

SECTION 9

SOCIO-ECONOMIC, COMMUNITY IMPACT and TOURISM & RECREATION

9.1 Introduction

9.1.1 The purpose of the scoping consultation process for Tourism & Recreation and Local Economy / Socio-Economics was to secure broad agreement of relevant and appropriate parties to the approach intended for adoption within the ES.

9.1.2 Unlike many of the other topic areas within the ES there are no specific guidelines or requirements, or indeed 'industry standards' for the assessment of Tourism and Recreation effects, neither set out by the Environmental Impact Assessment (Scotland) Regulations, nor in any other statutory or advisory guidance on the preparation of Environmental Impact Assessments.

9.1.3 However, in terms of sub elements of Tourism and Recreation, 'Outdoor Access Impact Assessment' is covered by guidance contained within SNH's publication 'A Handbook on Environmental Impact Assessment' (February 2006) Appendix 5. In terms of "major urban developments, recreational developments, and roads" (Appendix 5 Table 5), potentially all in some ways relevant to the proposals, examples of 'potential outdoor access impacts' are set out in Appendix 5 Table 4 as including:

- Loss / closure / extinguishment;
- Diversion;
- Reduction in amenity;
- Enhancement in amenity;
- Intrusion;
- Obstructing access routes;
- Enhancing access; and
- Changing to setting and context.

9.1.4 In terms of these factors particularly those related to reduction / enhancement in amenity, intrusion, and changing in the setting and context, these have been addressed through the visual impact section of this report. The other factors, where relevant, have been addressed both in the ES Tourism and Recreation Chapter, and directly below in terms of scoping consultations.

- 9.1.5** Similarly there are no specific guidelines or requirements, or indeed 'industry standards' for the assessment of Socio-Economic effects, those on the Local Economy, or on Community Facilities, neither set out by the Environmental Impact Assessment (Scotland) Regulations, nor in any other statutory or advisory guidance on the preparation of Environmental Impact Assessments.
- 9.1.6** However a tried and tested approach to this form of assessment has been set out here for the purpose of assessing Socio-Economic effects, those on the Local Economy within the area, as set out in the Scoping Methodology below.
- 9.1.7** Thus to secure a broad consensus on the approach to each of these inter-related topic areas to be adopted, and key issues to be addressed, an approach outline was sent to key consultees. Discussions, either face-to-face or by telephone were also undertaken, and responses in written form also received from the consultees, providing their views and opinion on scope of works, key issues, and sources of relevant information to contribute to the assessment.
- 9.1.8** The list of potential consultees was based upon a 'standard' list used by the consultants for the assessment of Tourism and Recreation, Socio-Economic effects, or those on the Local Economy, and on Local Community Facilities in an ES. This list was tested via the Cairngorm, Rothiemurchus and Glenmore Group (CRAGG), which aims to represent all stakeholders in the area, to unearth any other organisations, which CRAGG considered should also be consulted.
- 9.1.9** The bodies and individuals consulted included all those considered to play a key role or part in the tourist and recreation industry in the wider Badenoch & Strathspey area.
- 9.1.10** Initial letter and additional material relevant to consultation
- 9.1.11** The scoping consultation letter and outline of proposed work sent to consultees took the form outlined below. This letter and outline jointly covered the topics of Tourism & Recreation and Socio-Economics / Local Economy.

Dear addressee

**Consultation on Proposed New Community at An Camas Mòr,
Aviemore
Environmental Impact Assessment
Socio-Economics and Tourism and Recreation**

In support of the requirements of the Highland Council Structure Plan (2001) Badenoch & Strathspey Local Plan (1997), Rothiemurchus Estate proposes to create a new community at An Camas Mòr to the east of Aviemore, on the opposite side of the River Spey, on land owned by the Estate. The new community would provide 1500 residential units with associated community and business facilities, and infrastructure provision, with construction completed by 2027. We enclose further information on the nature of the proposed new community, although please note that the Indicative Land Use Plan is still evolving.

