

## 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 John Grant .....

Organisation Rothiemurchus .....

Address [REDACTED] .....

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

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INTRODUCTION and VISION

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

### INTRODUCTION

We understand our role in this is to work with and support the authority in accordance with the Act. To achieve the ambition for National Parks in Scotland enacted in the National Parks (Scotland) Act 2000, (from hereon the Act).

We understand that the general purpose of a Park Authority in the Act is to ensure that the four National Park Aims are collectively achieved in a coordinated way and would like to play our part in helping to improve the way this works.

We trust that our comments and objections will be of help. If not we would like to follow up with discussion.

### Rothiemurchus management

Our aims are aligned with the four aims of the Cairngorms National Park. This comment on the Local Development Plan (LDP) is on behalf of Rothiemurchus Estate. The aims and general purpose of our business are aligned with the four aims of a National Park and the general purpose of a National Park Authority set out in the National Parks (Scotland) Act 2000, collectively delivering all four aims in a co-ordinated way across our land holding.

### Team expertise in biodiversity enhancement

The Rothiemurchus team has considerable expertise in biodiversity enhancement. The enhancement of biodiversity in accordance with policy for SSSIs and Natura 2000 Areas is delivered in conjunction with moorland, farmland and forest plans which have been agreed with the relevant Authorities.

### Enabling Sustainable Access; average of 1,000 visits per day

Rothiemurchus Forest has attracted visitors for over 200 years and has had over 350,000 visits per year for several decades – Scottish Natural Heritage (SNH) have advised us that Rothiemurchus is the most visited protected area in Scotland. Enabling sustainable access in accordance with the Scottish Outdoor Access Code (SOAC), requires over 50 + directly employed staff, 30+ in our Rothiemurchus partner, specialist outdoor activity businesses together with support from residents and our visitors. All our plans and actions must deliver sustainable environmental, social and economic long-term improvement and enrichment of the natural and cultural heritage.

### Nature and People together

For Aviemore and the other Badenoch and Strathspey communities, we deliver sustainable enhancement of biodiversity together with enabling significant numbers of residents, businesses and their customers to enjoy sensitive habitats and wildlife. For example, Rothiemurchus is well known for management of habitat which has enabled Osprey and Capercaillie to raise enough chicks to repopulate neighbouring areas or be translocated; we are also well known for the large numbers of people who are welcomed to sustainably enjoy a wide choice of outdoor activities which do not disturb sensitive wildlife or habitat.

### Housing issues are a significant constraint on delivery of all the aims of the Cairngorms National Park.

Relevant to this LDP are the challenges we have recruiting and retaining staff who want to have a career here and buy a home which is suitable for their evolving needs. Some do, but many can't stay here and move on to cities and other places where it is easier for them to find a home and a housing ladder. The management time that is spent on staff housing related issues is a significant constraint on the business and is a disincentive to investment. During the summer of 2018 we had to reduce the services we offered because staff who could not drive had problems with finding accommodation. Visitor expectations could not be delivered because a successful business in Aviemore had to close on busy days due to the shortage of suitable staff and we could not accommodate their disappointed customers.

### Staff Motivation, a fair opportunity to have a good quality of life

Our biodiversity is exceptional, and we need people who live here and visit to feel special and be motivated to care for the Cairngorms National Park (CNP) and enjoy it sustainably. The best way of achieving that outcome is to ensure that our staff have a fair opportunity to have a good quality of life here – if they feel they are less important to the CNP than visitors and the natural heritage they care for, they will not be well motivated to ensure that what we do and how we do it meets international expectations of a National Park or feel like being part of delivering the Park Partnership Plan.

No objection

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

None, this provides the background to our comments on policy to follow.

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Strategic Consent  
An Camas Mòr  
Page 101

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

Objection

There is a note 0.7 Ha on the top right of the page. What is the significance of that?

