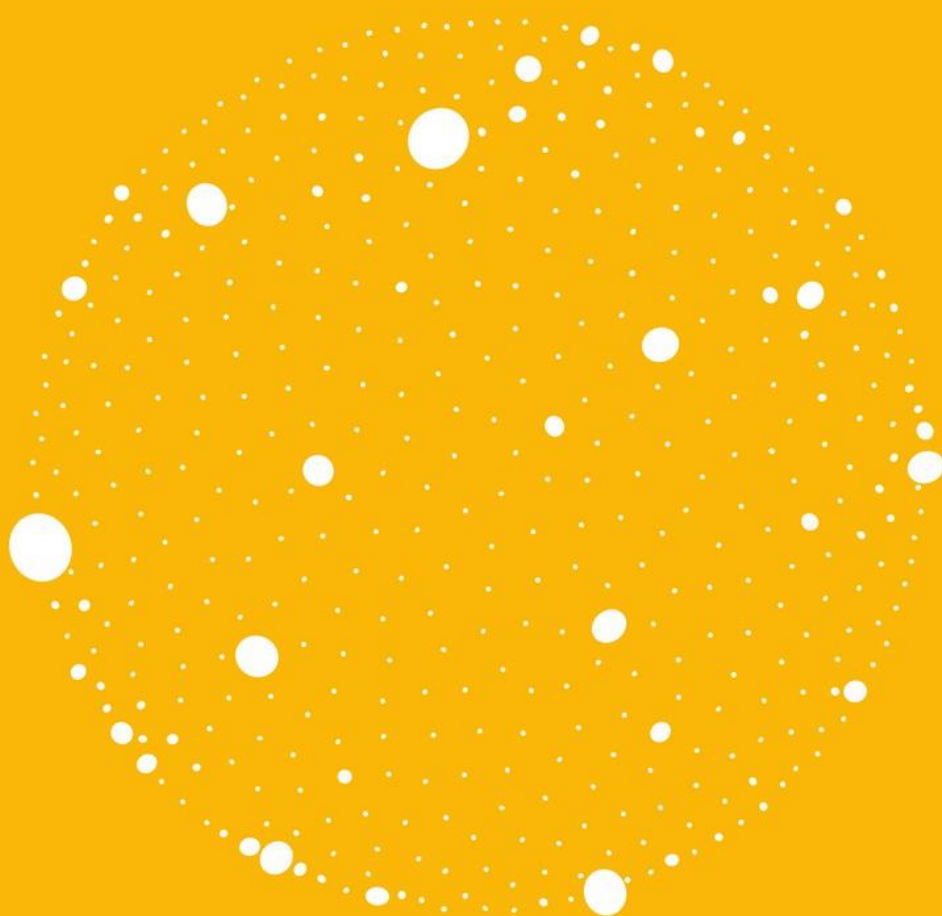
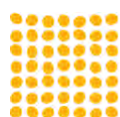


The Cabrach Local Place Plan

The Cabrach Area: "A remote and *hauntingly beautiful place* with an extraordinary history of community spirit and resilience."



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Foreword and Acknowledgements

Welcome to the Local Place Plan (LPP) submitted to Moray Council by The Cabrach Trust on behalf of the residents, businesses and visitors to The Cabrach area.

This Local Place Plan (LPP) sets out the aspirations of the community of The Cabrach for the area, the strategic objectives required to deliver those aspirations and the associated actions we wish to take forward over the next five years. We would expect the plan to be reviewed and refreshed for 2029 onwards.

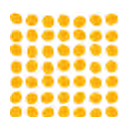
The LPP will be used by Moray Council's planners to help them understand the wishes and aspirations of the people of The Cabrach, informing the Council planners as they start work on the new Local Development Plan which sets out what the opportunities are for development in the area and states what types of development will and will not be permitted and in which locations.

The scope of our plan includes the ways in which our community want to see land developed and used and a spatial vision for our area. However, it goes beyond this Moray to include broader social and economic objectives. The Local Place Plan is a way of identifying and helping to deliver community projects and provides information for other organisations to adapt their activities or proposals to support delivery of The Cabrach community aspirations. It is a tool for collaborative working, within the community and with Moray Council.

The Local Place Plan has demonstrated regard to Moray Council Local Development Plan and the National Planning Framework 4 (NPF 4). We confirm that the LPP aligns with the policy aims and objectives of Moray Council Local Development Plan 2020 and NPF 4 and is not seeking to amend the Moray Council Local Development Plan 2020 plan. This Plan will be published online and shared with local community groups. The Cabrach Trust will facilitate activity with the community and other partners to help achieve the goals and aspirations.

I would like to thank the people of The Cabrach, residents, businesses and visitors who took part in our consultation: the open public meeting discussions and Place Plan Themes survey about the future of our community.

The Cabrach Trust on behalf of The Cabrach area



1. Executive Summary

The Cabrach Local Place Plan (LPP) for 2024-2029 outlines a comprehensive strategy to regenerate The Cabrach area in Moray, North East Scotland. This plan, developed by The Cabrach community, aims to address community needs, leverage local strengths, and drive sustainable development. The Plan is a collaborative effort to regenerate the area, driven by community input and guided by a strategic vision which aims to create a vibrant, sustainable community that celebrates its heritage and embraces future opportunities.

The Cabrach LPP is a community-driven initiative that aligns with the Scottish Government's "Place Principle," allowing communities to influence local planning and development. The plan was submitted to Moray Council to shape its next Development Plan and includes themes and projects that the community will manage.

The vision for The Cabrach is to become an economically and culturally vibrant community that embraces its natural and built environment. The mission is to create a planning environment that fosters community growth and positive contributions from all residents.

The Local Place Plan is guided by values such as inclusivity, collaboration, just transition, entrepreneurial diversity, and ambition. These values ensure that the plan benefits everyone in the community and promotes sustainable development.

The Cabrach is a rural area with a rich history, known for its whisky distilling heritage. The population has declined significantly, and there's shared ambition across the community to reverse this trend by safeguarding the community and promoting investment.

Community consultation has shaped the Local Place Plan and has focused on community and visitor facilities, The Cabrach environment, business and economy, transport and tourism.

The Cabrach faces several challenges, including declining population, lack of affordable housing, limited public transport, and insufficient facilities for young people. The plan identifies themes, priorities and projects to address these issues, aiming to transform the area into a thriving community.

The plan was developed using a Service Design approach, which included mapping stakeholders, identifying issues and solutions, and consulting on the draft plan. The engagement process, involved various methods such as community drop-in sessions, surveys, and public meetings to gather both quantitative and qualitative data.

Three guiding principles shaped the engagement approach:

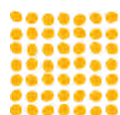
1. **Community Led:** Ensuring local ownership and building community.
2. **Collaboration:** Bringing community partners together to share a vision.
3. **Co-design:** Keeping community needs and ideas at the heart of decisions.

The consultation revealed several key areas of focus for the Local Place Plan including:

Housing, jobs and employment, footpaths and green spaces, community facilities, sport, fitness, and recreation, transport, tourism, arts, crafts, music, and theatre, history and heritage, food and drink retail and young people.

The plan identifies four priority themes for action:

Theme 1: An Enterprising Place: We will be a place with a strong diversified and innovative local economy with a modernised visitor income.



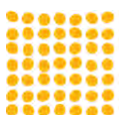
Theme 2: A Skilled Place: Our people will be highly trained, skilled and qualified, ready to meet the needs of a changing world.

Theme 3: A Beautiful and Safe Place: Our environment will be well looked after, accessible to all and biodiverse transitioning our community to net zero.

Theme 4: A Place to Live: We will be a place with great facilities where people can gather and where resilient services can be of benefit to people of all ages, abilities and backgrounds. We will have appropriate and accessible housing for all stages of life, in a community which is safe and well resourced.

The plan aligns with several national and local strategies and The Cabrach Trust will support their community partners where required to oversee the implementation of the plan, ensuring that Moray Council, other agencies, and strategic stakeholders fulfil their responsibilities. This involves promoting the plan, reviewing progress, and monitoring its impact.