This proposal has been in public planning policy since 1997, is in the Cairngorms National Park Authority draft local plan and is being taken forward with a view to an Outline Planning Application in 2009. This will be supported by an Environmental Statement in accordance with the Environmental Impact Assessment (Scotland Regulations) 1999 which will assess the environmental effects of the construction and operation of the proposed new community.

There has been widespread public consultation over many years (see www.ancamasmor.com) with a wide range of interests including members of the Cairngorm, Rothiemurchus and Glenmore Group (CRAGG) which aims to represent all stakeholders in the area.

Since starting work on An Camas Mòr in 1994, much information on the environment has been taken into consideration in developing the Indicative Land Use Plan. As a result a request for a scoping opinion has not been submitted, and it has been agreed between The Highland Council, Cairngorms National Park Authority and Rothiemurchus Estate that agreement of the scope for the EIA will be undertaken through consultation. A Feasibility Study for the proposed new community was completed in 2004.

Roger Tym & Partners has been appointed to the EIA team, and our brief is to assess effects on socio-economic and tourism and recreation aspects of the proposed development. An initial stage of the EIA process is to consult with relevant third parties who may have a specific interest in such matters in order to:

4. Seek their views on issues which they consider to be of importance to the assessment;
5. Seek their views on the proposed methodology of assessment; and
6. Source any existing relevant information.

We would be grateful to receive any comments you may have regarding particular issues that you believe should be taken into account in the EIA, and the scope and approach of the intended assessment related to socio-economics and tourism and recreation. We attach our proposed Method Statement for the baseline survey and impact assessment for your consideration.

We would also be grateful to receive any relevant socio-economic and tourism and recreation data that you hold that might aid the understanding of the local environment and contribute to the robustness of the assessment.

We would also be pleased to receive your advice regarding:

- any local institutions, groups or individuals, or other local sources of information that you recommend be consulted as part of the EIA; and / or
- any current or recent socio-economics and tourism and recreation work or projects being undertaken in the vicinity of the proposed development area.

If you have any questions, please do not hesitate to contact the undersigned, or alternatively please come to the 'drop in' meeting that the EIA team are holding from 3.00 pm on Thursday 6th November 2008 at the Cairngorm Hotel, Aviemore.

We would be grateful for your early response.
Yours etc

The outline of proposed work took the following form as outlined below:

- Socio-Economic, Tourism and Recreation, and Community Facilities Assessments Method Statement;
- Purpose & Remit;
- The purpose and remit of these studies is to identify as part of the Environmental Impact Assessment (EIA) the potential impacts of the development upon the socio-economic structure within the wider Aviemore and surrounding area; and tourism and recreation facilities and activities, and community facilities within an area defined as 10km from the proposed site of An Camas Mòr.

9.3 Overall scope of works

9.3.1 The overall scope of works for these assessments will be undertaken on the following basis and through the following stages:

- Baseline Assessment;
- Consultations;
- Statement of Socio-Economic and Community Facility rationale; and
- Assessment of Impact – direct, indirect, and residual

9.4 Baseline assessment

- Collection of baseline data and information setting An Camas Mòr in context at regional and local levels;

- Profiling of the Socio-Economic, and Tourism and Recreation circumstances, facilities, and activities, and Community Facilities in the area based upon publicly available sources of data and information, including on demographic change; employment; unemployment; wage levels; economic sectoral emphasis, strengths and weaknesses; current circumstances, events, and proposals for development; and opportunities and threats in the area;
- Identification of the key issues experienced within the area, together with the key socio-economic and demographic trends and forecasts based upon publicly available sources of data and information; and
- These data and information will be derived from a mixture of published sources and also from the responses to consultations (see below).