An Camas Mòr areas in hectare

Development area	52
Core area amenity land	13
Woodland of higher ecological value	19
Other Amenity areas	48
Total application area	142

Compensation land areas

Wet woodland	1
Woodland	78
Upland heath	23
Lowland heath	7
Total compensation land	109

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

To rescind the objection, change to include:

An Camas Mòr planning application area	142 Hectares
Of which	
Area for building is	52 Hectares
And conservation and amenity is	90 Hectares

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Settlement Statement

Strategic Settlements  
Aviemore

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

Reluctant Objection

An Camas Mòr

This section lacks ambition, where is the Aviemore and Vicinity Community Council vision for a sustainable sister community fit for a National Park? CNPA, referring to An Camas Mòr, minuted on 23 August 2013 that the fundamental public interest in terms of environment, economy and culture is overwhelmingly in support so why is it not making every effort to enable delivery?

Where is reference to the CNPA Principles for An Camas Mòr (paper 3, 12 December 2008)?

Where is the sense of urgency for achievement of the vision for excellence?

A place that

- is designed by Cairngorms people in the tradition of the area
- makes a feature of the River Spey with space for recreation
- strengthens the ecology of the vicinity
- enables people to gain a fair opportunity for employment and to buy or rent a home
- increases the resilience of the area to economic downturn
- is a destination in its own right
- people will be proud to call home.

When will school leavers be able to look forward in confidence to opportunities provided at An Camas Mòr for tertiary learning, a wider range of jobs, nearby community and outdoor recreation opportunities and homes suited to their lifestyle?

When will neighbouring villages be able to look to the future without the threat of being overwhelmed by homes for people who commute to Aviemore?

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

To rescind the objection, change to include:

CNPA Planning Committee, developed and approved CNPA Principles for An Camas Mòr and having studied the Environmental Assessment and carried out a Habitat Regulations Assessment, minuted that the fundamental public interest in terms of environment, economy and culture is overwhelmingly in support (23 August 2013). in April 2019 Planning Permission in Principle is due to be reissued with updated conditions. CNPA together with its partners will make every effort to enable delivery.

An Camas Mòr should remain as a community in its own right and the LDP should be clear that Aviemore planning decision precedence does not apply to An Camas Mòr which must be built in accordance with the plans submitted and approved for An Camas Mòr.

An Camas Mòr plans were selected as an exemplar by the Scottish Sustainable Communities Initiative in 2009.

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1.11 Long Term Designations:

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

Policy 1.11

Objection

1.11 Long Term Designations:

Every effort should be made by Cairngorms National Park Authority (CNPA) and its partners to deliver An Camas Mòr as originally envisaged in the CNPA Local Plan and according to the CNPA Principles for An Camas Mòr (paper 3, 12 December 2008) without further delay.

The proposal that Aviemore's long term growth should be in a carefully planned sustainable sister community across the River Spey, rather than continue urban sprawl confined by the old and new A9, two railway lines and the river Spey, was first introduced by Aviemore and Vicinity Community Council (AVCC) and came as a shock to the family owners of Rothiemurchus. It is AVCC and The Highland Council's continued support for An Camas Mòr, together with CNPA and Highlands and Islands Enterprise which motivated Rothiemurchus owners not only to support the communities but invest £2 million in the process of applying for planning permission to build a sustainable community which can become a world class exemplar. We recognise its critical contribution to the life chances of people living locally as well as collectively delivering all four Aims of the CNP in the most designated and visited part of the Cairngorms.

The Park Partnership Plan and the Cairngorms Economic strategy seek diversification of the economy away from lower paid occupations to a more balanced community. Our plans, after repayment of infrastructure and planning costs are to invest in homes for residents, starter business premises to rent and the heritage to help ensure the long-term sustainability of the village in its setting.