The Cabrach Local Place Plan is a comprehensive, community-driven initiative aimed at improving the quality of life for residents and promoting sustainable development. Through collaboration and co-design, the plan addresses key issues and sets out a clear vision for the future of The Cabrach.



2. Introduction

The Local Place Plan area is defined by the red boundary line of The Cabrach Area shown in 2.5 below. Within the Local Place Plan we identify community strengths, needs, areas for development and aspirations.

The “Place Principle” was adopted by the Scottish Government and COSLA (Convention of Scottish Local Authorities) in 2018.

It was initially embedded in legislation in the Planning (Scotland) Act 2019 and finally set out when the National Planning Framework 4 was enacted in February 2023.

This gives communities the right to feed into the planning system with ideas, and the right to influence policy. Rather than the local authority having sole responsibility, it gives communities like The Cabrach, the opportunity to get its people to drive change from the bottom up.

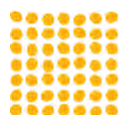
The local communities, organisations and businesses have embraced the opportunity provided as a chance to change the story of the area. The new National Planning Framework has provided an opportunity for residents to have their say on what the community needs and how people would like to see it develop in the future. Placemaking is very much a holistic approach encompassing not only the built and natural environment but also community empowerment and service delivery relating to Land Use.

Our plan, set out here, was submitted to Moray Council, to influence the development of its next Development Plan. That plan sets out what should happen in the community and where it should happen. This plan feeds into that thinking.

However, the focus of a Place Plan is not restricted to Moray Council’s planning concerns. Some of the themes and project ideas included here will be the responsibility of the community itself, drawing on individuals representing a wide range of local interests and perspectives including the community organisations and local businesses.

With a Local Place Plan registered and verified, the people of The Cabrach, will be able to influence and drive developments in the area and to give a platform to the community to voice their own aspirations for the area.

The plan has been developed around four key investment themes which cross refer and create a single transformative vision for The Cabrach.



3. Our Vision for The Cabrach

2.1 Our Vision

From the consultation responses there is a strong vision with respects the future of The Cabrach. This vision addresses both challenges and the values which build on the area's strengths. The vision is for everyone, regardless of personal circumstances.

Our Vision:

In five years' time, the Cabrach will be an economically and culturally vibrant, supportive place to live, and embraces our natural and built environment.

Our Mission:

To create a planning environment which will see our community thrive with a positive contribution from everyone creating a strong and dynamic community.

2.2 The Cabrach Trust Strategic Visioning and The Theory of Change

The Cabrach Trust has an agreed strategic vision for its role in promoting the regeneration of the Cabrach in the Scottish Highlands, including its flagship project to celebrate the area's links with Malt Whisky.

The Cabrach Trust's Theory of Change is a comprehensive description and illustration of how and why a desired change is expected to happen in the area. In agreeing the Theory of Change, the Trust identified the desired long-term goals for the area and then determined the conditions (outcomes) that would allow for the goals to occur.

A natural overlap between that Theory of Change and the ambitions and aspirations detailed in The Cabrach Local Place Plan has naturally emerged.

2.3 Cross-Cutting Values

The Local Place Plan has been written and will be delivered with these values in mind.

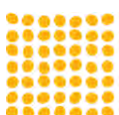
For Everyone: We know some people across the area are economically strong and their wellbeing is good while others are struggling and need some support. Some have lived here a long time while others are new to the area. This plan is for everyone that is a part of our unique community.

Collaborative: We commit to our implementation plan being collaborative and building on the capacity and assets we have.

Just Transition: Everything we set out to do here will have a just transition at its heart.

Entrepreneurially diverse: We will use projects to enhance the visitor and business economy while investing in innovation and diversification.

Ambitious: we aim to try, learn, share and improve. To be inclusive, protect and enhance our environment.



2.4 Our Investment Themes and Strategic Objectives

The responses and engagement with the people and organisations in the place plan area has helped us identify the challenges that we have in achieving this vision, and the actions we should undertake to work towards achieving that vision.

They require combinations of actions by Moray Council, other agencies, by local organisations and by the community itself. These are set out in the four Priority Themes for Action:

Theme 1: An Enterprising Place

We will be a place with a strong, diversified, and innovative local economy with a modernised visitor income.

Theme 2: A Skilled Place

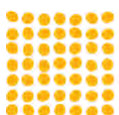
Our people will be highly trained, skilled and qualified, ready to meet the needs of a changing world.

Theme 3: A Beautiful and Safe Place

Our environment will be well looked after, accessible to all and biodiverse transitioning our community to net zero.

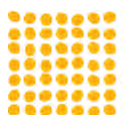
Theme 4: A Place to Live

We will be a place with great facilities where people can gather and where resilient services can be of benefit to people of all ages, abilities and backgrounds. We will have appropriate and accessible housing for all stages of life, in a community which is safe and well resourced.



2.5 Boundary map

The Local Place Plan area is defined by the red boundary line of The Cabrach Area shown in the map below.



3. Our Challenges and Needs

The people of The Cabrach, both residents and visitors face a number of challenges in the area. These are summarised below, and the Local Place Plan identifies the priorities and projects which local people, the community, businesses and visitors would like to see in the area.

The need to support existing businesses and provide innovative support and opportunities for new enterprise	Lack of opportunities for formal and informal training including apprenticeships, trades, local crafts etc	Lack of sensitive affordable housing for local people and accommodation for visitors
No facilities for social gatherings specifically a pub and family eatery	Limited public transport and concerns over road safety	Recognising that windfarm developments bring investment to the area but have a negative impact on the environment
Facilities and services for young people including a playpark, meeting spaces	The need to celebrate the natural and built environment using natural assets sensitively for the benefit of all	The importance of being active and connected

These challenges are directly linked to the Place Plan Themes.

3.1 Theme 1 An Enterprising Place

We will be a place with a strong diversified and innovative local economy with a modernised visitor income.

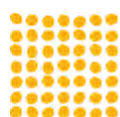
What we found out:

There is most concern about services for young people, the need for transport, local economy and jobs, tourism, retail opportunities, services for families and leisure and recreation.

Within the Place Plan area there are some opportunities to add to the local economy based on the infrastructure development currently being driven by The Cabrach Trust. It is an area with considerable heritage and history visited by many people for their enjoyment of the natural environment and Scottish heritage. While the new Cabrach Distillery will offer a visitor attraction and associated cafe and heritage centre, there are no other food and retail opportunities for residents and visitors. Suggested options to fill this gap include weekend markets and an outlet to sell local produce.

Local people highlight there are a lack of employment opportunities. The Cabrach Distillery and Heritage Centre is a major economic and social initiative which will breathe new life into the area, stimulating a renewal of people living and working in The Cabrach.

The development of a working farm provides opportunity for skills development and employment.



Small flexible, affordable and accessible workshop space would enhance the local economy, but efficient internet speed and connections is essential.

“Workshop (spaces) need to be supplied so that those in need of housing can engage in a trade. Workshops need to be flexible in use from the person wanting to work on cars to the IT tech who requires the best internet connection possible.”

There are aspirations to support a thriving economy to encourage more job opportunities to support initiatives which address financial hardship and inequality.

Poor transport and limited connectivity were highlighted by mainstream residents and local businesses as limiting the quality of life, opportunities for work and the visitor economy.

The visitor economy can also be boosted through walking and countryside tours. This would require targeted marketing and attention to safety over rougher or more inaccessible land.

A site to host glamping pods and a caravan park would enhance the visitor offering and local employment, but any sites must be sensitive to local residents and the geographical challenges of the area.

“There is definitely scope to regenerate the Cabrach. However, this should be done sustainably and not too quickly. Encouraging tourism may have a detrimental effect to those that live here. There will be benefits but there may also be consequences. A slow step-by-step plan, engaging with locals is important.”

The Galileo windfarm extension has suggested the project “would support a community wealth fund of more than £100 million over its 40-year lifespan provide free electricity to the households closest to the projectbut could also be transformational for community initiatives covering things like training, affordable housing and energy efficiency improvements for local homeowners the wind farm would create 1,200 ‘job years’ in the Moray Council area alone, with 50 ongoing Full Time Equivalent roles during operations across the council area”.

3.2 Theme 2 A Skilled Place

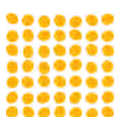
Our people will be highly trained, skilled and qualified ready to meet the needs of a changing world.