9.5 Consultations

- Identification of key consultees and local stakeholders, which are able to provide data, and their views upon key issues in the area;
- Consultation letter sent to consultees informing them of the background, purpose and remit, scope of the assessments, and seeking data and their views upon key issues in the area, and also the method of approach taken;
- The consultations to be undertaken on the basis of face to face, telephone, and email based discussions; and
- The responses of the consultees will be fed into both the baseline assessment and also contribute to the assessment of impact in terms of both quantitative and qualitative factors.

9.6 Statement of Socio-Economic + Community Rationale

- Statement of socio-economic and activity mix – to provide sufficient and appropriate employment opportunities within the development to maximise locally based working, and while recognising commuting between home and workplace will occur, to minimise where possible the prospects and necessity for such commuting;
- Statement of employment and economic focus and target sectors – to target high value, high quality investment and employment opportunities, to provide a well-balanced mixture of employment and self-employment activities; and to promote environmental sustainability as a theme creating an exemplary project within the Cairngorm National Park area; and
- Provision of benchmark or other comparative case study experience – to demonstrate the viability and compelling business case supporting the project.

9.7 Assessment of Impact

- A Business Survey of the widest range of business interests within the surrounding area will be undertaken to determine the business community's views of the potential impact of An Camas Mòr, measured in terms of turnover, employment, investment, level of trade, and ease of recruitment of staff;
- Reference will be made to comparative case study experience, and how such new development might / might not impact upon the development's local and wider context;
- The impact assessment will analyse and address the potential socio-economic impacts, tourism & recreation impacts, community facility impacts, and key conclusions for each;
- The assessment will likely take the view that potential mitigation of the impact of the proposed An Camas Mòr development in a socio-economic context, will be achieved through the provision of a mixture of locally based employment space to create an environmentally sustainable development, and induce a reduction in commuting into and out of An Camas Mòr; and
- The output of the assessment will be a statement of residual socio-economic, tourism and recreation, and community facility impacts / effects, based upon a range of impact evaluation criteria, and specifying such impacts in terms of major, moderate, slight negative or positive, and neutral or no impact predicted.

9.7.1 It should be emphasised that this approach has been used extensively in a significant number of Tourism and Recreation, Socio-Economic, and Community Facilities assessments relating to development projects throughout Scotland, where the effects of development and infrastructural investment upon local and regional economies and communities generally, and the tourism and visitor industry specifically have been assessed. This approach has been robustly tested and accepted as valid throughout the various stages of the development process, been accepted by planning authorities, also acted as input to evidence presented at various public inquiries, and has been accepted as robust and appropriate for such circumstances.

9.8 Notes and Responses to Scoping Consultations

9.8.1 In terms of responses to the scoping consultations, no comments were received upon the Tourism + Recreation Assessment methodology, and no adjustment, amendment, or additional work was requested or required by any of the consultees.

9.8.2 In terms of the approach and key issues on Tourism + Recreation, these were fully discussed and covered within the consultation meeting held with Scott Armstrong of VisitScotland, as detailed below.

9.9 Consultation with VisitScotland

Note of Meeting At VisitScotland, Inverness 01/10/08

Scott Armstrong VisitScotland
David Keddie RTP

Subject: VisitScotland on AnCamas Mòr and Background

1. DK set out the overall principles and concept of ACM for VS – as VS expressed relatively limited knowledge of the details of the scheme.
2. VisitScotland are generally supportive of such new investment as ACM if sensitively and appropriately undertaken.
3. ACM is regarded by VS as 'off-pitch' from the 'main' tourism corridors and 'honey-pots' – although clearly would be close to a number of tourism focal points including the Estate itself + relatively close to the route from Aviemore to Cairngorm and Loch Morlich etc.
4. VS considers the key issue for tourism in the area is the shortage of skilled labour & hence importing labour from Eastern and Central Europe has been required & a shortage of affordable housing to accommodate them.
5. VS views ACM as unlikely to have any significant adverse impact upon tourism in the area.
6. Indeed ACM has the potential to become a demonstration project within the Cairngorms National Park area for tourists and visitors alike particularly attracted to the environmental sustainability aspects of the scheme.
7. VS wish to be kept informed of progress on the proposals.

