP and invited colleagues. The developers will take careful note of the advice given when the reports and supporting information is made available.
7. The main issue affecting the delivery of An Camas Mor is therefore not the ability of ACM to deliver, but the requirement to mitigate against impacts on capercaillie by delivering complex and very specific mitigation works over a wide area requiring multi-partner agreement to deliver. These works were derived from an equally complex model developed by the CNPA and SNH specifically for An Camas Mor



in 2016 and finalised in April 2017. Without success, we have tried to persuade the CNPA and SNH from adopting this cumbersome approach and instead try and address these matters more strategically. The CNPA need to develop a strategic approach to managing off-site mitigation works through development funding being distributed via the Capercaillie Framework. The CNPA and SNH have resisted this approach and have persisted in developing an intricate Recreation Activity Model that seems to only apply to residents of An Camas Mor.

8. This Recreation Activity Model considers the routes likely to be taken by An Camas Mor residents, the estimated volumes of visits to each of these and the locations of recreational activities likely to make the greatest impacts on capercaillie, (e.g. dog walking and mountain biking). It relies on data from Scotland's People and Nature Survey (SPANS), which considers 68% of recreational trips to nature to be made from the home, with 25% by car (7% other), and attempts to configure how the visits made by residents may have adverse impact on capercaillie. Crucially, the model implies recreational disturbance is likely in a number of locations which are a considerable distance from An Camas Mor and would have to be driven to. Given many of these are within walking distance of existing settlements or alternative sites outlined in the MIR, including North Aviemore, there is no basis for alternative sites being any more suitable than An Camas Mor.
9. The length of time taken to develop this model and the resultant negotiations around its formulation and implementation have presented the most significant risk to the delivery of An Camas Mor. The cost and delivery of infrastructure is clear to An Camas Mor Development LLP, whilst, the cost and delivery of the CNPA/SNH model is not. The CNPA is deceiving itself in not recognising this issue in the Main Issues Report;
10. By promoting North Aviemore as an alternative site, and justifying this on the basis of deliverability doubts at An Camas Mor, the CNPA effectively announces that the approach it has set out in the HRA and Appropriate Assessment for An Camas Mor will not be applied elsewhere, just as it has failed to do so for all development in and around Aviemore in the recent past. It is inconsistent not to apply the same principles and approach taken in respect of An Camas Mor to all development within the National Park that will result in increased trips to surrounding capercaillie habitat. It is also contrary to the Habitat Regulations. The CNPA has been misdirecting itself over all such development within Aviemore and elsewhere for some time, whilst overcompensating for this inaction in respect of An Camas Mor;
11. A telling example is a recent application for land near Allt Mor in Aviemore (2016/0224/DET) for 38 units. The HRA for this scheme was prepared at the same time as that for An Camas Mor, and after the Recreation Activity Model for An Camas Mor was prepared by the CNPA and SNH. A comparison of the two HRAs is provided in Appendix 1. The divergence of assessment is as startling as it is unsettling. The CNPA's findings are inconsistent and perverse as well as indefensible – unless the CNPA and SNH can evidence why future residents living in a dwelling in An Camas Mor, will recreate differently to someone residing within Aviemore. The CNPA and SNH assert that An Camas Mor residents will travel up to 20 miles in search of recreation, opening up new paths and routes in new areas, including Kinveachy Forest SPA. In contrast according to the CNPA and SNH, new Aviemore residents will recreate only locally and consider Kinveachy Forest SPA too far away and if they do manage to walk 1.2km, will stick to the paths. These assessments are perverse and indefensible, more so given that they were made at the same time;

12. In fact Aviemore residents are at least as close to known capercaillie woodland habitat and the designated SPAs which host capercaillie as An Camas Mor residents. Evidence of this is presented in the table below:

Areas with Capercaillie	Distance to capercaillie habitat from An Camas Mor and North Aviemore (alternative site)			
	An Camas Mor	Within 20-mile round trip?	North Aviemore	Within 20-mile round trip?
Abernethy Forest	6.1km	Yes	8.9km	Yes
Anagach Woods	21.5km	X	22km	X
Craigmore Wood	16.4km	X	16.25km	X
Cairngorms	1.6km	Yes	5.5km	Yes
Kinveachy Forest	6km	Yes	2km	Yes
Capercaillie Woodland Areas (as existent in the proposed mitigation areas)	An Camas Mor	Within 20-mile round trip?	North Aviemore	Within 20-mile round trip?
A	0.5km	Yes	3.7km	Yes
B	1.6km	Yes	5.5km	Yes
C	5.3km	Yes	9.5km	Yes
D	6.1km	Yes	8.9km	Yes
E	5.2km	Yes	1.4km	Yes
F	18.2km	X	19.6km	X
G	9.6km	Yes	12.5km	Yes

13. Here, proximity to capercaillie, whether identified by SPA designation or known capercaillie woodland, is transferrable from An Camas Mor to North Aviemore. This reinforces the notion that, should the same Recreation Activity Model be applied elsewhere in terms of recreational visit numbers, distances to starting points and modes of travel, the deliverability of any alternative site – be it North Aviemore or elsewhere in Aviemore or the National Park – the same issues will be generated.
14. Crucially, to take the SPANS guidance used in the Recreation Activity Model and assume that 68% of routes to nature are to be made from the home, the North Aviemore Allocation site is less than 1 mile from capercaillie woodland in the Kinveachy Forest, whereas An Camas Mor – at its closest point, is 1 mile from capercaillie woodland, present at the north-western extent of the Cairngorms SPA;
15. However, we have serious concerns with the recreational modelling undertaken by the CNPA. A casual review of visitor information for various SPAs around the UK confirm the same patterns of recreation:

- a. The majority of people recreate in designated recreation areas, keeping to paths;
- b. Car access is prevalent, but conversely, the creation of car parks can focus recreational activity;
- c. Most people recreate within 5km, and less than 2km if they are walking;
- d. The propensity to access recreation falls significantly beyond 5km;
- e. Dog walkers tend to travel shorter distances to access sites.

Looking at Thames Basin Heaths data in particular, we can establish that there are around 310,000 houses within 5km of the SPA and an estimated 5 million trips per annum. A crude calculation suggests each adult is making 8 trips to the SPA every year. The CNPA and SNH believe that in contrast, just short of 3,000 adults at An Camas Mor will make between 122 and 325 trips per annum. We have no indication as to how many of these trips are apportioned to SPAs or wooded areas inhabited by capercaillie, but this comparison undermines the utility and reliability of the model as it is clearly prone to exaggeration, particularly when the real views of the CNPA and SNH are analysed in respect of the Allt Mor planning application;

16. The current approach adopted by the CNPA and SNH is further debunked when the amount of openspace proposed at An Camas Mor and across the Rothiemurchus estate is considered – which, by delivering substantial amounts of green infrastructure and a variety of walking route of various distances, could benefit Aviemore and reduce the recreational impact on capercaillie caused by existing residents within Aviemore. As a settlement of a similar population to Aviemore, An Camas Mor has a considerably smaller building footprint, resulting in more greenspace per person, a comparable level of open access and paths provision and provision of attractive areas for activities of particular impact (i.e. dog walking). Specifics of these are outlined in the table below:

Provision	An Camas Mor
Core Development Area (Ha)	67.61
Total Greenspace Provision (Ha)	58.89
<i>Greenspace per person (Ha/occupant)</i>	<i>0.018</i>
<i>SANG Recommendation (8Ha/1000 population) (Ha)</i>	<i>26.28</i>
<i>Dog Exercise Areas (Ha)</i>	<i>2.27</i>
Routes in countryside park (m)	1053
Neighbourhood paths within community (m)	3908
Total Path Network (m)	25255
Total open access areas (Ha)	29.6

This provision, alongside a new countryside park for recreation between An Camas Mor and the River Spey, gives little reason to suggest recreational disturbance further afield will be added to at the extent suggested in the Recreation Activity Model. As a result, it is striking that the Main Issues Report is seeking to promote an alternative site that, given its size, is incapable of delivering for the region the same or comparable alternatives, making the chances of likely significant effects on capercaillie and other species and habitats more probable unless the Outdoor Access Code is to be rigorously promoted.