What we found out:

Accessible skills training for new entrants to employment was highlighted as an issue and apprenticeship opportunities in association with local businesses are needed. The development of a working farm provides opportunity for skills development and employment.

It was clear during the research that there is a small number of active volunteers committed to the area and passionate about their own immediate community. It also became clear that this is a community where some people don’t get involved due to the protection and security of their housing tenure. We want to create a vibrant, resilient community where everyone feels a stake in the future. This will involve training, learning, capacity building and may utilise things like Saltire Awards or John Muir Awards.

Due to poor transport connectivity, there is a need to attract satellite learning provision so that people can benefit from high level learning in The Cabrach community. This may link to the development of the enterprise and innovation space.



3.3 Theme 3 A Beautiful and Safe Place

Our environment will be well looked after, accessible to all, and biodiverse, transitioning our community to net zero.

What we found out:

Local people see The Cabrach as one big open green space where wild green spaces should be protected.

Families have identified the need for a safe place to come together and play outside. A playpark would be welcomed addition to the area for both local people and visitors. People want to see the Local Place Plan having a positive impact on children and young people.

Flood prevention is a priority for residents. Peatland restoration and enhancement of damaged and degraded peatland would be welcomed and has been highlighted as a flood prevention measure.

The local estate, as part of the Galileo windfarm project, has begun work on this. However, the question was asked if a wider peatland restoration study is required to ensure that any move towards the Scottish Government's net zero climate change emissions target takes place whilst at the same time ensuring the support of the communities impacted.

For peat restoration there is funding available from organisations including Nature Scot and therefore there is not a reliance on windfarm investment. The community engagement showed that in windfarm development the long term economic, societal, and environmental impact versus the irreversible damage to rural communities, the farmed landscape, and fragile upland ecologies are a priority.

Forests, wooded areas and land are key in fighting the impact of the Climate Emergency and biodiversity loss. To make a difference, people see putting nature at the heart of the Local Place Plan through avoiding land loss, nature-based solutions and ensuring that biodiversity is a focus in the area. everything we do.

People would like to see circular walking and cycling routes of different lengths. This should be planned sensitively and complement / enhance existing routes.

3.4 Theme 4 A Place to Live

We will be a place with a community which is safe, well-resourced and connected including a digital infrastructure, great facilities, appropriate and accessible housing – a place where people can gather and where resilient services can be of benefit to people of all ages, abilities and backgrounds.

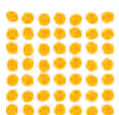
What we found out:

The Cabrach is an area of outstanding beauty and people would like to see any new housing being sensitively developed to reflect the local area. The dark skies should be protected.

People would like to see a focus on bringing the derelict housing back into use providing sustainable, affordable accommodation.

There is a need for affordable homes for young people and families to encourage a diverse population with priority being given to local people and to those who work in or close to The Cabrach. However, housing should also be varied to meet the needs of the local community including homes for the elderly and accessible dwellings. Improved employment opportunities are linked to the needs of people who wish to live and work in the Cabrach.

With access to, and availability of, housing in The Cabrach of clear, paramount importance to the community, the Cabrach and Glenfiddich Estate has an important role to play. Across recent



years, investment in the renovation and development of 8 buildings has been progressed, forming an important part of the EDF Dorenell Wind Farm Community Benefit settlement. Commitments to housing and community regeneration therein included:

- The relocation of the Scottish Headquarters of EDF to Deveron House, potentially supporting 15 jobs.
- The refurbishment of Blackwater Lodge, Deveron House, and at least 12 residential properties (6 for use associated with the wind farm and 6 for use as affordable housing).

Combined, the above represented 14 buildings earmarked for refurbishment and use as a core feature of the EDF Dorenell Wind Farm Community Benefit settlement, and associated investment in community regeneration by Cabrach and Glenfiddich Estate and EDF, that should be applauded. Thus far, eight buildings have been renovated (listed below), with previously committed and clearly identified capacity / real estate to deliver further housing noted.

Refurbished Houses Associated with EDF Dorenell Community Benefit Settlement

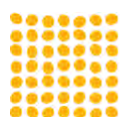
- Burntreble Cottage, Lower Cabrach
- Kirkton Cottage, Cabrach
- Post Office, Upper Cabrach
- School House, Upper Cabrach
- Tomnaven, Lower Cabrach
- Deveron House (The Manse), Upper Cabrach
- Keepers Cottage, Upper Cabrach
- Nether Ardwell, Lower Cabrach

Aligned to the above, consultation responses noted concern about the level of occupancy in these renovated properties (community perception being that occupancy rates were very low, despite clear demand). Further, it was noted that there was a lack of any transparent or accountable means of exploring and securing occupancy. As far as is known, none of the empty properties are being actively marketed for letting.

Taken together, there exists capacity to develop additional housing in the Cabrach, in line with the stated EDF Dorenell Community Benefit commitments on housing and community regeneration. Further, there remains an opportunity for the community, working closely with Cabrach and Glenfiddich Estate and EDF, to explore a proactive, transparent, and accountable means to promote letting opportunities and facilitate full occupancy in a fair way.

There is a lack of community resources to allow people to live and thrive in The Cabrach including a shop, pub and eating place. People want a central accessible hub including a community café and gathering space. This needs to be a flexible space for people of all ages as the community cannot support separate hubs for difference age groups -a facility which allows for a calendar of social events for all.

“The Cabrach needs a Hub. The Hub needs to offer housing, recreation, play and food.”



“It is important to concentrate on the locals before extending attractions to tourists. A shop would be a great advantage to have along with a café / pub, but this would have to be affordable to locals.”

Poor transport and limited connectivity were highlighted by mainstream residents and local businesses as limiting the quality of life, opportunities for work and the visitor economy.

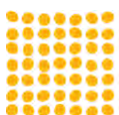
People are concerned about road safety. Timber lorries use the A941 road through The Cabrach and the speed of HGVs concern local car users re safety etc.

“My only concern would be increasing the volume of traffic as the road has already become busier and it won’t be long until an accident happens with the speed of the traffic.”

During the engagement some people highlighted that the Galileo Wind Farm project offers an opportunity for the creation of more jobs and cheaper energy for local people. Some stated the critical issue for the area is to develop greater employment opportunities to enable Local Place Plan projects and ideas to become a reality.

As part of the community engagement, a member of the community stated:

“The ideas presented don’t take into account that the Cabrach is spread out over a large area, it can be a hostile place to live and unless there is a big local industry to employ people it is unrealistic to think that they will prosper. If the proposed windfarms are granted permission, there will be the need for local and sustained employment. This, combined with the distillery may allow a café or shop to operate successfully through the year.”



4. Interventions and Investments

4.1 Themes, Objectives and Project Priorities

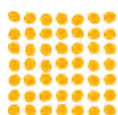
Engaging with everyone in The Cabrach was a critical part of the Local Place Plan. Community Enterprise, alongside The Cabrach Trust carried out extensive and highly participative research from May to September 2024 to ensure there was plenty of opportunity to share views. The programme included time spent getting to know the area, reviewing previous research, encouraging engagement and building a presence in the community.

To arrive at a Place Plan that was genuinely community led, we took a Service Design approach.

The aim of the research was to build up both a quantitative and qualitative picture of what local people think. Analysis of the consultation and engagement programme method is available as a separate document. The components of the approach are detailed as follows:

- Asset mapping exercise - The production of a map of the main assets across the area to understand the current level of provision. This is not an exhaustive list of every possible community space and activity, but an analysis of the most important ones.
- Community Consultation - Engagement more widely with the local community face to face was vital and a range of consultation methods were used to engage an estimated 185 people in conversation. Methods used were:
 - The Cabrach Trust Board Meeting
 - Afternoon and evening community drop in sessions
 - Young people's Pizza Evening
 - Community BBQ
 - Community Comment Boards – Display boards were in place for the month of May and June in the Acorn Centre.
 - Stakeholder consultation - Key local stakeholders and partners were interviewed at events. This was important to hear their thoughts on what's important to the community and to establish opportunities for partnership working in the future.
 - Community Comment Survey - This was undertaken to gather a broad range of community views about the Local Place Plan Themes and Project Priorities and where the initiatives would take place in the area. The survey was completed by 15 separate individuals but represented the views of 60 people.
 - A campaign was launched in May 2024 with press releases through The Cabrach Trust and local group Facebook pages.
 - Some door-to door leaflet drops were undertaken
 - Posters were distributed throughout the area
 - Paper copy surveys were emailed and made available at the annual Church Service and Tea in August 2024.