9.10 Consultation with Sports Scotland

9.10.1 SportScotland provided their comments on Tourism + Recreational issues and approach to the assessment by letter, and as set out below. These comments have been taken on board and included within the assessments.

SportScotland comments on Tourism + Recreational issues and approach to the assessment

“The EIA should consider two main issues in respect of sport: the impact of the proposed new community on existing sports facilities and recreation resources in the area; and the impact of increased population numbers on the demand for access to sports facilities and recreation resources.

In relation to countryside access and related sports, the EIA should consider:

- *Impact on popular access routes / core paths (or proposed core paths) / rights of way;*
- *Integration of new development to link with existing path networks in the area;*
- *Potential impacts on River Spey as an important resource for fishing and canoeing;*
- *Opportunities to provide appropriate access to River Spey for sporting users; and*
- *Consultation with local sports clubs, recreational groups and Scottish governing bodies of sport (contact details on sportscotland website www.sportscotland.org.uk).*

In relation to the impact of increased population in the proposed new housing development, the EIA should consider:

- *The increased demand for sports facilities, both indoor and outdoor, arising from the additional population;*
- *The ability of existing sports facilities to accommodate the increased demand, in terms of both capacity and quality; identify any requirements to provide new facilities; extend existing facilities and / or improve the quality of existing facilities;*
- *The scope of developer contributions towards the costs of improving provision of sports facilities; and*
- *The requirements for playing fields and indoor sports facilities on the site for a new secondary school (guidance is available in sportscotland publication Secondary School Sports Facilities: Designing for School and Community Use).”*

9.11 Consultation with Forestry Commission of Scotland

9.11.1 In addition, the **Forestry Commission** provided their comments on Tourism & Recreational issues by means of the Business Survey as set out below. These comments have been taken on board and included within the assessments.

“The proposed development will have a variety of impacts on sustainable forest management, both positive and negative.

It is assumed that a proportion of the residents of An Camas Mòr will use Glenmore and Inshriach Forest for recreational purposes, resulting in the following potential impacts and effects:

- *Increased use of the forest (particularly outside the main holiday seasons) will increase the interaction with forest operations and could have an impact on the costs of managing health & safety (minor negative);*
- *Increased use of the public roads will lead to a greater interaction with forestry vehicles which could lead to restrictions in their use (minor negative);*
- *Increased use of the forests for recreation could lead to greater environmental disturbance (minor negative);*
- *Increased use of the path network (particularly in poor weather conditions) could lead to increased maintenance costs (minor negative);*
- *Increased use of the forest could lead to increased income from recreational businesses based in the forest (minor positive);and*
- *Increased affordable housing stock will assist staff finding accommodation (positive)”*

9.12 Consultation with Scottish National Heritage

9.12.1 SNH responded to the consultation by referral of the ES scoping consultation to the appropriate CNPA officer, as follows:

Scottish National Heritage and the Cairngorms National Park Authority (CNPA) developed a casework agreement primarily to avoid duplication of effort by the two public agencies. The topics listed above and the location of the proposed development means that a response falls to CNPA to lead on.”

9.11.3 Subsequently to SNH's response and in parallel the appropriate officers of CNPA have been consulted on these matters.

9.13 Summary of Scoping Responses

- 9.13.1** In terms of responses to the **Socio-Economic / Local Economy** scoping consultations, very few comments were received upon the methodology or requirements for adjustment, amendment, or additional work.
- 9.13.2** A specific request for clarification and amendment to the content of the initial 'pilot' letter sent to CNPA in advance of detailed discussion / consultation was received from Andrew Harper. This was to ensure that the socio-economic area of study covered the broader Badenoch & Strathspey area, including not only Aviemore and its environs, but also the surrounding villages, and was not limited to the 10km study area radius from the proposed development site used for the related Tourism & Recreation Assessment. This point was subsequently included in an amended letter sent to the other consultees.
- 9.13.3** In terms of approach and key issues, these were fully discussed and covered within the telephone based consultation discussion held with Andrew Harper of CNPA, as detailed below.