17. The MIR ignores any spatial or policy issues needed to support visitor numbers which have been growing over the last decade as the CNPA seeks to deliver one

of the four key statutory objectives of the National Park in terms of promoting the understanding and enjoyment of the Park to the public. This is evidenced in a report by Heather Trench made to the Europarc Federation in July 2017:

*“We’ve seen the success of our work to date reflected through our research. Since 2005, we’ve seen an 18% increase in visitor numbers, but a 24% increase in visitor days.”*

Using some of this data, it is possible to identify rising visitor numbers to the Cairngorms National Park:

- a. Visitor numbers in 2005 – circa 1.45 Million (<http://www.europarc.org/news/2017/07/cairngorms-national-park-tourism/>)
  - b. Visitor numbers in 2009 – 1.5 Million (<http://www.nationalparks.gov.uk/students/whatisanationalpark/factsandfigures/>)
  - c. Visitor numbers in 2017 – 1.7 Million (<http://cairngorms.co.uk/discover-explore/facts-figures/>)
18. Despite the impact of increasing visitors on capercaillie and their habitat, the Main Issues Report is silent on this issue, offering no insight as to whether the Local Development Plan should restrain visitor pressure by holding back investment in visitor experience, or whether strategic mitigation is needed to support rising recreation. If mitigation is needed, then it is assumed that all proposals for visitor infrastructure will be approached in similar fashion to the April 2017 Model used to determine the impact of recreation by residents of An Camas Mor. In which case, this needs clearly identified now as proposed test for all visitor-related development. We do not see this approach as workable, but at least it will be consistent unless the CNPA and SNH can identify why increasing visitors would not come in to conflict with capercaillie in contrast to residents of An Camas Mor;
  19. Perhaps the CNPA will acknowledge, just as it did in Aviemore, that increased recreation will tend to be very localised and stick to existing paths. In which case, the CNPA/SNH Model is at odds with its previously stated views.
  20. The CNPA must therefore assess the impact of all committed, and as yet unbuilt, development within 10 miles of capercaillie habitat. It must then assess the implications for all proposed allocations and development strategies within the Main Issues Report.
  21. The CNPA is on course to produce a Local Development Plan that an independent Reporter will be unable to find compliant with the requirements of European natura legislation. Indeed, the majority of planning decisions that have been made and will continue to be made by the CNPA in support of additional housing and visitor facilities are legally questionable. The CNPA has two choices:
    - a. Be consistent in its application of the Appropriate Assessment devised for An Camas Mor in the full knowledge that the majority of development across the National Park will generate such impossibly high recreational visits to capercaillie habitat that any mitigation is likely to be difficult to achieve for smaller developments and even where mitigation can be identified, there could be the risk it cannot be secured due to the need for multi-party agreement. OR

- b. The CNPA set aside its complex model and instead engage seriously with ACM Development LLP and other partners to discuss an alternative, proportionate and sensible model that promotes the delivery of alternative recreational opportunities and/or utilises development finance to fund a strategic approach to mitigation where it can be most effective. This has been established in many other areas of the UK where development pressure has potential to cause significant effects on natura sites. Such a strategic approach can help unlock all housing and visitor related development and avoid the application of the April 2017 Model devised by the CNPA and SNH and applied to An Camas Mor;
22. There are many examples of a strategic approach to proactively manage impact on European protected sites. These are outlined in full in Appendix 2, but the following points are noteworthy for the National Park:
- The Thames Basin Heaths SPA SPD recognises the sensitivities associated with the breeding grounds of the birds for which it is designated. As such, a reliance on suitable alternative natural greenspace (SANG) provision and access management provided in appropriate measure by new development, rather than a programme of habitat management, is sufficient in retracting visitor numbers from these habitats and providing pleasant, varied green spaces in strategic locations in turn.
  - In the Dorset Heathlands SPD, Heathlands Infrastructure Projects (HIPs) are organised strategically to ensure habitat retention where most appropriate alongside provision of alternative spaces to detract visits.
  - In the Solent SPAs, Local Authorities have agreed mitigation should be sought across SPA boundaries, and perceived impact can be reduced depending on development type. For example, student accommodation is considered less influential given the absence of pets in these schemes, given the greater impact of off-lead dogs identified in the research. Further, alternative mitigation measures which are not identified in the guidance may also be acceptable, provided they are evidenced in the HRA, and seen as sufficient by the relevant council.
  - In each case, these frameworks can confidently assume that strategic provision across local authority boundaries, delivered via management boards, will see adverse impacts avoided and impact reduced.
23. It should be noted that the application for dwellings in Aviemore referred to in Appendix 1 (2016/0224/DET) as approved by CNPA with endorsement from SNH, would have been refused planning permission by Surrey Heath Borough Council as well as drawn an objection from Natural England, under the terms of the guidance used within the Thames Basin Heath SPA. In short, the CNPA and SNH are failing to manage the impact on capercaillie and are distracted by flawed and inconsistent approaches to this issue. Their insistence that the Cairngorms and the needs of capercaillie are fundamentally different are in actual fact hampering conservation objectives when compared to best practice elsewhere in the UK;
24. The reluctance of CNPA and SNH to accept comparisons between the Cairngorms SPAs and other parts of the UK are not supported by the evidence given the scale of urbanisation seen in the south of England which presents more significant challenges to ground nesting birds. This is shown in the following comparison between the Thames Basin Heath and the Cairngorms:

<b>SPA</b>	<b>Thames Basin Heaths</b>	<b>Various SPAs within the Cairngorms National Park</b>
<b>Schedule 1 Protected Species</b>	Ground nesting Nightjar, Dartford Warbler and Woodlark	Ground nesting Capercaillie
<b>Access Rights</b>	There are 1,795 km of public rights of way at a density of 1.5 km per km <sup>2</sup> . See Appendix 4 for an aerial of the northern extent demonstrating the density of paths	Right of Responsible access under the Scottish Outdoor Access Code, particularly in areas of conservation
<b>Housing within 5km</b>	At least 310,000+	18,000 in the entire National Park (not certain how many fall within 5km)
<b>No. of visits p.a.</b>	5,000,000 specifically estimated to the SPA	1,700,000 to the entire National Park
<b>Management</b>	Multi-Authority and Multi-Partner Joint Strategic Management Board	Multi-Partner Capercaillie Framework

We see no convincing evidence as to why innovative and now well-established policy mechanisms, adopted here and elsewhere, could not form part of a strategy in the National Park.

25. To consider evidence from elsewhere, in areas near SPAs and without adopted frameworks, planning applications have successfully integrated SANG provision early in the pre-application process, as at An Camas Mor, which have been seen as suitable in limiting recreational disturbance. In these cases, upgrades to existing or provision of new infrastructure has been seen to reduce visitor trips to the SPAs, even where mitigation regimes may not have been adopted (See Appendix 3). We therefore urge the CNPA to rethink its current approach to managing recreational impacts and devise a strategic mechanism that works for all development within the National Park. Such a mechanism would simplify the delivery of An Camas Mor by removing the exaggerated predicted impacts, facilitating its delivery and removing the doubts inaccurately expressed within the Main Issues Report;
26. We regretfully conclude that due to the CNPA's failure to address its incoherent approach to managing recreational pressure from housing and visitor growth, the current Main Issues Report fails in its statutory duty to contribute towards

sustainable development. Moreover, the CNPA has failed to act with sufficient transparency in this critical stage of consultation. We urge the CNPA to engage more constructively with An Camas Mor Development LLP and other partners within the Capercaillie Framework to find a more transparent mechanism to facilitate the delivery of the next Local Development Plan prior to re-running the Main Issues Consultation exercise to fulfil transparency requirements.

## **Consultation Questions:**

### **Main Issue 1 Over-arching development strategy**

*Q: Do you agree that the overall development strategy of the current Local Development Plan remains appropriate, and that we should use this as the basis for the next Local Development Plan?*

The CNPA has failed to set out a development strategy by not elevating and addressing how it can properly deliver sustainable development in light of its responsibilities under the Habitat Regulations. The Main Issues Report stage will need to be re-run given the lack of transparency and evidence in the current exercise.

### **Main Issue 4: Housing**

*Q. Do you agree that we should include long-term development land in the Local Development Plan which could be released for development in the event that An Camas Mor Does not progress as envisaged?*

Based on the analysis in our paper, we object to this speculative and misleading proposition. We therefore also object to the strategy for Aviemore.

### **Main Issue 7: Impacts on Natura Designation**

*Q. Do you agree that the new Local Development Plan should include a more co-ordinated approach towards delivering wider packages of capercaillie mitigation and conservation measures?*

Based on the analysis within our paper, the CNPA should spell out what its coordinated approach is. All we have at the moment is an inconsistent approach which ranges from exaggeration to neglect in terms of the CNPA's responsibilities under the Habitat Regulations. We have provided examples of where other local authorities, in more pressurised areas of the UK have devised a co-ordinated approach. That is the benchmark the CNPA should be aspiring to.

**Q: Have we identified the right issues [Aviemore]?**

**Q: Do you agree with the proposed settlement objectives?**

**Q: Do you agree with the preferred site options?**

As set out in our main response, the CNPA is confused as to the issues facing the delivery of An Camas Mor (or indeed any other site within Aviemore) and should be doing more to address the underlying issue rather than pursuing alternative sites that do not solve or obviate the CNPA's responsibilities under the Habitat Regulations.