The level of engagement and participation in the process signifies the support of The Cabrach Community in developing this Local Place Plan.



The priority projects are listed under each theme in the table below. Each project has correlating numbers with are plotted on each of the maps. Each theme has its own map shown in the Local Place Plan.

Key information linked to the themes, objectives and project priorities.

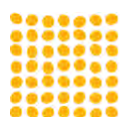
Key partners have been identified at this early stage however this is not an exhaustive list and will be subject to change. Continuing our collaborative approach, we will work in partnership with interested individuals and organisations ensuring that their involvement, role and influence is jointly agreed and managed. The lead organisations and supporting partners for some projects have still to be approached and their agreement sought in the delivery of actions.

On a similar note, we recognise that there are significant resource implications associated with the projects. Funding has not been confirmed to date however partner contributions where relevant will be considered alongside each project funding plan.

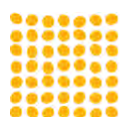
We recognise that some of the projects and developments do not relate to land or buildings and are therefore not development, but they are intrinsically linked to issues relating to the community. Therefor we have highlighted these projects with “*” to show they are necessary to deliver the wider vision and themes of the LPP.

In the LPP action plan, Moray Council is referenced in some actions. In many instances this will be as a supporting role working with The Cabrach Community eg in the Community Asset Transfer process and understanding planning processes.

Short Term Achievable Projects	(0-2 years)
Important Priorities	(2-4 years)
Future aspirations	(beyond 4 years)

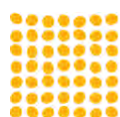


	Theme 1	An Enterprising Place
	We will be a place with a strong diversified and innovative local economy with a modernised visitor income.	
No.	How We Will Achieve it: Our Priority Projects	
(1)	Moray Council, businesses and local community organisations to identify and renovate available buildings to create rural co working and enterprise hub. This will include facilities for on and offline training, a shared workspace for local/micro businesses to share ideas/provide services to each other and act as a focus point for support organisations. Located in Kirktown and at the Acorn Centre.	
(2) *	Develop an Apprenticeship Scheme building on existing opportunities and in partnership with local businesses and industries; distillery, farming, cooperage, game keeping, wind farms, EDF Rangers. Located throughout the Cabrach area.	
(3)	All partners (including crucially landowners) to work together through an appropriate new organisation to provide appropriate infrastructure in order to develop an eco-tourist destination with accommodation and activities for mountain biking, cycling, walking, angling, eco-tourism and outdoor education. Link to adventure tourism media and organisations for promotion and support. Consideration on the impact of activities on local infrastructure and ecosystems before promotion of activities and monitor and take necessary corrective action on any implemented. Located throughout the Cabrach area.	
(4)	Feasibility study to explore an options appraisal of the development of an enterprise and learning working farm providing farming and gamekeeping employment and learning opportunities. Located at The Cabrach Trust, Inverharroch and local estates.	
(5)	Establish an outlet for the sale of local produces noting its origin.	
(24)	Located at Doran House and/or Acorn Centre.	
(6)	The Cabrach community to work in partnership with the owners of the Grouse Inn to develop a regeneration strategy to safeguard this historical asset providing an essential facility to local people and visitors. Located at The Grouse.	
(7)	Develop a “Cabrach Old School” Education Project	
(10)	Located at Cabrach Old School and House.	
(11)		
	Possible Agencies Involved in Implementation	
	Moray Council	



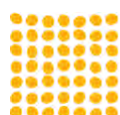
	Highland and Islands Enterprise Scottish Enterprise and local social enterprises Moray Pathways Employability in Scotland The Cabrach Trust The Kings Foundation.
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	Theme 2	A Skilled Place
	Our people will be highly trained, skilled and qualified ready to meet the needs of a changing world.	
No.	How We Will Achieve it: Our Priority Projects	
(8) (12) *	The Cabrach Trust, Community Association and other relevant organisations to further develop a volunteering and community activism programme to get more people involved in their community and supporting / developing priorities throughout this Local Place Plan. Located throughout The Cabrach but also in specific locations including the Acorn Centre, Cabrach Old School, EDF Visitor Centre.	
(9) *	In conjunction with EDF existing facilities including Dorenell Visitor Centre, will be further developed to host wildlife education and learning programmes. Located EDF Visitor Centre	
(10) (7)	A multi-site Learning Hub making the use of existing assets or developing new ones will be developed to deliver in-person, digitally, blended training programmes including structured and accredited courses, employability support and wellbeing. These may take the form of regular learning, one off events, summer programmes etc Making and sharing workshop-style events as well as field to fork or sustainable food systems will enable groups and individuals to work collaboratively and inspire each other on their creative journeys. Located throughout The Cabrach but also in specific locations including the Acorn Centre, Cabrach Old School,	
(11) (10) (7)	Determine an outlet for the teaching of tourism to encourage a diversified visitor economy. Located throughout The Cabrach but also in specific locations including the Acorn Centre, Cabrach Old School,	
	Possible Agencies Involved in Implementation	
	Moray Council Highland and Islands Enterprise Scottish Enterprise EDF	



	Moray College The Cabrach Trust The Kings Foundation.
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	Theme 3	A Beautiful and Safe Place
No.	How We Will Achieve it: Our Priority Projects	
(12) (8)	Enhancing existing provision at the Discovery Trail, add animal hides including bat and owl boxes, winter bird feeding stations. Located throughout The Cabrach but also in specific locations including the Acorn Centre, Cabrach Old School, EDF Visitor Centre.	
(13) (11) (17)	Through a local feasibility study, identify opportunities for Community Asset Transfer of land in the Cabrach to further develop opportunities for peatland restoration. Located throughout The Cabrach and Blackmiddens	
(14)	An inclusive play park is installed in close proximity to accessible toilets and disabled parking bays. Consideration is given to ensuring where possible that the play equipment is inclusive and appropriate for children and families of varying ages. Located at the Acorn Centre, Cabrach Old School, EDF Visitor Centre.	
(15)	In collaboration with local land owners, building on the popularity of existing paths, a network of nature walks celebrating biodiversity in the area will be developed to include nature walks, Nordic ski trail extension and cycle paths including a long distant footpath along the Drover Road. Located throughout The Cabrach	
(16)	Relevant partners to research, write and implement a flood prevention plan/strategy with clear implementable strategies. Located throughout The Cabrach, along the River Deveron and Blackwater.	
(17) (13)	The Cabrach Community will seek to further conservation into active restoration and regeneration of nature. A newly formed project (or as part of The Cabrach Trust) will work in partnership with others to deliver conservation action to protect, maintain and enhance designated sites and other areas of high conservation value. Research and feasibility work will ensure targeted conservation work for priority species and habitats. Located throughout The Cabrach	
	Possible Agencies Involved in Implementation	
	Moray Council Nature Scotland Forestry and Land Scotland Galileo SEPA	



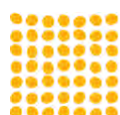
	River Deveron Trust
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Quick wins

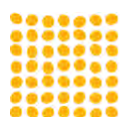
Important Priorities

Future aspirations

	Theme 4	A Place to Live
	We will be a place with a community which is safe, well resourced, connected including a digital infrastructure, great facilities, appropriate and accessible housing – a place where people can gather and where resilient services can be of benefit to people of all ages, abilities and backgrounds.	
No.	How We Will Achieve it: Our Priority Projects	
(18) *	Engage with Moray Transportation through M Connect and establish a working group of representatives of Moray Council, local groups, residents and businesses to explore potential for new public transport links. Located on the length of A941.	
(19)	Commission a housing assessment and feasibility study to consider housing supply and feedback to The Cabrach community. Options including: - Housing associations rental and / or equity share homes - Acquiring land for housing plots and allowing local people to build their own homes - Co-housing initiatives - Restoring derelict properties - Building and managing homes for affordable rent as a community and Mutual Home Ownership Cooperatives. Located throughout the Cabrach.	
(20)	Campaign for the siting of a post box in the Lower Cabrach area. Located at The Cabrach Old School.	
(21)	Influence any development plans for the Galileo Wind Farm project to ensure it reflects The Cabrach community needs and wishes. Located at the east of Hill of Dornell and north of Blackwater Forest.	
(22) (18) *	Develop a community campaign to promote road safety. Located on the length of A941.	
(23)	Develop a Community Hub accessible to all which meets the social, cultural, support and development needs of local people and visitors.	