The long-term designations LTH1 and LTH2 do not replace the immediate need for An Camas Mòr because, in contrast to Aviemore, only An Camas Mòr can meet environmental, community and visitor needs as follows: -

1. It is the vision of the Aviemore and Vicinity Community Council for a carefully planned sustainable sister community across the River Spey including community facilities and carefully planned recreation facilities with a countryside park, playing fields, other leisure space and links through to the Core Path networks leading to the Cairngorms.
2. Is in the right place: it is where visitors want to be, and it is where there is the greatest demand for services and so employment. Aviemore, Rothiemurchus and Glenmore are the most popular destination in the Cairngorms and the most popular all the year-round destination in the Highlands. Rothiemurchus and Glenmore are well known for sustainable management of the natural and cultural heritage and for enabling sustainable public enjoyment. Rothiemurchus and Glenmore has a long tradition of coordinated management resulting in exceptional natural and cultural heritage. SNH monitor the sites designated under European legislation and within Rothiemurchus they have consistently achieved Favourable Condition as well as accommodating an average of over 1,000 visits a day to its forests.
3. An Camas Mòr Plans recognise the need for sustainable and resilient communities taking responsibility for their role in looking after the natural and cultural heritage and the people who come to enjoy it.
4. It has been designed with people living locally working together with world renowned professional and specialists who have listened carefully to people living and working in the area and so it prioritises the needs and aspirations for those who live and work here.
5. It is phased to meet accommodation requirements for those needed to look after the CNP and those who visit it and to provide for a balanced community with diversified employment opportunities.
6. It plans for sustainable development including a full range of public facilities, recreation, work space, child care and fair opportunities for people working locally to buy or rent a home.
7. The Park Partnership Plan and the Cairngorms Economic Strategy seek diversification of the economy away from lower paid occupations dependent on visitors to the CNP, to a more balanced community.
8. The plans depend upon fair opportunities for people who live and work nearby to rent or buy a home designed for their needs.
9. Together with Aviemore, it has the scale to justify the public services that are needed within the two communities; it also has the scale to be attractive to the Council and Housing Trusts to provide affordable homes.
10. It has plans to reduce the proportion of vacant houses by favouring full time occupation.
11. The site has been safeguarded and managed 'gardened' for over twenty years so that people can live close to and appreciate nature and most wildlife can live within, pass through and over it and when complete the village can fit in the landscape, mainly screened by trees.
12. Other land has been identified and can be safeguarded for moorland, wetland and forest enhancement.
13. It can change the perception of the area. For the last 50 years Aviemore has grown steadily northwards by piecemeal development in response to crisis; it is constrained by the old A9, the new A9 and two railway lines; and so demonstrates all the issues resulting from urban sprawl development.
14. A full environmental assessment has been carried out and the CNPA MINUTES OF THE PLANNING COMMITTEE held at Glenmore Lodge, Aviemore on 23rd August 2013 at 11.00am.
- Paragraph 20 i)
15. The application is well thought through, there are comprehensive recommended conditions, the proposal has been in the public domain for 25 years, and the fundamental public interest in terms of environment, economy and culture is overwhelmingly in support.
- 16.
- 17.

The plans are outlined in the CNPA Principles for An Camas Mòr (paper 3, 12 December 2008) the applications for Planning Permission in Principle of 2009 and 2017 and approvals of 2010, 2013 and 2017 and its application and selection as an exemplar for the Scottish Sustainable Communities Initiative in 2010.

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To rescind the objection

Delete Policy 1.11 LTH 1 and LTH 2.

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Policy 1.11  
Applying the Policy

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

Policy 1.11  
Applying the Policy  
Objection

Pages 28-29

4.19, 4.20 and 4.21; There has been much progress in the delivery of affordable housing during the period of the current and previous plans. However, this has not addressed the lack of supply of the right type of housing for people who either do not want or do not qualify for affordable homes. Furthermore, there is apparently no attempt by the Park Authority to collect evidence of the level of need for these homes or the monitoring of their provision on a travel to work area basis. Whilst 4.21 gives some recognition to the problem there is no apparent solution taken forward into policy. This issue is holding back business and our ability to maintain confident staff in pursuing the aims of the Park.

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To rescind the objection

Change 4.23 last sentence to

The developer must demonstrate through an open book confidential basis that the affordable housing requirement makes the development unviable and or that a different affordable proportion or method of delivery would be better fitted to the needs of the community.