## Appendix 1:

### Comparison between the CNPA's approach to Habitat Regulation Assessments within Aviemore and at An Camas Mor

#### **Application 2016/0224/DET – 38 Units at Alt Mor within Aviemore**

Estimated population of Aviemore: 2,836 (2011 census).

However, we should include the visiting population. A report dated from 2011 by HIE looking at Highland accommodation (file:///Users/turcpattison/Documents/From%20PC/Temp/0841-

R1\_(Inverness\_and\_Moray\_Accommodation\_Audit)+Final.pdf) identified 2,000 bedspaces across Badenoch and Strathspey. It is conservatively assumed that one quarter of these are available within the regional centre at Aviemore, meaning the population could be 3,300 at least.

#### **Application 2017/0086/DET – 1,500 Units at An Camas Mor**

Proposed Population: 2,895 (no hotels are currently proposed)

We are therefore dealing with two settlements at least of equal size, albeit Aviemore is a major overnight visitor destination, and both are within close proximity of SPAs and woodland habitat known to be populated by capercaillie.

The HRA for both schemes would have been prepared at the same time albeit the Recreational Activity Model for An Camas Mor was substantially developed prior to the CNPA determining the Allt Mor scheme and clearly available to them.

The Model supporting the HRA estimates that residents of An Camas Mor will make 292,000 – 778,000 outdoor recreation trips per annum. Surprisingly, no estimate has been provided for Allt Mor within its HRA, but using the same methodology, we can assume this would be in the region of 9,000 – 24,000 trips per annum.

The following text is extracted from both HRAs with the Aviemore development in text in red and the An Camas Mor text in blue.

*"The proposal will not disturb capercaillie during construction or create disturbance directly from the site once the houses are occupied. The distance of 2km (1.2 miles) from the site and woods used by capercaillie is too far to cause direct disturbance".*

*Only 11% of residents in An Cams Mor are expected to make trips of 2 miles or less. 89% of residents in An Camas Mor are expected to recreate between 2-20 miles.*

*(Table 4: Identification of woodlands with potential for significant recreational disturbance to capercaillie arising from An Camas Mor, and specification of the mitigation required to avoid such disturbance).*

*The development is predicted to increase the levels of recreation in the local area:*

*a) Increase the recreational use of the Aviemore Orbital path. This is most likely to be used by residents of the development for day to day short to medium routes and dog walking. Capercaillie do not use this area, therefore there is no effect on capercaillie.*

*b) Increase in the use of Kinveachy SPA for dog walking and mountain biking. Capercaillie breeding is focused in the older established woodland area of Kinveachy and use the newer area of plantation in the winter months for foraging. These two areas are separated by a deer fence which has stiles for access but acts to reduce disturbance during the breeding season.*

*c) Increase in the use of paths in Craigellachie NNR which is adjacent to Kinveachy, Capercaillie do not use this area, therefore there are no effects on capercaillie.*

*It is anticipated that most residents from the development will use the Aviemore Orbital footpath primarily, as this is directly adjacent to the development and provide a range of short and medium walks.*

*(NB: no green infrastructure was provided by the application)*

*An Camas Mor will deliver the following green infrastructure:*

*Country Park with bridge linked to Aviemore (X Ha)  
1461m of shared routes integral to the green network  
3222m of off-road routes  
29.6Ha of openaccess space  
5 Dog Exercise Areas  
3 Play Areas*

*Whilst this is acknowledged within the HRA, the supporting model goes on to say:*

*“It is important that the development site provides a high quality range of recreational opportunities so that the day-to-day recreation needs can be met on or near to it in areas where their presence won’t disturb capercaillie. However, given known spatial patterns of recreational behaviour and the proximity of nationally valued recreational sites it is inevitable residents will venture beyond the settlement and surrounding area on a significant proportion of recreational visits.”  
[Page 5]*

*“Even so, an increase in use of Kinveachy is predicted. Recreation is likely to occur along promoted tracks which are already popular and avoided by capercaillie (Moss et al, 2014). Lek sites are concentrated on the other side of the deer fence which will further reduce use of tracks in sensitive areas.”*

*“Significant recreational disturbance was predicted within a small part of Kinveachy Forest SPA, Inverlaidnan woods, accessed from the recreational setting off points as listed in Appendix 5, CNPA & SNH (2017). Based on the evidence detailed in*

*Appendix 4, significant disturbance within these woods is likely to have a direct effect upon the species within the SPA.”*

*“The proposal is not predicted to change existing spatial and temporal recreational patterns in Kinveachy. It is therefore concluded that an increase in recreation from the proposal will not have an adverse effect on capercaillie.”*

*“Conclusion: This conservation objective [of Kinveachy SPA] will not be met, mitigation is therefore required.”*

## **Appendix 2:** **Established Strategic Approaches to Natura Mitigation**

In mitigating European designated natura sites, it is recommended that a three-pronged approach be used to avoid causing likely significant effect, namely (i) provision of Suitable Alternative Natural Greenspace (SANG), (ii) access management; and (iii) habitat management.

### *Thames Basin Heaths SPA SPD*

- Conceived first as the Thames Basin Heaths SPA Delivery Framework (2009), the Thames Basin Heaths SPA SPD is well-established and represents a coherent approach to natura mitigation, having been adopted by 11 Local Authorities in Hampshire, Berkshire, and Surrey. While the regional planning governance has been largely dissolved, conformity with the framework remains a requirement for new development to ensure a consistent approach to protecting the SPA.
- The Thames Basin Heaths are designated for the heathland habitats which they provide, hosting protected bird species to live and breed in, and so the framework outlines Suitable Alternative Natural Greenspace (SANG) provision and access management as the most important, rather than habitat management.
- Generally, there is an assumption against development within 400m for the SPA's boundary, with it deemed not possible to conclude no adverse impact on the SPA for development within this distance.
- Beyond this, a 'zone of influence' from 400m-5km is applied to all development proposals which increase the net housing numbers, which can be extended to 7km for larger developments should these be deemed to cause likely significant effect as a result of increasing recreational trips to the SPA or its surroundings.
- The framework states that SANG should be provided on a 8 Ha per 1000 population basis, with an assumption of 2.4 people per dwelling, unless otherwise evidenced. This can either be obtained through developer contributions to off-site SANGs or by direct provision on-site.
- As a guide, a SANG should be at least 2Ha in size, and its catchment will increase as the size of the SANG increases.
- As well as SANGs, contributions to the Strategic Access Management and Mitigation (SAMM) project allows an effective response to changing conditions in the SPA, including visitor useage of SANGs and the SPA and the monitoring of species numbers.
- increased coordination helps existing wardens to promote standard messages to users of the SPA and SANGs, providing confidence that increased recreational pressure is manageable and balanced against development.

### *Dorset Heathlands Planning Framework SPD*

- Prepared jointly by 4 borough council's and their common district council, the Dorset Heathlands Planning Framework SPD intends to ensure a uniform approach to heathland protection.
- Similar to the Thames Basin Heaths, the guidance applies to areas within the 400m-5km buffer zone.
- The Strategy consists of Heathland Infrastructure Projects (HIPs) and Strategic Access Management and Monitoring (SAMM).
- SANGs are the most significant of the HIPs, which are in place to attract visitors away from the Dorset Heaths.
- Critically, for sites of 50 or more dwellings, SANGs should form part of the overall infrastructure provision on-site.
- As for SAMMs, the pressures from development can have influence over heathland's in neighbouring local authority areas, so this strategy ensures access management is joined up, with each authority then responsible for making arrangements for day to day management in their area.
- The funding gained from SAMMs contributions is managed and distributed by a Strategic Management Board, with tariffs, new sites and staffing requirements reviewed regularly.

### *Solent Special Protection Areas SPD*

- Local authorities along the Solent have agreed that mitigation should be sought from all relevant developments within 5.6km of a Solent SPA.
- In this case, too, the guidance is sophisticated in that purpose-built student accommodation (PBSA) has its chance of likely significant effect reduced because of the residents inability to have pets, and the research showed that 47% of flight activity in the SPAs was as a result of dogs off a lead.
- Also notable, the guidance outlined in this case does not carry as much weight as that of the two previous, whereby applicants are entitled to propose their own mitigation plans which the city council will consider. Although, it does impose a cost to implement a mitigation framework strategically.