9.14 Consultation with CPNA

Note of Telephone Discussion CNPA Economic + Social Development 17/10/08

Andrew Harper CNPA Head of Economic + Social
Development (AH)
David Keddie RTP (DK)

Subject: Discussions on AnCamas Mòr and Background

Views on issues

1. Emphasis should be on live / work units within ACM and working as close to place of residence would be a desirable approach.
2. Education is an important issue – potentially there might be an opportunity for tertiary outreach type facilities / UHI via the Centre for Applied Tourism + Hospitality Management based currently at MAHR, which could provide skills / training for the lower end skilled jobs / occupations. Higher end skills and training might be provided through making links with the HEIs.
3. Business uses related to higher value higher wage activities most certainly should be the target for ACM, and the needs and requirements of the existing economically active population in the area should also be assisted through activities in ACM.
4. Energy – AH expressed the view that the ACM development would benefit from sustainable construction techniques and consideration of renewable energy generation technologies

including potentially biomass. Wood fuel supply chain potential is currently being examined in the Highlands and could offer potential for exploitation and application in ACM.

5. Impact upon the local construction trade – this represents a key local issue of concern to the existing local building sector, which are concerned that the new development should not exclude them from opportunities for participation. This will require consideration of the development procurement process and ensuring local construction sector involvement where possible.
6. Community / 'softer' issues – good practice in 'community building' might benefit from being followed in ACM, including examples from the Princes Trust and English Partnerships. While the dedicated community space as part of the Primary School will not be developed in the early phases, encouraging Residents / Community Association start up to identify local community needs, wants, and aspirations would be beneficial. Some form of floorspace should be made available somewhere within the village at an early time to enable such activities.

Comments on Approach and Methodology

7. Socio-Economic Assessment – the area of study within the ES should be wider than the 10km selected for the Tourism & Recreation Assessment, and should cover the wider villages within the Badenoch & Strathspey area. DK confirmed that the assessment would be undertaken on this basis.
8. The assessment might benefit from drawing upon other comparative case studies on sustainable communities elsewhere, in both Scotland and the rest of UK.
9. Awareness of where households which have moved into North Aviemore come from might provide some indication of where residents moving into ACM also might come from.

Sources of Information

10. Various sources of information were discussed including the CNP Visitor Survey, HIE's Economic Audit, and the CNP economic Audit and Assessment, all of which are being taken on board in the Socio-Economic Assessment.
11. AH agreed to pass details of material and information on youth apprenticeships to DK for reference in the Socio-Economic Assessment (subsequently done on 17/10/08).
12. In terms of approach to the **Socio-Economic / Local Economy assessment** and key issues, these were also fully discussed and covered within the consultation meeting held with James Gibbs and Robert Gilbert of HIE, as detailed below.

No amendments to the Socio-Economic Assessment approach were required by HIE, although emphasis was sought in ensuring the relationship between An Camas Mòr / Aviemore and the surrounding settlements / villages was thoroughly covered within the assessment.

9.15 Consultation with HIE

Note of Meeting

At Rothiemurcus Estate Office, Aviemore – with HIE

01/10/08

James Gibbs	HIE Inverness & East Highland Area Director (JG)
Robin Gilbert	HIE Senior Development Manager (RG)
Johnnie Grant	Rothiemurcus Estate (JGr)
David Keddie	RTP (DK)

