

Tomintoul and Glenlivet Regeneration Project Master Plan Consultation Summary Report

Introduction

A Master Plan is being developed for the Tomintoul and Glenlivet area to guide what the landscape and buildings look like in the future and how they are used. A [draft Master Plan](#) was produced and subject to consultation from 30 January to 13 February 2012. A total of 50 people attended community drop-in session in Tomintoul and Glenlivet on 6 February and provided feedback on the Plan. More detailed comments from these meetings can be viewed in Annex 1. A further 15 written responses were also received.

This report provides a summary of the key points raised during the consultation.

Background

The Master Plan is not a statutory planning document but rather a series of suggested proposals relating to buildings, land, planning policy and the environmental quality in the area. These proposals will guide future development in the area as well as future planning policy. The Master Plan is part of the project to regenerate the Tomintoul and Glenlivet area. A well-attended public meeting took place in November 2011 to discuss the issues and opportunities currently facing the community. All of the information from that meeting was fed into a Strategy and Action Plan to help regenerate the area. The Master Plan is the next step. It is a tool to help deliver the Regeneration Strategy and Action Plan on the ground.

Summary of Feedback Received

Regeneration Strategy and Action Plan

- In addition to comments on the Master Plan some comments were received on the Regeneration Strategy and Action Plan and wider Regeneration Project. These comments will be included with the Strategy and Action Plan, which is a 'working document' to help inform discussion on how these are taken forward.

Transport, Infrastructure and Services

- The lack of public transport and the poor condition of the road network throughout the area could limit potential expansion. This needs to be recognised in the Master Plan.
- An access strategy for the village of Tomintoul needs to be considered to identify the hierarchy of roads and pavements, upgrading requirements, ongoing maintenance requirements, car-parking and who is responsible for these.
- Provision of services for plots needs to be better co-ordinated e.g. water, sewerage, drainage connections etc.
- The need for improved services and retail options, including fuel, was noted.

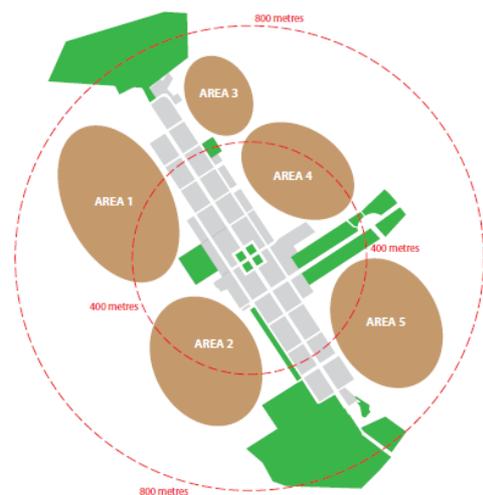
Affordable Housing and Employment

- Concern was raised about the lack of employment opportunities locally and in particular for young people. It was suggested that any work on affordable housing must be done with complementary work to improve job opportunities.

Improvements to Appearance of the area (4.1)

- There was strong support for improvements to the appearance of the area to be taken forward as a high priority, in particular co-ordinated Gateways and Signage improvements throughout Tomintoul and Glenlivet in a consistent style.
- There was strong support for improvements to the appearance of streets and public places in the village of Tomintoul. Considered felling and planting of trees in key locations was supported although there was divided opinion on the re-introduction of trees to the main street.

Expansion Areas – Tomintoul (4.2)



- There was general support for the longer term development of areas 4 and 5.
- There was support for areas 1 and 2 to be protected from long term development.
- There was concern raised that areas 4 and 5 and the proposed caravan park have nationally significant densities of protected wading bird species and that this should be further explored and alternative sites or mitigation options explored.
- Potential pumping and drainage issues were identified for area 5.
- There was some support for areas 3 and 4 to be protected as open ground e.g. as a natural park.
- There was concern that longer term development of area 5 could mean loss of the traditional field patterns and usage of that area.
- There was general support for the location of the caravan park and suggestion that the campsite should be located on the same site.
- It was noted that existing business units in the village are empty and that the proposed business site may be better located in Area 5 away from the caravan park.
- It was noted that in the short-term, new housing should concentrate on infill sites and putting empty properties back into use rather than developing new sites.