### **Appendix 3:** **Recent large-scale applications with and without mitigation regimes**

i) 15/01856/OUT | Part-redevelopment of the Townhill Park Estate with 675 new dwellings and associated parking, a retail store (up to 500sq.m), diversion/stopping up of a public right of way, highway enhancements and replacement public open space. The detailed phase 1 element comprises 275 dwellings in buildings of up to 7 storeys | *Land At Meggeson Avenue Townhill Park Southampton SO18 2HD*

- This application in Southampton by Southampton City Council outlined increased visitor numbers resulting in recreational disturbance to the New Forest (SAC/SPA) and the River Itchen SAC. As an outcome, it was concluded that, alongside financial contributions towards the Solent Recreation Mitigation Project (Covered by the SPD in Appendix 2), the upgrading of existent green infrastructure, including improved connections and dog-walking facilities within areas already used for these purposes, would suffice as appropriate mitigation to avoid likely significant effect on the neighbouring natura sites.

ii) 16/00020/OUT | Hybrid planning application seeking (a) outline planning permission for up to 400 additional dwellings, a community facility of up to 1,077 sqm, sports provision and open space (all matters re-served except for means of access) and (b) full planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular accesses from Temple Way, a spine road through the development and a school drop-off/SANG car park. | *Blue Mountain Golf Club and Conference Centre Wood Lane Bin-field Bracknell Berkshire RG42 4EX*

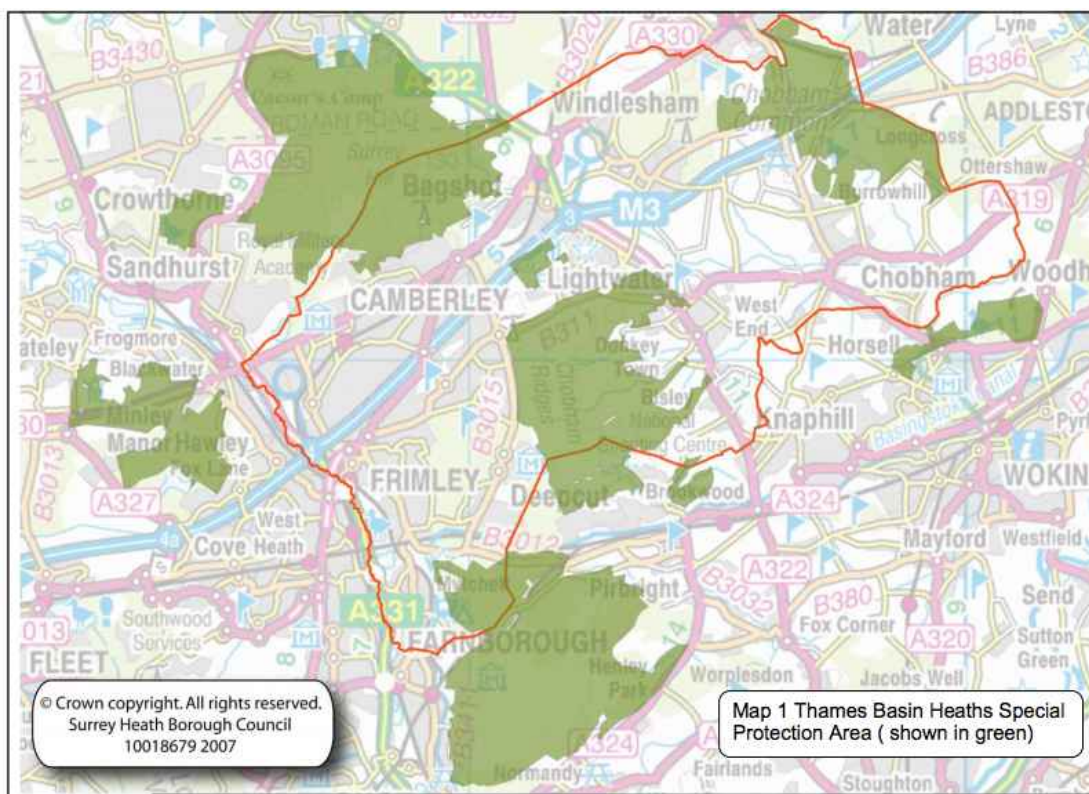
- Within the Thames Basin Heaths area, this application to Bracknell Forest Borough Council saw 12.86Ha of SANG provided on a 53Ha site in a 'green spine' through the development. The SANGs specifications were secured in a section 106 agreement, to then be transferred into council ownership and managed using the SAMM contributions obtained, which were calculated based on the number of new dwellings provided.

iii) DC/17/1435/OUT | Outline planning application for up to 2000 dwellings, an employment area of c0.6ha (use Class B1), primary local centre (comprising use Classes A1, A2, A3, A4, A5, B1, C3, D1 and D2), secondary centre (comprising possible use Classes A1, A3 and A4), a school, green infrastructure (including Suitable Accessible Natural Greenspace (SANGs), outdoor play areas, sports ground and allotments/community orchards), public footpaths and cycleways, vehicle accesses and associated infra-structure | *Land South And East Of Adastral Park, Martlesham Heath, Martlesham, Suffolk.*

- This application to Suffolk Coastal District Council recognised the likely increase in recreational disturbance along the Deben Estuary, with impacts from dog walking causing disturbance to birds because of the new community. A 18Ha core block of SANG is to be provided in the centre of the 113Ha site, as well as 7Ha of linking paths providing a variety of walking distances and options for new residents.

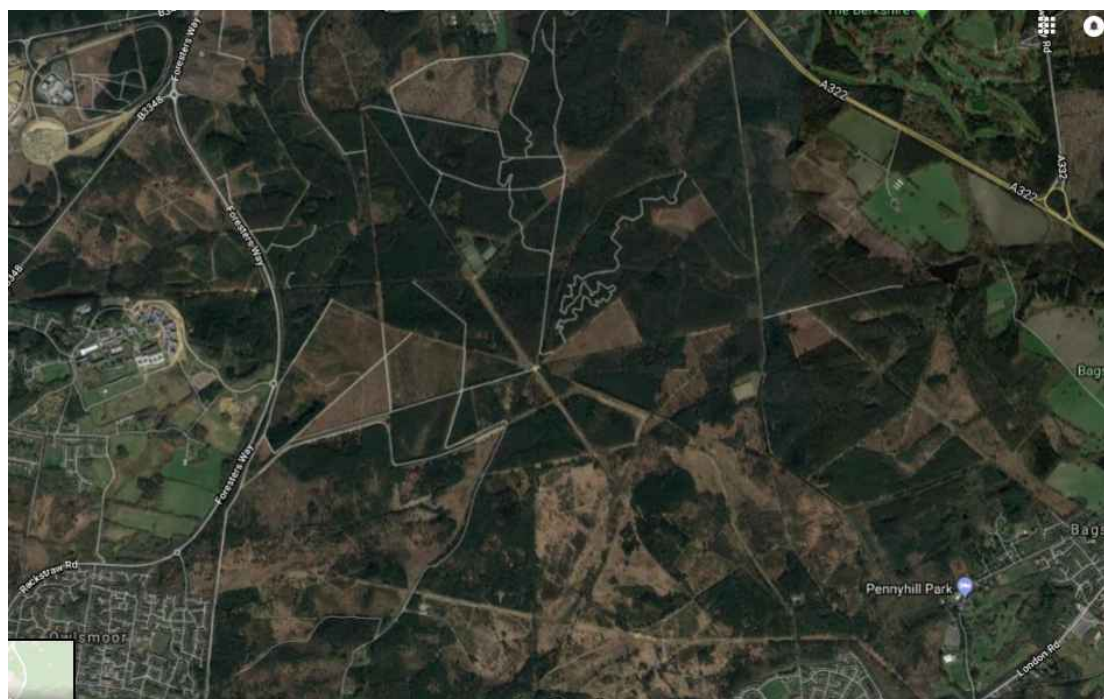
- As part of efforts to entice new habitat areas, a new lake positioned within the SANG core block, widened green routes to and from it, and the retention of existing mature vegetation have all been included on site. This, along with a SAMM contribution calculated per house, was deemed sufficient in reducing disturbance along the estuary and is ambitiously attempting to provide new habitats on-site as well as reducing impacts on the SPA.

**Appendix 4:**  
**Map of Thames Basin Heaths SPA**





**Appendix 5:**  
**Aerial of northern Thames Basin Heaths SPA area**





www.turnberryuk.com

Development Planning  
Cairngorm National Park Authority  
Grantown-on-Spey  
PH26 3BR

**Turnberry**

Our ref: CNPA. 21.09.18. ACM  
Your ref: -

21 September 2018

Dear Sir/Madam,

**CNPA Local Development Plan 2020  
Post-Main Issues Report: New Sites Consultation**

This representation has been submitted by Turnberry on behalf of An Camas Mor Development LLP for the above consultation, which runs until 21<sup>st</sup> September 2018.

It is understood that this consultation is the second to be conducted by the Cairngorms National Park Authority's (CNPA) as part of their Local Development Plan 2020 process. It concerns the inclusion of new site allocations which were not consulted upon in the Main Issues Report (MIR) but CNPA intends to include in their Proposed Plan that is expected to come forward later in 2018.