Subject: Discussions on AnCamas Mòr and Background

1. HIE are supportive of the ACM proposals and are very pro-growth for the central Highland Aviemore core area, upon which other surrounding settlements will be dependent. HIE see Aviemore as one of a number of potential economic centres of gravity within the CNPA area. IN B&S there are a number of high GVA businesses already located here as a result of the high quality of life in the area – Examples of existing businesses of this type in B&S are: McKellar Sub-sea = c60-65FTEs and Frontier Science (medical trials) at Kinncraig = 11FTEs.
2. ACM might be an opportunity to transform the perception of the whole area, to diversify the economy into higher paying employment, to provide critical mass to support public services such as transport. Thus ACM + Aviemore might have the potential to act as a destination within a rural area – a ‘hub’ within B+S and CNP area, while also servicing the surrounding villages – potential of supporting intra-area public transport routes or ‘innovative’ community transport modes – providing base population with transport and also tourism and visitors to the area.
3. HIE is keen to encourage a more diverse business base to add to the already strong presence of tourism and land-based businesses but if this is to occur the right type of business accommodation is required. HIE believes that potentially 1,500-3,000sqm of high quality office space might be beneficial – for laboratories / R+D / office uses for knowledge economy firms. Small scale technology start-ups would likely require 150-300sqft space + communal meeting room space – similar to a smaller Horizon Scotland possibly with or without an incubator facility. If such facilities are available locally then inward investment might be more likely to locate there.
4. HIE might be able to assist the provision of a key building – preferably with a partner but it is difficult to say more at this stage without sight of

more detailed plans, and any decision would have to be made after a formal application, presentation and approval.

5. Examples of successful business development and business parks have shown that high growth businesses in the knowledge economy are attracted to a high quality setting. Some very successful developments include a complimentary mix of workspace, hotel room accommodation, other facilities for creative industries, etc – Gaelic College in Skye offers an interesting parallel.
6. HIE would consider a number of options were it to support a project like AmCamas Mor. It would depend on the particular context and the degree of market failure. HIE would welcome more detailed information on the masterplan, design parameters and ethos of the development when Rothiemurchus Estate felt it appropriate to provide it. The Estate's ambition to set a high standard of development was welcomed. Action: RE to arrange detailed briefing to HIE at appropriate time.
8. Discussions covered possible industry groups that might be attracted by the development; it was felt there was potential for attracting high-tech businesses, possibly particularly those in the creative industries.
9. JGr asked if HIE could help with marketing; JG/RG agreed to explore whether and when HIE's inward investment team could feature the development and also what potential might be offered by Scottish Development International. Action –JG / HIE to follow up with initial discussions with inward investment team and SDI.
10. General discussions:
 - A site facing the hills at the east end of the High Street as one enters on the left would potentially be very attractive as would development on the High Street taking a single block or simply the upper floors above shops and cafes.
 - The development might appeal to research organisations and HIE suggested whether at an appropriate time RE should consider the feasibility of marketing aspects of development to institutions of this type;
 - There might be potential to encourage small scale inward investment location for high technology and learning prospects into the CNP area – needs further discussion to determine means of inducing + attracting such investment (See point 8).
11. It is hoped that the ES / EIA would be able to demonstrate potentially raised wage levels as a result of the ACM development through R+D and other high tech type employment in contrast with the generally lower wage-based economic activities which make up a significant element in the local economy at present.

12. Economic Audit – analysis of x6no sub-regions has been completed. Some B+S communities are very fragile and their low and ageing population. While HIE has been developing economic studies of the wider area there is nothing specific available for Aviemore and Rothiemurchus – thus the team will need to undertake our own. HIE consider our socio-economic report will be very useful as background information, informing their view of ACM. Action - RG / HIE to provide B+S dataset to RTP.
13. Potential Community Initiatives as follows:
- Community / Speyside Park;
 - Indoor Sports Facility of National Significance; and
 - Community Development Officers
- 14 In terms of the **Community Facilities Assessment, the Highland Council** were consulted as to sources of data and information on education and health provision within the wider area and also programmed facilities. The Council responded by providing the necessary information, which has been used to formulate the assessment.