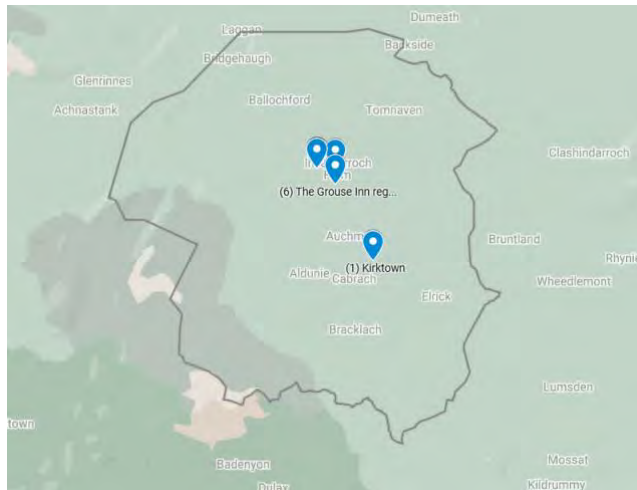
	Located at The Cabrach Old School and Acorn Centre.
(24) (5)	Identify a site and develop a community shop to be opened part time creating local employment and an essential community resource. Located at Doran House and/or Acorn Centre.
(25)	Development of an effective community transport/community car and smarter bus routes with an infrastructure to support this e.g. electric charging points. Located at the Acorn Centre.
(26) (18) (22) *	Conduct a comprehensive review of traffic management issues including speed limits, traffic calming measures, road condition and safety measures should be carried out by the Council to ensure increased traffic volumes are managed with safety as the first priority. Located on the length of A941.
(27) (18)	Development of a community owned housing project using sustainable design models based on a robust assessment and research. Located throughout the Cabrach.
(28) (6)	Following a feasibility study develop and implement a business plan to secure the future and sustainability of the Grouse Pub as a community resource.
	Possible Agencies Involved in Implementation
	Moray Council Moray Housing Associations Community Land Scotland Transport Scotland Community Transport Scotland



4.2 Place Maps

The following maps correspond to each theme. Reference numbers on each map coincide with numbers in the plan and the maps cross refers to projects. Note some projects within the themes relate to the whole Cabrach area and are therefore not plotted on the map. **Designed LPP will have detailed mapping.**

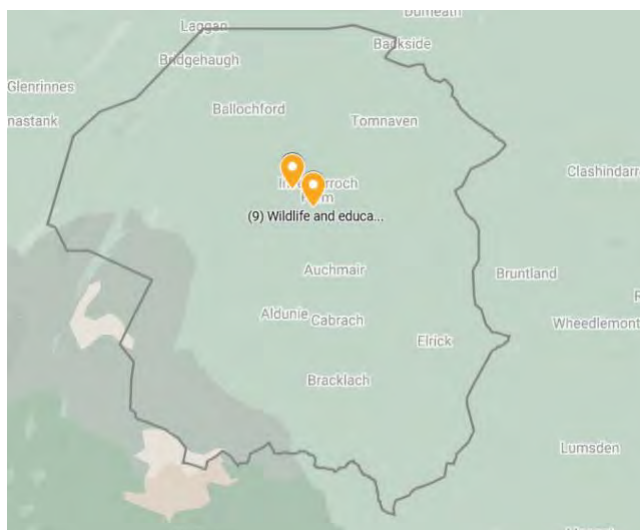
Theme 1 An Enterprising Place



- (1) Acorn Centre
- (1) Kirktown
- (4) Farm enterprise feasibility study
- (5) Acorn Centre: local produce outlet
- (6) The Grouse Inn regeneration strategy
- (7) Education project

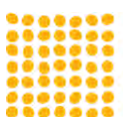
Map 1

Theme 2 A Skilled Place

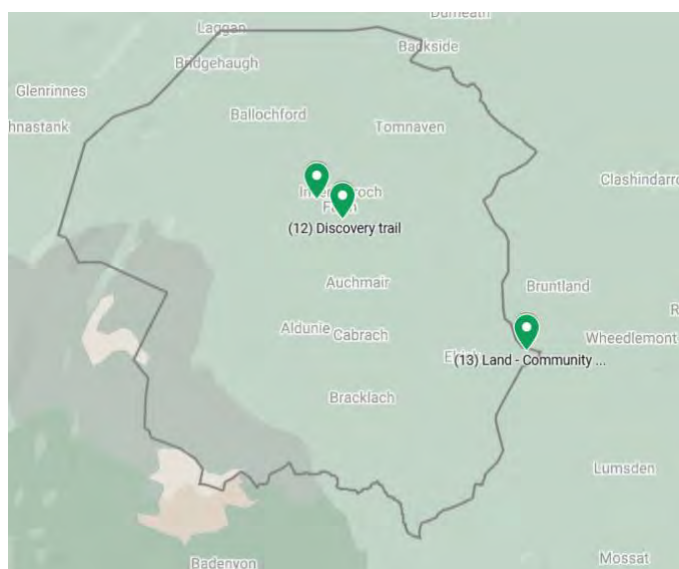


- (9) Wildlife and education programmes
- (10) Learning hub
- (11) Tourism training

Map 2



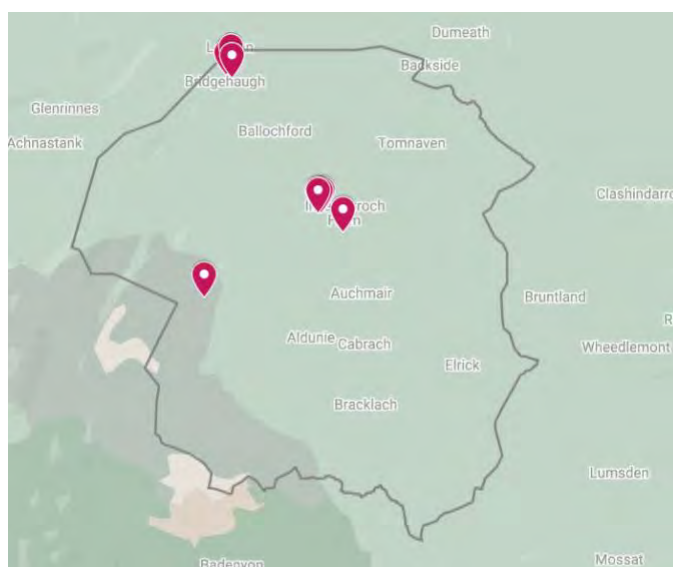
Theme 3 A Beautiful and Safe Place



-  (12) Discovery trail
-  (13) Land - Community Asset Transfer
-  (14) Play park

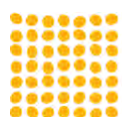
Map 3

Theme 4 A Place to Live



-  (18) Public transport links
-  (20) Post box
-  (21) Gallileo
-  (22) Road safety campaign
-  (23) Community hub
-  (24) Community shop
-  (25) Community car scheme
-  (26) Traffic management
-  (28) The Grouse Inn Community Resource

Map 4



5. Development of the Plan

5.1 The Cabrach Context

The Cabrach is steeped in history and boasts a rich tapestry of tales from centuries gone by. From its humble beginnings as a remote farming community to its pivotal role in Scotland's whisky heritage during the Prohibition era, every corner of The Cabrach tells the stories of resilience and evolution.

Though this Local Place Plan is being submitted and presented by The Cabrach Trust, from the start it has been a genuine on-going collaborative effort involving the local people and businesses. We want to thank everyone who took part and had faith in the process which would truly represent people's views.