The scope of the consultation has been made quite clear; that representations are to consider the new sites only, and not re-raise issues associated with other sites, because these were covered in and recorded following the MIR consultation period in March 2018. However, the committee report which followed the previous consultation failed to articulate some of the issues raised by Turnberry and this may lead to them being misinterpreted by CNPA later in the Local Development Plan process. These issues will be integral to the formulation of a Preferred Plan if it is to fulfil its statutory duty to contribute towards sustainable development. Indeed, they are also relevant when considering the new sites which are the subject of this consultation, and thus it is necessary that these are clarified here and in advance of the Preferred Plan coming forward.

**Turnberry Planning**

In our last representation Turnberry highlighted how the approach which CNPA took in the MIR was flawed; principally in the way it failed to address, by advocating the need for a coherent strategy, the affects stemming from recreational pressures across all development, in all locations, on *natura* sites within the national park.

This has not yet been addressed; evident from the reporting of the issue in CNPA's committee report which followed the MIR consultation. Neither has it been rectified (as it will need to be, for a Preferred Plan to come forward); evidenced by the fact that CNPA have continued to put forward sites for allocations without it, contained in the post-MIR consultation document.

To tackle this, let us consider CNPA's reporting of '*Issues Raised: Settlement Issues, Objectives and Preferred Options Sites*,' in which the following response from An Camas Mor Development LLP was published;

**“An Camas Mòr LLP (086) argued that the CNPA is on course to produce an LDP that will not comply with the requirements of European Natura legislation. They claim that the majority of planning decisions that have been made by the CNPA in support of additional housing and visitor facilities are legally questionable. In their opinion, the CNPA has two choices:**

- I. Be consistent in its application of the Appropriate Assessment devised for An Camas Mòr in the full knowledge that the majority of development across the National Park will generate such impossibly high recreational visits to capercaillie habitat that any mitigation is likely to be difficult to achieve for smaller developments and, even where mitigation can be identified, there could be the risk it cannot be secured due to the need for multi-party agreement; OR**
- II. The CNPA set aside its complex model and instead engage seriously with An Camas Mòr LLP and other partners to discuss an alternative, proportionate and sensible model that promotes the delivery of alternative recreational opportunities and/or utilises development finance to fund a strategic approach to mitigation where it can be most effective. This has been established in many other areas of the UK where development pressure has potential to cause significant effects on Natura sites. Such a strategic approach can help unlock all housing and visitor related development and avoid the application of the April 2017 Model devised by the CNPA and SNH and applied to An Camas Mòr.”**

And, published later in the committee report, the way CNPA reported An Camas Mor Development LLP's response to the 'site options':

**“An Camas Mòr LLP (086) argued that North Aviemore is not needed because they believe CNPA is confused as to the issues facing the delivery of An Camas Mòr and that the North Aviemore sites will not solve or obviate CNPA's responsibilities under the Habitats Regulations.”**

While each of these has been adapted from text contained within Turnberry's previous representation, each fail to articulate the full extent and reasons behind An Camas Mor Development LLP's grievance with the approach to the MIR on *natura* impacts. CNPA's selection of this text fails to fully capture the fundamental reasons why the choice in the 'Settlement Issues' extract is required or indeed why North Aviemore's allocation is not needed (as quoted in the 'site options').

In the MIR document, on page 30, CNPA attempted to justify the inclusion of North Aviemore as a preferred option; to come forward in the event that An Camas Mor can not deliver. Turnberry have argued and continue to be of the view that a key reason for its hold-up is due to an incoherent strategy surrounding recreational pressures on *natura*. In the MIR, CNPA failed to transfer these same issues to the North Aviemore allocation and have subsequently failed to articulate this in their committee report.

While it continues to be true that An Camas Mor Development LLP feel North Aviemore is not needed to replace An Camas Mor and that it would not obviate or solve CNPA's responsibilities on protecting *natura* sites, the absence of a clear link in the committee report as to why this is the case – i.e. because this site (and indeed all sites in the National Park) will involve increasing recreational pressures, has not been expressly stated or even alluded to by CNPA. In effect, recreational pressures on *natura* sites are true of all potential development sites, but this has been ignored with North Aviemore's inclusion as a preferred option in the MIR and in the committee report which does not make the link.

CNPA did not expressly highlight *natura* sites as a challenge to delivery for An Camas Mor in the MIR, instead citing infrastructure costs associated with its development, when North Aviemore was put forward in the MIR. Given the subsequent inaccuracy in the committee report, highlighted

above, and the fact that An Camas Mor and North Aviemore would present comparable recreational pressures, the continued inclusion of North Aviemore as the plan progresses would be unjustified.

At this stage, it is unclear whether or not this will be addressed in the Preferred Options plan. However, considering that the supporting text for new allocation site 3 is described as '*an additional area of land incorporating the existing operational businesses adjoining the preferred North Aviemore economic development site,*' in the post-MIR consultation document, it appears North Aviemore may again be included. From this, we can say that the issues with recreational pressures, synonymous for An Camas Mor and North Aviemore, are not yet addressed. While we won't know the future of North Aviemore until the Preferred Plan is released, the absence of progress since the consultation concluded in March on this issue is worrying. Indeed, the issue may have been exacerbated since, by the reporting of it in the committee report.

From here, we would again encourage CNPA to engage seriously with An Camas Mor Development LLP on producing a coherent strategy for mitigating the effects of recreational pressures on *natura* before it goes allocating different sites which pose comparable long-term issues that threaten the National Park. The CNPA's requirement to meet its housing land requirement can only be achieved by doing so.

I trust the enclosed information makes our issues with the overall strategy and by connection the new sites clear. However, if you require any further information please do not hesitate to contact me.

Yours sincerely,

Chris Pattison  
Director, Turnberry Planning Ltd



## 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.**

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Post:

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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.

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### Your details

Name Chris Pattison.....

Organisation Turnberry.....

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

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

Email [REDACTED].....

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

Name C/O Agent.....

Organisation An Camas Mor LLP.....

Address [REDACTED].....  
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## 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)  
paragraph 1.6

### 2. What is your comment on this section of the Plan?

An Camas Mor LLP reluctantly object to this section of the plan. The plan acknowledges in Paragraph 1.5 the aims of the National Park, and it clarifies that greater weight must be given to the first aim if there is a conflict between that aim and another of its aims, but the introduction does not replicate the requirement on Page 43 of NPF3 in the section 'A flexible strategy for diverse places - Scotland's National Parks.' That section requires that 'positive planning continue to strengthen communities, encourage investment, support tourism, deliver affordable rural housing, and encourage high quality placemaking and visitor experiences.' To meet that requirement, the introduction of the plan must set out more clearly that it will aim to do those things, in addition to the requirement of the National Parks (Scotland) Act 2000 (Hereafter 'the Act').

Given that the remit of the plan is to achieve all the aims of the Park, the final sentence fails to demonstrate the importance of reciprocity between the conservation of the natural and cultural heritage on the economy and recreation, and, in turn, the economy and recreation on the conservation of the natural and cultural heritage.

Paragraph 1.6 is therefore expressed negatively and implies that the draft LDP could be held to be in conflict with the aims of the National Park. This is clearly inappropriate and should be revised as set out below.

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

Paragraph 1.6 should read as follows:

The Cairngorms National Park Authority (CNPA) must work to deliver these aims collectively through this Local Development Plan and its Partnership Plans and related initiatives in order to facilitate the delivery of development necessary to meet these aims. However, if when carrying out any of our functions it appears to us that there is a conflict between the first aim and any of the others, we must give greater weight to the first aim. This is a sustainable development approach in which conservation of the natural and cultural heritage underpins the economic and recreational value of the National Park and vice versa. Although the first aim takes precedence where the authority perceives conflict with the other aims, this Local Development Plan has reconciled these aims.

### 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](http://www.cairngorms.co.uk) and Facebook and Twitter via [@cairngormsnews](https://twitter.com/cairngormsnews)

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## 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)

Paragraph 2.3

**2. What is your comment on this section of the Plan?**

An Camas Mor LLP reluctantly object to the plan for it, inclusive of its supporting text and policies, does not make sure that bullet points 5, 6 and 8 will be sufficiently achieved. Neither do those bullet points reflect the urgency with which the issues they intend to address - namely; housing to accommodate inward migration, affordable housing for working age populations and young people, and the need for new communities to be vibrant and attractive - require attention, or the ability of the plan to make sure they are achieved, with the correct strategy employed.

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

Bullet point 5, add the following at the end 'including the planned delivery of key developments in the Park'

Bullet point 6, add the following at the end 'delivered through the planned delivery of key developments in the Park'

Bullet point 8, amend to read as follows 'there are sites for future development that, once delivered, will support attractive, vibrant communities and that minimise the need to use energy;'

Add an additional bullet point: 'every effort is made to see committed development delivered, particularly when its delivery is central to the Plan achieving its vision and the aims of the Park.'