9.16 Conclusion (e.g. adjusted methodology, study area, additional baseline)

9.16.1 The conclusion of the scoping consultation process is that only minor changes have been required in the assessment approach for the assessment of Tourism and Recreation, Socio-Economic effects, or those on the Local Economy, and on Local Community Facilities in the ES. Those minor changes include the following:

- Assessment of Socio-Economic effects, or those on the Local Economy - baseline to cover an area incorporating the surrounding villages and settlements and not be confined only to the 10km radius of the Tourism and Recreation assessment.
- The assessments should consider the two main issues in respect of sport - the impact of the proposed new community on existing sports facilities and recreation resources in the area; and the impact of increased population numbers on the demand for access to sports facilities and recreation resources.

9.16.2 Other than these minor changes, the assessment approach is taken to be robust and appropriate for its purpose.

Table 9.1: List of Consultees

Public Sector Bodies	Discussion / Response
CNPA - Outdoor Access Officer	-
CNPA – Economic + Social Development	√
CNPA - General	-
Forestry Commission Scotland	√
Highlands + Islands Enterprise	√
Scottish Natural Heritage	(√)
Sports Scotland	√
The Highland Council	√
Visit Scotland Highlands	√
Non-Public Sector Bodies	
ACDM Ltd / VisitAviemore	-
British Caving Association	-
British Horse Society	-
Cairngorms Chamber of Commerce	-
Cyclists Touring Club Scotland	-
Mountaineering Council of Scotland	-
Ramblers Association Scotland	(√)
Scottish Cyclist Union	-
Scottish Estates Business Group	-
Rivers & Fisheries Trust for Scotland	-
Scottish Mountaineering Club	-
Scottish Rural Business Property Association	-
Sustrans Scotland	-
Scottish Ornithologists' Club	(√)

Note: √ detailed discussion / response; (√) forwarded to others for response; - no response

9.17 Examples of consultation letters



Ref: ROTH08303\130808\AD\01

15 October 2008

Mr Andrew Harper
Head of Economic & Social Development
Cairngorms National Park Authority
14 The Square
Grantown on Spey
PH26 3HG

19 Woodside Crescent
Glasgow, G3 7UL
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Offices also in London, Manchester, Leicester,
Exeter and Truro

A list of partners is available for inspection
at any of our offices

Dear Andrew

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Environmental Impact Assessment
Socio-Economics and Tourism and Recreation**

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This proposal has been in public planning policy since 1997, is in the Cairngorms National Park Authority draft local plan and is being taken forward with a view to an Outline Planning Application in 2009. This will be supported by an Environmental Statement in accordance with the Environmental Impact Assessment (Scotland Regulations) 1999 which will assess the environmental effects of the construction and operation of the proposed new community.

There has been widespread public consultation over many years (see www.ancasmor.com) with a wide range of interests including members of the Cairngorm, Rothiemurchus and Glenmore Group (CRAGG) which aims to represent all stakeholders in the area.

Since starting work on An Camas Mòr in 1994, much information on the environment has been taken into consideration in developing the Indicative Land Use Plan. As a result a request for a scoping opinion has not been submitted, and it has been agreed between The Highland Council, Cairngorms National Park Authority and Rothiemurchus Estate that agreement of the scope for the EIA will be undertaken through consultation. A Feasibility Study for the proposed new community was completed in 2004.



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Offices also in London, Manchester, Leicester,
Exeter and Truro

A list of partners is available for inspection
at any of our offices

5 November 2008

Mr Alan Rankin
ACDM Ltd
Inverdrue House
Rothiemurchus
Aviemore
PH22 1QH

Dear Alan,

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We would be grateful to receive any comments you may have regarding particular issues that you believe should be taken into account in the EIA, and the scope and approach of the intended assessment related to socio-economics and tourism and recreation. We attach our proposed Method Statement for the baseline survey and impact assessment for your consideration.

We would also be grateful to receive any relevant socio-economic and tourism and recreation data that you hold that might aid the understanding of the local environment and contribute to the robustness of the assessment.