Design and Conservation Area – Tomintoul (4.3 and 4.4)

- There was support for the current block pattern of the community to be maintained and for any new properties on the Main Street to sit at the front edge of the plot.
- The need for good quality design was recognised with general support for a design guide for the village. It was noted that a design guide should not be too restrictive to ensure that innovative design is not limited.
- There were a range of comments as to whether or not a conservation area might be the best way to improve the design standards in the village. There were views both for and against this proposal. Concern was raised over how a conservation area might be perceived and the potential restrictions it might bring.

Public Realm Improvements (4.4)

- It was noted that the 'Whole Life Costs' of any project undertaken should be considered to ensure ongoing maintenance of any new development.

- More information on the proposed Outdoor Hub in Tomintoul was requested and there were a number of suggestions that it should be closer to the village centre.
- It was suggested that more could be made of the existing path network and cycling opportunities, including the new MTB trails, with improved links and promotion. Circular walks and links to longer walks were also suggested.

Highland Games Field/Public Park – Tomintoul (4.4)

- The majority of people were against the proposal to relocate the Games Park for a variety of practical reasons. It was recognised, however, that the proposal could have the potential of increasing trade in the village on the day of the Games.
- There was some support for a new Public Park to be created or for improvements to be made to existing open spaces/play park to provide that facility.

Development Sites and Buildings – Tomintoul (4.5)

- It was noted that the Plan should be updated to reflect the recent sale of the two hotels.
- There was support for the old school site to be developed as a Social Enterprise for the community. There was also a suggestion that the empty school should be zoned for housing to encourage sale of the plot and infill development, or developed as a Public Park.
- The need to maintain traditional outbuildings in the village was recognised although the lack of funding to do so is an issue.

Speyside Way Spur (5.1)

- It was noted that the Speyside Way spur has not been formally adopted as part of the long distance route and is in need of upgrade, repair and improved promotion.
- It was also noted that the spur is currently linked to Nethy Bridge via Dorback by an existing Right of Way and Core Path. It was suggested that more could be done to develop and promote 'loop route' options.
- Further development was suggested at Ballindalloch to encourage interest in the route

Glenlivet Site Specific Proposals (5.1)

- There was some support for proposed improvements/upgrade/extension to the camping and caravan site to generate further income for the hall.
- There was support to maintain all three primary schools in the area, however, the high cost of this was also recognised.
- It was suggested that community tennis courts could be re-instated.
- It was commented that the Plan was overly focussed on Tomintoul rather than the wider area and care should be taken not to split the communities.

Renewables and Energy Efficiency (5.4)

- Concern was raised over visual impact and potential traffic increase that might accompany a renewables project.
- There was a high level of concern that the previous bio-mass project should not be resurrected. It was also noted that a bio-mass project is proposed near the Macallan Distillery.
- Concern was raised that low-carbon/energy efficiency initiatives e.g. renewable, insulation etc. might not be feasible or affordable for remote locations and for older properties.

Next Steps

All comments will be considered and key issues further investigated and incorporated into the Plan. The proposals in the Master Plan and the comments made on it will inform development of the next Local Development Plan which will also be subject to community consultation. The Master Plan is a working document that will help the community and partners to decide on and develop projects and proposals that may wish to take forward.

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On behalf of: Kirkmichael and Tomintoul Community Association, Glenlivet & Inveravon Community Association, Tomintoul & Glenlivet Highland Holidays, The Crown Estate, The Moray Council, Highlands & Islands Enterprise, Visit Scotland and Cairngorms National Park Authority