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Paragraphs 3.8 and 3.9, and Figure 3

**2. What is your comment on this section of the Plan?**

An Camas Mor LLP reluctantly object to these sections of the plan. The proposed Plan should not have altered the designation of An Camas Mor from a 'strategic settlement' in the adopted LDP to a 'strategic planning consent' in this iteration. This status is incompatible with its scale and significance in responding to the needs of the National Park communities and delivering sustainable development. An Camas Mor will create a balanced, mixed use sister community to Aviemore with its own businesses and education. The plan should reflect the importance of its delivery through its reintroduction as a new strategic settlement in the strategy and supporting text.

The draft Plan already recognises that An Camas Mor will be a strategic settlement in its own right (paras 3.9, 5.3 and pages 101, 103). Our earlier representations dated 03/02/17 (Call for site), 02/03/18 (MIR) and 21/09/18 (Post-MIR), refer to this issue extensively.

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

Alter Paragraph 3.8 to read: 'The Plan is based on an overall development strategy which focuses most development to the existing main settlements of the National Park - Aviemore, Ballater, Granton-on-Spey, Kingussie and Newtonmore - and the new community at An Camas Mor. These settlements are referred to as 'strategic settlements.'

Alter the first sentence of paragraph 3.9 to refer to An Camas Mor as a 'new strategic settlement'. The last sentence in the paragraph should be deleted.

Figure 3 should be amended to show An Camas Mor as a 'New Strategic Settlement,' not a 'Strategic Planning Consent.'

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**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)

Paragraph 4.14

### 2. What is your comment on this section of the Plan?

An Camas Mor LLP reluctantly object to this section of the plan. Rothiemurchus Estate employs a staff of over 50 looking after the heritage and those who come to enjoy it. Considerable management time is taken up helping staff address accommodation issues and replacing people who have had to leave to find a suitable home.

This section addresses some housing issues but gives no recognition to the significant proportion of people who do not wish to place their names on the housing list, which the 'Rural Development: Housing' Paper identifies more clearly. Currently many of them move away to work in places where they can afford to buy a home; they go uncounted. These are also the people who would diversify the economy away from the reputedly lower paid tourism sector into technical and learning occupations as recommended in the Cairngorms Economic Strategy and the Partnership Plan.

This part of the Plan should reference these difficulties, as it has done in its Rural Development: Housing Paper, which states that 'the process [of identifying housing need] within Scotland's National Parks is complicated by the fact that a great deal of relevant information is not available at a National Park scale.'

The Highlands Small Communities Housing Trust has gone further and undertaken research to understand the different tenures that will be needed to support the local working population on the basis that 85% of respondents are unable to compete in the local, open housing market (see attached 'An Camas Mor; Summary Report').

An Camas Mor will take forward this work in shaping affordable housing that is able to deliver for the local community.

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

Between the last and second last sentence, the following should be inserted: 'The delivery of An Camas Mor is essential if these issues are to be effectively addressed over the plan period.'

### What happens next?

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Submit



THE HIGHLANDS  
SMALL COMMUNITIES  
HOUSING TRUST



(Image: [www.ancamasmor.com](http://www.ancamasmor.com))

AN CAMAS MÒR

# Summary Report

Summary report for An Camas Mòr LLP investigating provision of homes affordable for people that live and work locally, including tenure and bedroom number preference

# Index

Page

1. Introduction

3

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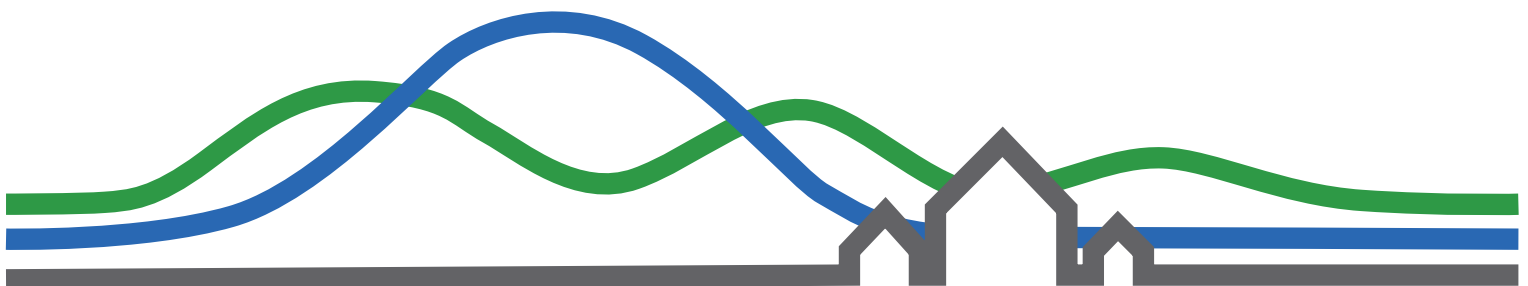
2. Map and background

4

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3. Executive Summary

6



# 1. Introduction

The Highlands Small Communities Housing Trust (HSCHT) has been commissioned by An Camas Mòr LLP to conduct a survey to understand the housing need of people currently living in the area, and those with an aspiration to live in the area.

The main target group was those households with modest incomes who have difficulty competing on the local housing market. House prices have been influenced in part due to the volume of holiday and second homes the Badenoch and Strathspey area. This underlines the importance of protecting the availability and affordability of the new homes through mechanisms like the Rural Housing Burden.

Unlike the data recorded on social housing need, there is no data collected by local or national government on need for a broader variety of tenure options, such as those developed by HSCHT. HSCHT was therefore asked to carry out a survey that would provide information on the demand and need for additional affordable housing options that could be provided in An Camas Mòr to complement mainstream social rent provision.

The information gathered in the online survey was analysed for this Summary Report, and could be used to help develop a future An Camas Mòr Affordable Housing Strategy, establish local affordability levels and outline potential housing options based upon respondent requirement.

HSCHT understands that there are currently 260 applicants on the Highland Housing Register who have given Aviemore as their first choice preference for housing. Mostly these are single people seeking one bedroom accommodation. It is not clear how many of these applicants would move to An Camas Mòr if offered social rent housing in this location. This survey will establish what additional complementary types of tenure there is need for to broaden the range of affordable housing available to local people.

HSCHT is a community-driven organisation. We were able to provide this service for An Camas Mòr LLP as the local Community Council had reaffirmed their support for the broader development.

HSCHT is grateful to An Camas Mòr LLP for paying for graphic design work on this report and the associated business survey.



## 2. Map and background



An Camas Mòr is a planned sister community for Aviemore which will include a close-mix of homes, social and community buildings, business premises, employment space and recreation facilities over a thirty year period. The original idea, for a sister community with a countryside park, was initially proposed in 1987 and the site was adopted into the local plan in 1999. The development is currently being taken forward by An Camas Mòr LLP, and the concept is supported by local stakeholders like the Aviemore and Vicinity Community Council.

International architects Gehl have been involved with Aviemore and An Camas Mòr since 2005. Gehl say:

*Regardless of the complexity of a project, our process always begins with people which is why we turn the design process upside down and start our projects by planning for life first - then space - then buildings. Our method is to understand how the city (in this case locality) is performing for people to provide guidance for planning, empowerment, and design.*

David Sim of Gehl, born and educated in Scotland, has spent much time listening to local experiences and aspirations and on-site. David has led 9 stakeholder workshops and 5 public meetings; the resulting plan for An Camas Mòr was awarded status as an exemplar of a sustainable community by Scottish Government under The Scottish Sustainable Communities Initiative. The overarching report can be seen here <https://www.ancamasmor.com/masterplan/>.

Badenoch and Strathspey, and the wider Highland area, is disproportionately affected in comparison to the rest of Scotland by second home and holiday home ownership. In the 2011 census there were 1,888 household spaces in the Aviemore and Vicinity Community Council area, 282 of which were second or holiday homes (14.9%). This is significantly higher than regional (5.7%) and national (1.5%) but not as high as some neighbouring communities, e.g. Boat of Garten with 25.1% and Nethy Bridge with 27% of homes utilised as second or holiday homes.

This has driven up the cost of homes in the area, and has resulted in house prices above the Highland and Scottish average. Local people with modest household incomes have been unable to compete on the open housing market. An Camas Mòr could provide solutions to this with affordable homes being provided, and Rural Housing Burdens and other tenure options being used to protect the affordability of the homes in perpetuity.

There is a perception in the area that housing deemed as affordable by developers may be unaffordable for local people on modest incomes. The economy of the Aviemore area is characterised by an above average dependency on tourism and land based employment. In a complementary survey by The Highlands Small Communities Housing Trust of Cairngorms Business Partnership members, local businesses cited a lack of housing that people who work locally can afford as the principal issue they face and a key constraint on the growth of their businesses.

An Camas Mòr is planned to be developed in accordance with the Cairngorms National Park Authority Principles for An Camas Mòr and the Cairngorms National Park Economic Strategy 2015-18 which 'aims not only to strengthen the tourism sector but also to strengthen and diversify other sectors to reduce our reliance on tourism.'