We would also be pleased to receive your advice regarding:

- any local institutions, groups or individuals, or other local sources of information that you recommend be consulted as part of the EIA; and / or
- any current or recent socio-economics and tourism and recreation work or projects being undertaken in the vicinity of the proposed development area.

If you have any questions, please do not hesitate to contact the undersigned, or alternatively please come to the 'drop in' meeting that the EIA team are holding from 3.00 pm on Thursday 6th November 2008 at the Cairngorm Hotel, Aviemore.

We would be grateful for your early response.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'David Keddie'.

David Keddie
Partner
david.keddie@tymconsult.com

Encl.
Method Statement
EIA Briefing Note February 2007

cc.
Johnnie Grant, Rothiemurchus Estate
Mark Turnbull, mtl
Howard Brindley, Brindley Consulting
Andy Mackenzie, MBEC



5 November 2008

Mr Duncan MacKellar
Cairngorms Chamber of Commerce
Old School House
Rothiemurchus
Aviemore
PH22 1QH

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Glasgow, G3 7UL
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Offices also in London, Manchester, Leicester,
Exeter and Truro

A list of partners is available for inspection
at any of our offices

Dear Duncan,

**Consultation on Proposed New Community at An Camas Mòr, Aviemore
Environmental Impact Assessment
Socio-Economics and Tourism and Recreation**

In support of the requirements of the Highland Council Structure Plan (2001) Badenoch and Strathspey Local Plan (1997), Rothiemurchus Estate proposes to create a new community at An Camas Mòr to the east of Aviemore, on the opposite side of the River Spey, on land owned by the Estate. The new community would provide 1500 residential units with associated community and business facilities, and infrastructure provision, with construction completed by 2027. We enclose further information on the nature of the proposed new community, although please note that the Indicative Land Use Plan is still evolving.

This proposal has been in public planning policy since 1997, is in the Cairngorms National Park Authority draft local plan and is being taken forward with a view to an Outline Planning Application in 2009. This will be supported by an Environmental Statement in accordance with the Environmental Impact Assessment (Scotland Regulations) 1999 which will assess the environmental effects of the construction and operation of the proposed new community.

There has been widespread public consultation over many years (see www.ancamasmor.com) with a wide range of interests including members of the Cairngorm, Rothiemurchus and Glenmore Group (CRAGG) which aims to represent all stakeholders in the area.

Since starting work on An Camas Mòr in 1994, much information on the environment has been taken into consideration in developing the Indicative Land Use Plan. As a result a request for a scoping opinion has not been submitted, and it has been agreed between The Highland Council, Cairngorms National Park Authority and Rothiemurchus Estate that agreement of the scope for the EIA will be undertaken through consultation. A Feasibility Study for the proposed new community was completed in 2004.



Roger Tym & Partners has been appointed to the EIA team, and our brief is to assess effects on socio-economic and tourism and recreation aspects of the proposed development. An initial stage of the EIA process is to consult with relevant third parties who may have a specific interest in such matters in order to:

1. Seek their views on issues which they consider to be of importance to the assessment
2. Seek their views on the proposed methodology of assessment
3. Source any existing relevant information

We would be grateful to receive any comments you may have regarding particular issues that you believe should be taken into account in the EIA, and the scope and approach of the intended assessment related to socio-economics and tourism and recreation. We attach our proposed Method Statement for the baseline survey and impact assessment for your consideration.

We would also be grateful to receive any relevant socio-economic and tourism and recreation data that you hold that might aid the understanding of the local environment and contribute to the robustness of the assessment.

We would also be pleased to receive your advice regarding:

- any local institutions, groups or individuals, or other local sources of information that you recommend be consulted as part of the EIA; and / or
- any current or recent socio-economics and tourism and recreation work or projects being undertaken in the vicinity of the proposed development area.

If you have any questions, please do not hesitate to contact the undersigned, or alternatively please come to the 'drop in' meeting that the EIA team are holding from 3.00 pm on Thursday 6th November 2008 at the Cairngorm Hotel, Aviemore.

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