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Policy 1.5 Affordable Housing

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

Objection

Policy 1.5 Affordable Housing

The affordable housing policy should not be implemented at the expense of the proportion of homes providing a fair opportunity for people working in local jobs to buy on the open market. For example, even with the 25% affordable level there is a need for developers to attain viability by building a high proportion of the remaining homes for higher priced markets, at 45% affordable the middle market is highly likely to be squeezed out entirely.

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

To rescind the objection, change to read

Developers seeking to negotiate a reduction in affordable housing provision must demonstrate through a viability assessment that the requirement makes an otherwise commercially viable proposal unviable or otherwise fails to meet the needs of the community.

### What happens next?

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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)

Policy 2.2 Tourist Accommodation

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

Policy 2.2 Tourist Accommodation

Objection

a) Given the general purpose of a National Park Authority as defined in the National Parks (Scotland) Act 2000 “no adverse environmental effect” in one sense is too high a test and in another is too low. Too low because all development should contribute to all the Aims of the Park and too high because it should read no significant adverse environmental effect.

b) it is not desirable for all applications for accommodation to include low cost options; the reality is that customers want to be with others who are in similar spend brackets and business and staff work best when serving a closely defined market segment.

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

To rescind the objection, change to read

a) Enhance the social, economic and environmental qualities of the Park.

b) The Authority will support a wide range of applications, including lower, medium and higher cost options. (is b really needed?)

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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)

Policy 2.3 Other tourism and leisure developments

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

Policy 2.3 Other tourism and leisure developments

Objection

a) Given the general purpose of a National Park Authority as defined in the National Parks (Scotland) Act 2000 “no adverse environmental effect” in one sense is too high a test and in another is too low. Too low because all development should contribute to all the Aims of the Park and too high because “no adverse environmental effect” should be replaced by “no significant environmental effect”.

b) It could be more precise.

C) Not all applications will support a year-round economy; e.g. snow sports and fishing and there is no planning law that I am aware of that can enforce a business to remain open all the year round.

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

To rescind the objection, change to read

a) Enhances the social, economic and environmental qualities of the Park.

b) It makes a positive contribution to the experience of visitors to the Park.

c) delete.

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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)

Policy 2.4 Other economic development

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

Policy 2.4 Other economic development

Objection

a) Given the general purpose of a National Park Authority as defined in the National Parks (Scotland) Act 2000 “no adverse environmental impact” in one sense is too high a test and in another is too low. Too low because all development should contribute to all the Aims of the Park and too high because “no adverse environmental impact” should be replaced by “no significant environmental impact”.

It also misses out on other economic opportunities and does not allow for the Park Partnership Plan policy to diversify the economy.

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

To rescind the objection

Change to

... considered favourably where they contribute to one or more of

- a) Enhancement of the social, economic, cultural and environmental qualities of the Park.
- b) Enhancement of the visitor experience in accordance with Park Brand values.
- c) Enhancement of community resilience by diversifying the economy.

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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)

Housing Supply Target  
4.14. Page 27

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

Housing Supply Target  
Objection  
4.14. Page 27

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. We are therefore familiar with the housing crisis in the area.

This section 4.14 addresses some housing issues but makes no allowance for the significant proportion of people who are not attracted to place their names on the housing list. 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 sectors into technical and learning occupations as recommended in the Cairngorms Economic Strategy and the Park Partnership Plan. Evidence for that is provided by the Highland Small Communities Housing Trust An Camas Mòr Detailed Report for An Camas Mòr LLP investigating provision of homes affordable for people that live and work locally, including tenure and bedroom number preference, November 2017.

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

To rescind the objection, change to read:

Before finalising land supply CNPA will take account of housing need for local areas including using evidence from surveys carried out by organisations such as the Highland Small Communities Housing Trust in respect of house size and the numbers required.

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## REPRESENTATION FORM

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Supporting economic growth  
4.27 page 33

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

To align with the Act, the last sentence should be inclusive and recognition should be given to the critical contribution of sustainable economic growth to the collective achievement of all of the aims.

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

To rescind the objection, change to read

-

These sectors are critical for the collective achievement of the Aims and opportunities to support, enhance and diversify them are encouraged.

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