An Camas Mòr LLP is taking a long-term view for the project, where short-term profit is being deferred to provide a range of infrastructure to support local business, shops services and community facilities integrated with commercial space and residential housing that people who work locally can afford. The project aims to diversify an economy that is overly reliant on tourism by attracting high value service based employment and new businesses. The upfront investment aims to support increased demand and steady open market sales to people who work locally in higher value employment.

An Camas Mòr LLP's concept for the village is to create employment space in live/work units, commercial and studio space centered around a High Street close to the homes. Employment will be generated in a diverse range of economic sectors but will particularly exploit the potential for remote working, and be attractive to the entrepreneurial and the self-employed. Homes in varied tenures will be created, suited to local workers who currently are obliged to commute or live locally in inadequate accommodation.

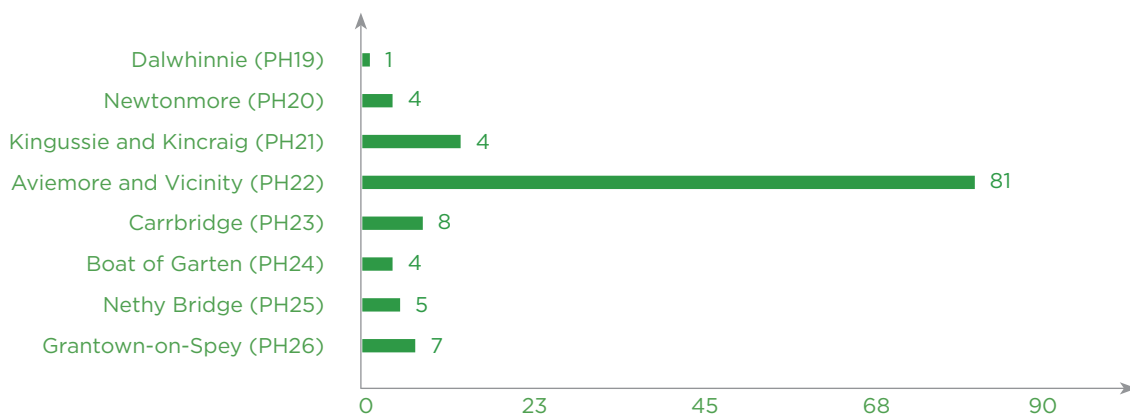
# 3. Executive Summary

## Response

- The survey received 520 responses from households; 401 households completed the survey, a completion rate of 77%
- 119 households started but did not complete the survey, with many people choosing not to continue at the question on household income
- This return was a very strong response for an online survey and has provided a significant amount of data to analyse for the report

## Respondent Location

- 43% of respondents (174) provided their address information, including postcode
- Of these 174 respondents, 71% of the addresses had Badenoch and Strathspey postcodes (PH19 - PH26)
- Of the 174 respondents, 47% of the addresses had an Aviemore and Vicinity (PH22) postcode
- This indicates the survey reached its target of local people interested in living in An Camas Mòr
- The graph below shows the number of respondents from local postcodes



## Demand and Need

The statistical evidence supports a strong demand and need for affordable housing

- The Cairngorms National Park Authority defines affordable housing as 'housing at a reasonable quality that is affordable to people on modest incomes', and housing is one of the priority areas for the National Park Authority's 2017-2022 Partnership Plan
- Income levels indicate up to 85% of respondents would be unable to compete on the local housing market and could be said to have modest incomes

There is particularly strong demand and need from families with children under 16 years of age

To be eligible for affordable housing, a household would have to demonstrate that they could not compete on the open market - the majority of respondents in the survey fulfil this criteria.

The comments left by responders indicate a strong support for housing for those who cannot compete in the local market, but concerns were voiced over second homes, holiday homes, retirement homes and local service provision

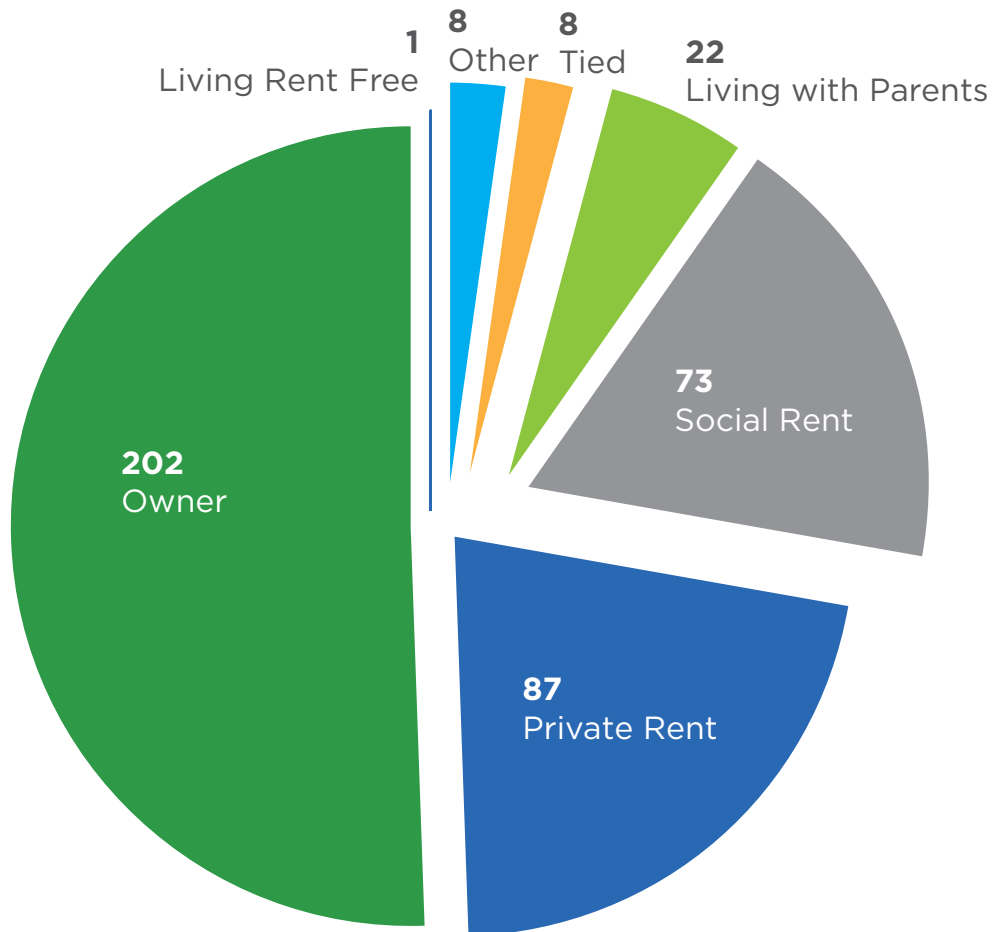
## Potential Housing Solutions

Through HSCHT's experience, the types of solutions that could be used at An Camas Mòr are:

- Social Rent (through a Local or Registered Social Landlord)
- Low-cost Initiative for First-time Buyers - LIFT (Low Cost Home Ownership)
- Shared Equity (Low Cost Home Ownership)
  - ➔ This could include various tenure and funding options
- Rural Housing Burdens (to protect the affordability and availability of the homes)
- Mid-Market Rent (above social rent but below market rate)
- Open Market Sale (purchasers compete on open market)
- Housing suitable for older people (due to changing needs or downsizing)
  - ➔ This could include various tenure and funding options
- Community-led housing for rental (opens up new funding opportunities but needs to address the needs of a specific group not addressed through social rent)
- HSCHT believe that all these options are deliverable at An Camas Mòr - further information is available in the Detailed Report in Section 9: Tenure Options

## Current Tenure

- 50% of respondents currently own their homes
- 47% of respondents were either in private rental homes, social rent homes, living with parents or in tied accommodation and the remainder responded 'Other' for current tenure
- The desire for current home owners to move could be to secure a larger home, move to a different area, move closer to their place of work or difficulty with current housing costs e.g. mortgage or rent payments or household bills
- The graph below shows the current tenures of respondents:



## Preferred House Type

- The most popular requirement was for three bedrooms, the second most popular was two bedrooms

Number of Bedrooms Preferred	1	2	3	4	5
Number of Respondents	22	128	185	58	8

## Preferred Tenure

- Almost 90% of respondents preferred an ownership tenure, with 47% of the total respondents preferring Low Cost Home Ownership and 40% preferring Open Market Sale
- Just under half of respondents said they would like some kind of workspace in or near their potential home

Preferred Tenure	Rental	Low Cost Home Ownership	Open Market Sale
Number of Respondents	53	187	161

## Income and Affordability

The average income for the respondent households is in the £30,000 - £34,999 bracket; a precise figure cannot be calculated as ranges were used for incomes

Households with incomes £20,000 - £54,999 are likely to be those best served by complementary affordable housing provision like Low Cost Home Ownership