Moray Council is our verifying body. The change in planning legislation provides us with a valuable opportunity to get involved and influence what happens to the spaces, facilities and services that matter to us, so that it can be taken into consideration as Moray Council formulates its new Local Development Plan. It is also an action plan, and it identifies the priorities that have come out of the consultation and the steps that the communities will need to take to achieve those aspirations.

The vision and objectives have set out achievable practical projects for the future. We look forward to continuing our collaborative approach to making the area an even better place to live, work, visit and play.

Our vision is big, and the challenges are ambitious and not to be underestimated but we look forward to working with Moray Council and the different voices in the area make this place where all the various communities work together so we all flourish. We need to build a strong, reliable base to shape the future, and we need to work from the grass roots up.

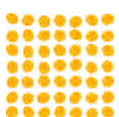
The Cabrach Trust

The Cabrach Trust was established in 2013 with a vision is to regenerate The Cabrach as a thriving, sustainable community with its history, heritage and place in Scottish history celebrated and shared by all. The Trust, a community-led project is the first strategically planned initiative to breathe new life into the area.

To achieve this goal The Cabrach Trust has developed a transformational regeneration strategy and Masterplan providing economic and social development opportunities for the Cabrach. This plan will create jobs, attract new visitors to the area and celebrate and protect the cultural heritage, beautiful landscape and history of the Cabrach.

In partnership with the local community, The Cabrach Trust supports this Local Place Plan, and a copy will be submitted to Moray Council and associated Community Councils.

The Place Plan aims to tackle challenges to the local community's long-term sustainability – including declining population and employment opportunities, access to affordable housing for local residents, reductions in community facilities and public services, enhancement of the environment and opportunities for young people. We believe the priorities we have identified can transform the area's fortunes and create a tipping point that sees the area go from survive to thrive mode. We want to be a dynamic, open area: a breeding ground for home grown talent, a place that attracts investment and relocators. We believe our Plan's priorities will reap socio-economic benefits, bring social return on investment and improve local health and wellbeing.



5.2 Overview

Our Place Plan has been community-led and has been developed using different engagement methods, all designed to ensure the widest representation of views from within the community. These are summarised below in section 5.3.

This Place Plan has been steered and developed by The Cabrach Trust collaborating with Community Enterprise Ltd and interested individuals.

Community Enterprise and The Cabrach Trust has met regularly to steer the process forward and ensure it is entirely under community control. The Trust has had sight of and influenced everything from posters to the survey, events to the analysis. In addition, their representatives have attended all the open meetings and helped distribute posters and surveys. The Trust has guided the Community Enterprise through local knowledge to ensure the community has led and driven this process from the start.

The results of this Place Plan are rooted in an in-depth period of community consultation and engagement that shaped by the local community itself. Though we had some support towards the end with analysis, writing and design, this is not consultant driven, but is genuinely by and for the community. The Cabrach community was at the heart of the process. It has been hard work but rewarding and the effort has ensured that as many sections as possible of the community have had their say.

To arrive at a Place Plan that was genuinely community led, we took a Service Design approach:

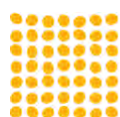
- Work with partners to map stakeholders and connect widely.
- Identify issues, ideas and solutions
- Share, discuss and shape emerging solutions
- Map priorities in Place
- Consult on the draft Place Plan to agree the priorities.
- Edit and publish the final Place Plan.
- Submit the Place Plan to Moray Council

The aim of the research was to build up both a quantitative and qualitative picture of what local people think. Analysis of the consultation and engagement programme method is available as a separate document.

Engaging with everyone in The Cabrach is a critical part of any Local Place Plan. We carried out extensive and highly participative research from May to September 2024 to ensure there was plenty of opportunity to share views and build up both a quantitative and qualitative picture of what local people think. We designed engagement to be wide reaching and provide listening opportunities for all.

Three principles guided our approach to engagement on the Place Plan:

Community Led	Keep ownership with local people, building community
Collaboration	Bring community partners together to share a vision
Co-design	Keep needs and ideas at the heart of decisions



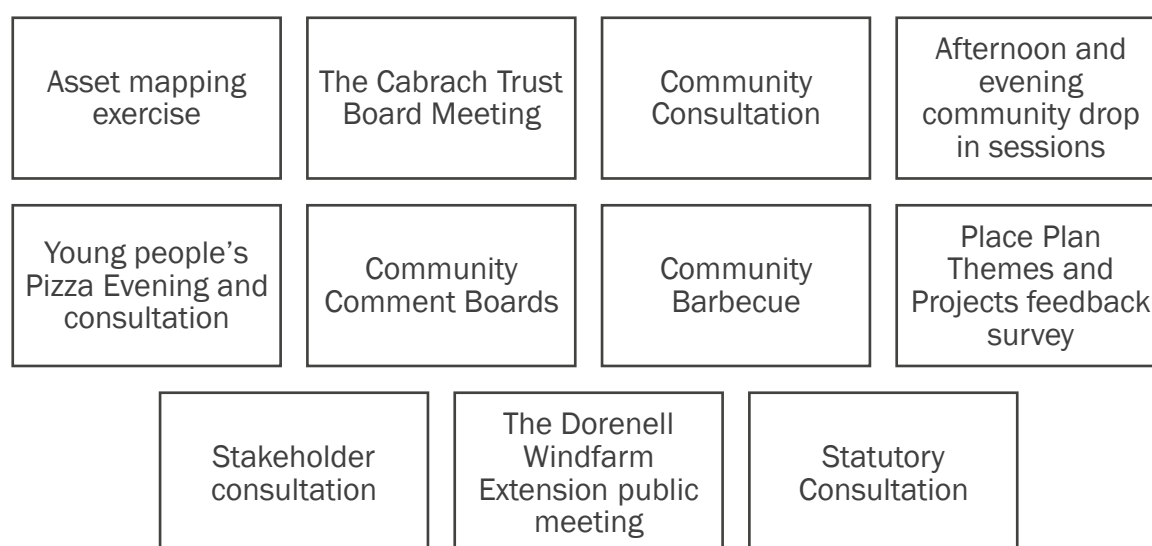
5.3 The Process

Our Place Plan was developed using a variety of different community engagement mechanisms, aimed at giving as many people as possible the opportunity to share their views.

We used a range of tools for engagement, from information boards, print, presentations, flip charts, post-its, voting and discussion papers. The most important tools are ears and eyes - listening during conversations, focus groups, meet-ups and drop-ins; and observation - watching how people move around the area, noticing what works and what doesn't.

The process has been enriching for the area. Engagement has been a catalyst for community cohesion. The future offers opportunities for various interdisciplinary groups to meet to develop solutions, on community, wellbeing, economy, travel, heritage, growth (in every way).

The methodology is included in Appendix 2 but included:



Strategy & Policy Review

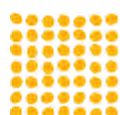
Community Enterprise Ltd conducted desktop research reviewing local, regional, and national strategies as well as analysing local demographics and statistics. Previous research such as The Cabrach Old School Hall and House Business Plan and The Cabrach Theory of Change has also been valued and absorbed.

Getting the Message Out

The Cabrach has a population of 120 and so one of the best ways of getting the information out is word of mouth and face to face. This was complemented by flyers and posters around the area and the use of events and gatherings.

6 – Strategic Alignment

We aim to have our local place plan registered by Moray Council so that it will be taken into consideration during the preparation of Local Development Plan 3. The preparation of our plan



has been in the context of Local Development Plan 2 (Adopted) and reflects current planning objectives.

Core compliance

A full policy analysis was undertaken to consider The Cabrach Place Plan's alignment and contribution to key local and national policy. The following policies and strategies are of particular relevance to the Local Place Plan:

The National Planning Framework 4 (NPF4)

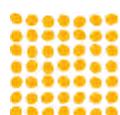
NPF4 is the Scottish Government national spatial strategy for Scotland. It sets out the spatial principles, regional priorities, national developments and national planning policy. It replaces NPF3 and Scottish Planning Policy.