86 households (approx. 21%) were in the £0 - £19,999 income bracket

- Households with incomes up to £19,999 are likely to be limited to social rent, unless they are already homeowners with equity, have savings or have a parental gift

255 households (approx. 64%) were in the £20,000 - £54,999 income bracket

- HSCHT's experience suggests that households with these incomes could access Low Cost Home Ownership, which was the preference for 53% of households in this category
- Households with incomes up to £30,000 are likely to require savings or a parental gift to access Low Cost Home Ownership. Households not in this position could be served by Social Rent provision
- Households with incomes above £45,000 and substantial equity or savings may be able to compete for Open Market Sales for smaller homes

60 households (approx. 15%) were in the £55,000 or higher income bracket

- HSCHT’s experience suggests that households with these incomes could compete for Open Market Sales, which was the preference for 77% of households in this category
- Due to the likely valuations in the area, it may be the case that households with incomes up to £60,000 are required to be homeowners with equity, savings or a parental gift in order to compete on the open market. Households without equity, savings or a parental gift would be able to access Low Cost Home Ownership options
- New build homes require to be built to a high insulation standard, which will reduce the running costs of the homes for residents and help reduce the home’s carbon footprint
- The table below shows the number of respondents in each income bracket:

Income	Number	Percentage	Comment
£0 - £4,999	5	1%	Households in this category most likely to access social rent
£5,000 - £9,999	9	2%	
£10,000 - £14,999	25	6%	
£15,000 - £19,999	47	12%	
			Total: 86 respondents / 21%
£20,000 - £24,999	48	12%	Households in this category most likely to access Low Cost Home Ownership
£25,000 - £29,999	48	12%	
£30,000 - £34,999	38	9%	
£35,000 - £39,999	44	11%	
£40,000 - £44,999	32	8%	
£45,000 - £49,999	26	6%	
£50,000 - £54,999	19	5%	
			Total: 255 respondents / 64%
£55,000 - £59,999	12	3%	Households in this category most likely to access Open Market Sales
£60,000 - £64,999	6	1%	
£65,000 - £69,999	5	1%	
£70,000 +	37	9%	
			Total: 60 respondents / 15%

## Workspaces and Employment Opportunities

51% of respondents said they would like a workspace (e.g. studio, office, workshop etc.) in or near their potential home.

This was an unexpectedly high result and indicates very strong support for the concept, which correlates with wider changes in employment e.g. flexible working, home working, gig economy

- The gig economy is the shift toward workers acting as independent contractors in flexible, non-geographic roles that are created by access to the internet and associated technology

## Future Households

Results indicate that there will be 135 independent homes required in the next 3 - 5 years

Demand and need beyond 5 - 10 years can be difficult for people to quantify, but the phased nature of An Camas Mòr means that long-term demand could be satisfied.

The population for the Highland Council region is projected to increase by 8.6% between 2012 and 2037 from 232,910 to 252,875, equivalent to approximately 0.35% per annum

The population of the Aviemore Locality Area in 2001 was 2,397 and the population for Aviemore and Vicinity in 2011 was 3,574, an increase of 49.1% and equivalent to 4.9% per annum

Highland Council project that the school roll of Aviemore Primary School will increase from 253 in 2016/17 to 371 in 2029/30, an increase of 46.6% total and equivalent to 3.6% per annum

## Business Survey

The accompanying business survey identified that local businesses were planning to recruit 86 new staff over the next 5 years





## 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](mailto: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 Chris Pattison.....

Organisation Turnberry.....

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

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

Email [REDACTED].....

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

Name C/O Agent.....

Organisation An Camas Mor LLP.....

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

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

Email [REDACTED].....

## 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)  
Policy 1.11 and Sites LTH1 and LTH2 (page 96)

### 2. What is your comment on this section of the Plan?

We object to the principle of allocating reserve land at North Aviemore, particularly for the reason given by the CNPA. It is in the CNPA's gift to facilitate the delivery of An Camas Mor as North Aviemore, as evidenced in our earlier representations (see MIR and Post-MIR Representations) raise exactly the same set of delivery issues that are facing An Camas Mor.

The difference is that An Camas Mor responds to the principles set out by the CNPA in its existing Adopted LDP by not exacerbating the strip pattern of development that has characterised Aviemore for much of the 20th Century by creating low density housing enclaves, distant from shops, services and employment.

In any event, the allocation of 400 homes in North Aviemore would not be able to address the following challenges:

1. Provide a level of outdoor recreational infrastructure capable of sustaining Aviemore's reputation as a centre for leisure and recreation whilst reducing impact on sensitive habitats and wildlife through its diversionary benefits.
2. Drive new services and jobs through critical mass that An Camas Mor can as an entirely new sister community comprising 1,500 homes;
3. Solve the lack of educational capacity within Aviemore by not being able to sustain a new primary school;
4. Provide sufficient affordable housing to meet the needs of the local community when compared to North Aviemore;
5. North Aviemore would fail to contribute to the delivery of sustainable development, contrary to Scottish Planning Policy, by virtue of the fact that sites LTH1 and LTH2 are further from the Railway Station (2km), existing everyday services (1.1km to closest convenience shop) and planned future services (including those on the M1 and M2 allocations) in Aviemore (c.2km) (See Appendix A).

An Camas Mor can begin to meet the immediate affordable housing needs and addresses the long-term needs of Badenoch and Strathspey unlike North Aviemore for which there is no reasoned justification, regardless of CNPA's intention that it be developed only in ACM's absence. The CNPA should improve its statements of support for the delivery of An Camas Mor in the Local Development Plan and Action Plan rather than divert its efforts in to an unsustainable and inappropriate urban extension that is insufficient to meet the needs of the National Park.

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

This policy should be removed from the Plan. A policy could be included which better supports the delivery of An Camas Mor. Should CNPA chose to take this route we are happy to input to that process and improve the CNPA's Action Plan.

Sites LTH1 and 2 should be removed from the Plan.

### 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](http://www.cairngorms.co.uk) and Facebook and Twitter via [@cairngormsnews](https://twitter.com/cairngormsnews)

### Queries

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Email: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk)

Telephone: **01479 873535**

Cairngorms National Park Authority  
14 The Square, Grantown-on-Spey, PH26 3HG  
[www.cairngorms.co.uk](http://www.cairngorms.co.uk)

Clear

Submit



## REPRESENTATION FORM

### Introduction

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Name Chris Pattison.....

Organisation Turnberry.....

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

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

Email [REDACTED].....

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Name C/O Agent.....

Organisation An Camas Mor LLP.....

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

Email [REDACTED].....

## 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)

'Strategic Settlements' Page 90 onwards

### 2. What is your comment on this section of the Plan?

An Camas Mor LLP object to this section of the plan. An Camas Mor should be included as a Strategic Settlement and the vision of Aviemore and Vicinity Community Council to see An Camas Mor as a sister community should be recognised in order for this objection to be rescinded.

The section on An Camas Mor is strangely lop-sided: it lacks the Principles that are evident in the adopted LDP (Section 14: An Camas Mor), yet lists in detail specific capercaillie mitigation. This is beyond the scope of the Local Development Plan and is lacking in respect of other sites which will have a greater impact on capercaillie such as North Aviemore, which lack the green infrastructure that An Camas Mor will deliver.

We refer to our previous representations dated 02/02/18 and 21/09/18 which deal extensively with the diversionary benefits of An Camas Mor in respect of European Protected Species and capercaillie in particular. An Camas Mor aligns with the experience of other SPA's and SAC's in more densely populated parts of the UK, yet this is not recognised in the proposed Plan. Instead, not only are different recreation patterns are attributed to An Camas Mor compared to other sites, but it is singled out for extensive mitigation measures which are not evidenced, whilst in contrast, no evidence to support the lack of impact from North Aviemore, although those houses will presumably be occupied by the same people.

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

Insert as a new Strategic Settlement, and add the following on Page 101 before the existing text:

'An Camas Mor

The settlement of An Camas Mòr will be a new sustainable community. With links to the Aviemore community, the people living in An Camas Mòr will form a community of their own which is inclusive and vibrant with a demographically balanced population addressing the long-standing issues of Aviemore.

Settlement Objectives:

- To deliver An Camas Mòr as a new settlement which will, on completion hold a strategic role in this part of the National Park.
- To ensure the new settlement acts as a focus for growth serving the wider Badenoch and Strathspey area.
- To develop a community of up to 1,500 homes developed over time which relieves pressure for new development currently focusing on Aviemore.
- To demonstrate innovation in design and sustainable construction and living.
- To encourage opportunities for partnership working in the overall development of the settlement.'

Reappraise the HRA on the basis its conclusions are perverse: it is not sustainable to attribute different recreation patterns to An Camas Mor than to other allocations, particularly in Aviemore, particularly as the level of green infrastructure being provided is far less than An Camas Mor.

## What happens next?

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