The key themes of NPF4 are:

Climate Change & Adaptation / Transition to Net Zero	Town Centre Regeneration	Supporting Business Growth / Tourism Opportunities	Nature Capital & Nature Networks / Biodiversity / Open Spaces
Land for Housing (Private, Affordable & Accessible)	Redeveloping Vacant & Derelict Sites & Properties	Promoting Health and Well-being (Physical & Mental)	Balancing Rural Revitalisation with Development
Community Wealth Building & Delivering Socio-economic Benefits	Delivering Infrastructure & Local Living	Safeguarding Natural Landscapes	Renewable Energy

There are six overarching spatial principles:

1. Just transition. We will empower people to shape their places and ensure the transition to net zero is fair and inclusive.
2. Conserving and recycling assets. We will make productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.
3. Local living. We will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.
4. We will limit rural expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.
5. Rebalanced development. We will target development to create opportunities for communities and investment in areas of past decline and manage development sustainably in areas of high demand.



6. Rural revitalisation. We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.

Our consideration of the overarching principles within this Plan:

Our “Enterprising Place” thematic area offers strong, diverse and innovative projects to develop an enhanced local economy with a modernised visitor income.	We aim for investment in skills building, training and employment as part of our “Skilled Place” where there is sustainable employment and career choice and economic development which sets out a range of interventions to maximise investment in the area.	We support projects which promote community facilities and resilience projects, improved transport, connected paths other opportunities through our “Beautiful and Safe Place theme”.
Our “Beautiful and Safe Place” thematic area will address the just transition to net zero and will commit to protecting and enhancing the natural environment. We value our assets from the local environment, green space and community buildings.	Our plan has a vision for appropriate affordable, accessible housing and essential services to create a sustainable local community under our “A Place to Live theme”.	Our plan presents an opportunity for social connection and wellbeing in “A Place to Live theme”.

Crosscutting Strategic Fit

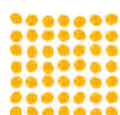
This Local Place Plan fits well with the following national strategies.

Scottish Government National Performance Framework provides a vision for Scotland with broad measures of national wellbeing covering a range of economic, health, social and environmental indicators and targets.

The Cabrach Local Place Plan aligns strongly with the overall purposes of the framework, particularly to:

- Increase the wellbeing of people living in Scotland
- Create sustainable and inclusive growth: creating projects and ideas as sustainable social enterprises
- People live in communities that are inclusive
- We value, enjoy, protect, and enhance our environment

Community Wealth Building. We want to build the community up to be ready for anchor organisation local spend while ensuring a quality workforce in an area of reducing numbers of working population.



Community Empowerment (Scotland) Act 2015. We are committed to community control of assets and services.

Just Transition to Net Zero. Though a thematic area in itself, the drive to net zero is also a cross-cutting theme across all thematic areas.

Scotland's Social Enterprise Strategy 2016-2026 has a series of action plans designed to develop and grow social enterprise in Scotland. This Plan links to these action plan ambitions:

- A Fairer Economy including Community Wealth Building, the wellbeing economy, business purpose, and social procurement.
- Fair Work and Business – Including advocating for the Living Wage, an employee voice, purposeful work and supporting measurement.
- Environment & Climate Emergency – Covering the Net Zero ambition and pathway, green enterprise, and environmental protection.
- Equalities, diversity, and inclusion – Advocating for a more diverse workplace and supporting strategies to improve on this among other areas

Scotland's Economic Strategy, 2015. The approach to delivering Scotland's Economic Strategy is underpinned by priorities for sustainable growth which are reflected in the Plan including:

- Investing in The Cabrach people and infrastructure in a sustainable way
- Promoting inclusive growth and creating opportunity through a fair and inclusive jobs market and regional cohesion
- It recognises the importance of community empowerment, and the important role of third /voluntary sector organisations which empower local communities and underpin the structures which many individuals rely on to participate within society.

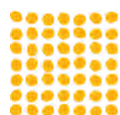
A Connected Scotland 2018: The Plan links to the strategy for tackling social isolation and loneliness and building stronger social connections. The priorities are to empower the community and build shared ownership, promote positive attitudes, create opportunities for people to connect through an infrastructure that fosters connections.

Place Principle, 2019: The Plan requires joint working, collaborative work reflective of The Cabrach and aims to identify and maximise positive impact.

Community Led Tourism puts local people at the centre of the decision-making process to produce a tourism offering which benefits the whole community. It looks to build a strategy which allows small, local organisations and businesses to capture the footfall of visitors who are attracted to larger, popular local assets. Encouraging local communities to take ownership of tourism in their area can help preserve historic and cultural heritage, improve management of land and assets for community use, encourage the development of new business opportunities, and improve the quality of services and sustainability of the area; socially, economically and environmentally.

Tourism can be used as a tool for regeneration - connecting local people and local businesses in the development of their area. Tourism-focused social enterprises can empower communities to grow their individual tourism markets by putting local people and community assets at the heart of a collaborative approach to growing visitor numbers.

Community Led Tourism / Local Solutions as well as Scotland 2030 Strategy pushing a more innovative visitor economy in less usual areas. The Scotland Outlook 2030 strategy published in 2020 outlines an ambition for delivering responsible tourism.



National Strategy for Economic Transformation: The Scottish Government ambition for 2032 is for Scotland to be successful: a strong economy where good, secure and well-paid jobs and growing businesses have driven a significant reduction in poverty and, in particular, child poverty. It means a nation of entrepreneurs, innovators, resilient supply chains, competitive advantages in the new industries generated by technological, scientific and environmental change.

The vision is to create a wellbeing economy: a society that is thriving across economic, social and environmental dimensions, and that delivers prosperity for all Scotland's people and places.

Community wealth building (CWB) is a place-based approach to local economic development, which redirects wealth back into the local economy, and places control and benefits into the hands of local people. A public consultation process took place at the start of 2023, which sought to explore which new powers and duties would enable public bodies to support CWB, and where existing law and policy could be changed to advance action on CWB. CWB legislation is now in development

10 Year Social Enterprise Strategy sets out a wide-ranging, ambitious and long-term programme to develop the potential of Scotland's social enterprise sector. It describes a clear path to stimulating social enterprise activity, developing stronger organisations, and realising market opportunity over a ten-year timeframe. It positions social enterprise as central to achieving our shared vision of a fair society and inclusive economy.

The Scottish Government is committed to realising the full potential of social enterprise; a way of doing business that is great for the economy and great for the people of Scotland.

This strategy describes how that potential can be realised. It has been developed through a process of co-production, where the Scottish Government has worked with the social enterprise community to articulate shared ambitions and find ways to deliver on these.

Proposal for a Rural Economic Action Plan with focus on rural regeneration. The Scottish Rural Parliament is sitting in November in Fort William and will drive change in rural areas.

Moray Local Development Plan 2020 has a vision: "People want to live, work and invest in Moray because of the outstanding quality of life and environment".

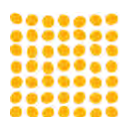
The Cabrach Local Place Plan aligns to this Plan as it applies a placemaking approach to development to create sustainable, welcoming, well connected and distinctive places that are safe, healthy and inclusive. It provides a strong framework for investment that provides sufficient land for development and supports sustainable economic growth (including the tourism economy). It also aims to identify and provide for new or upgraded social and physical infrastructure to support the expanding population whilst safeguarding existing infrastructure.

The Local Place Plan themes also encourage efficient use of land and promote low carbon and sustainable development, protect and enhance the built and natural environment and aim to improve resilience of the natural and built environment to climate change.

Moray Local Development Plan from 2020 highlights no options houses across The Cabrach.

Linked to net zero is a national push towards active travel and cycling. The Moray Local Development Plan mentions Sustrans and plans for an extensive network of walking and cycle paths.

In addition, the Moray Local Development Plan from 2020 outlines in order to try and facilitate development within Cabrach, low impact and modest scale proposals for regeneration of the community including housing, employment and low and zero carbon generating technologies will be supported in the open countryside, subject to proposals meeting the terms of other relevant policies. Development within or in the area surrounding the Hill of Towanreef Special Area of Conservation (SAC) must demonstrate that there will be no adverse effect on the integrity of the



SAC from development activity causing damage to habitats or changes to drainage that alter the hydrology that the habitats rely on.

The Local Place Plan demonstrates regard to Moray Council Local Development Plan and the National Planning Framework 4 (NPF 4). We confirm that the LPP aligns with the policy aims and objectives of Moray Council Local Development Plan 2020 and NPF 4 and is not seeking to amend the Moray Council Local Development Plan 2020 plan.

The Moray Council Corporate Plan 2024-29 identifies Council priorities from the Moray 10 Year Local Outcomes Improvement Plan adding in corporate and administrative priorities including:

- 1) Tackle poverty and inequality
- 2) Build thriving, resilient, empowered communities
- 3) Build a stronger, greener, vibrant economy.

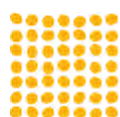
The Moray Local Outcome Improvement Plan -revised 10 year plan (Moray Community Planning Partnership) identifies four areas. Growing, diverse and sustainable economy; Building a better future for our children and young people in Moray and Empowering and connecting communities fit well with national priorities.

Moray Economic Development Strategy (2022-2031) developed in conjunction with the Moray Skills Investment Plan. Takes account of changes in the economic landscape since 2012 not least cuts to public funding; it also reflects the work undertaken for the emerging Moray Growth Deal.

It maintains the overall objective to grow and diversify the economy and focuses on achieving four outcomes including: Qualification Levels, Small Business Growth, Talent Attraction and Business Competitiveness.

Moray Council's Active Travel Strategy (ATS) 2022-2027, aims to make active travel an attractive and realistic choice for everyday journeys to enable and encourage people to walk and cycle as part of their daily lives. Ideally, this achieves to reduce the amount of private cars on the road and increases people's access to healthy, affordable and quick modes of transport.

¹ http://www.moray.gov.uk/moray_standard/page_75361.html



9 Management and Governance

How the Plan will be overseen and monitored

The Cabrach Trust will be the lead body to retain a watching brief over the implementation of the plan. This includes ensuring that Moray Council responsibilities are undertaken and supporting the delivery of projects the community and local agencies are responsible for. The Trust will oversee the success of the plan but will also be responsible for reviewing it periodically to respond to changes in the local environment, many of which we will not be able to envisage just now. We want the plan to be clear and agreed but there may be opportunities that emerge that will require the leadership of local community groups, encouraging on-going community involvement, volunteering and activism.

The Cabrach Trust will;

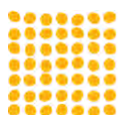
- Keep the plan up to date and amend it where required.
- Liaise with Moray Council about planning related implementation.
- Stimulate /support organisations to take on the actions identified in the Plan.
- Promote the Plan.
- Review progress.
- Monitor the impact of the Local Place Plan potentially through (commissioning) external impact assessors.

Project Sub-groups

Time limited, project specific sub-groups comprising community groups or interested individuals will be established by The Cabrach Trust. These will operate while substantial projects are running. Sub-groups will have their own Chair and include someone from The Cabrach Trust either a staff or Board member.

Equal Opportunities

Equality, equity, diversity and inclusion is important to us. Though not a hugely diverse community compared to other places in Scotland, ensuring everyone is welcome, regardless of background is a founding value in our plan.



Appendix 1. The Nature of Our Place

The Cabrach Area

The Cabrach is a remote and sparsely populated area on the northern edge of the Cairngorms National Park, in Moray, North East Scotland. Fringed by the Cairngorms National Park to the South, Speyside and the Moray Firth to the North, and Aberdeenshire to the East, The Cabrach has a strong sense of place and an extraordinarily history of community spirit and resilience.

This beautiful area was once a self-sustaining upland settlement but now it has reached a critical point in its long history. With a spiral of depopulation over the last century the cultural heritage and history which makes the area unique are at risk of being lost.

The area history stretches back to the very earliest inhabitants of Scotland, and it has a strong sense of place. That distinctive identity is underlined by its name – not Cabrach, but ‘*The*’ Cabrach. It is an area of natural beauty with unspoilt views over mountains and heather moors.

The Cabrach has a long and colourful whisky distilling history and was once a legendary haunt of illicit distillers and smugglers. This history has led to the area being regarded as the birthplace of Malt Whisky.

The Cabrach is an area that has suffered from significant loss and depopulation. At the turn of the 20th century, the Cabrach had a population of around 1000 people, today it is under 100. The Cabrach Trust is working to safeguard this fragile community. The Cabrach Distillery is the concept created by The Cabrach Trust; an investment that is sensitive to the area’s history and special environment, which is rooted in its asset base, and that will enhance and protect its uniqueness. Ultimately, the kind of investment that will drive real, lasting change.

The landowner Dr Christopher Moran is the owner of the 48,000-acre Glenfiddich and Cabrach Estate and Mr Anthony Sharp who owns 1,300 acres. In 2013 The Cabrach Trust took ownership of the historic Inverharroch Farm and its 170 acres of land.

Community and Visitor Facilities

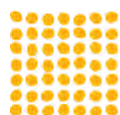
Through asset transfer, the community, via the Cabrach Trust has acquired and aims to restore the Cabrach School Hall and House, restoring the buildings to put the facilities to use again.

Community facilities at the Acorn Centre include a large meeting/function space and kitchen provide the only community meeting space in The Cabrach. It is used for exhibitions, consultations, activities and hosts events and community groups activity.

The Grouse Inn is known locally known as ‘the Airdwell’ is currently closed for business but when open offered a bar, with an extensive whisky collection and function space.

Inverharroch in the Lower Cabrach and is still a working farm. It is also the centre of the Cabrach Trust and the location for the new Cabrach distillery and planned heritage centre.

Sitting on the Bank of the River Deveron is the nature hide, ideal for families, bird and nature spotters, photographers and artists, or just to sit in the peace and tranquillity to watch the world



go by. The hide is used regularly by the ranger service linked to EDF's Dorenell Wind Farm, which provides guided walks along the discovery trail and linked walking routes. Other organisations are also using the facility, such as the environmental charity Wild Things! who recently visited with a local BALL (Be Active Life Long) group of older people.

The 2km all-ability discovery trail at Inverharroch Farm provides nature and heritage experiences with views of Lower Cabrach, a wildflower meadow, and a nature hide. The route takes a path along Charach Water and the River Deveron, reaching Blackwater Bridge.

Upper Cabrach Parish Church is a small, rural place of worship, located in open countryside on the edge of a river valley. It is managed by Upper Cabrach Church Trust, SC0 02705. The large former manse is situated across this narrow valley and a rough path from it gave access to the church. The church is now only in occasional use during the summer months.

Environment

Wildlife sightings near the River Deveron include herons, dippers, swallows, swifts, buzzards, red kites and otters. Ospreys fish on the River Deveron and the nearby River Spey.

Bird feeders near the nature hide will attract smaller species, bringing viewing, photography, and wildlife painting opportunities. The hide also includes information on The Cabrach's Dark Sky status and provides a shelter for stargazing activities.

The Cabrach meadow was created by families of volunteers in 2021, using a traditional Scottish wet meadow mix and Mavisbank. The meadow was sown to invigorate the area and provide natural habitats for invertebrates, birds and insects. Within the wildflower meadow, there are two nature ponds with pond dipping platforms.

Supported by Trees for Life, The Woodland Trust and The Queens Green Canopy, a planting programme extending to 3000 native, broadleaf trees has been undertaken. Further riparian planting is planned to restore the bank for the River Deveron and Blackwater.

The Cabrach, is currently home to 77 turbines across two wind farms. Plans for further developments through the Dorenell Extension Wind Farm and Biodiversity Enhancement Plan could see the area become home to the largest onshore wind park in the entire UK. Galileo is developing proposals for a wind farm and Biodiversity Enhancement Plan (together known as 'the project') on land within the Cabrach and Glenfiddich Estates, approximately 10km south of Dufftown.

Business and Economy

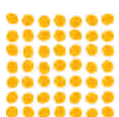
The EDF Dorenell Visitor Centre provides an opportunity to learn about the work that is happening to combat climate change in the area and is also the starting point for a number of different long distance walking routes.

The workshop of Barrell Creations creates unique pieces of furniture, wine and whisky display cabinets and outdoor furniture from 30-50-year-old whisky barrels.

There are a number of farms throughout the area, some of which are working whilst others derelict and vacant. These buildings offer business opportunities.

There are also some small businesses operating from residential properties in The Cabrach. There is currently a lack of business and workshop space available for further business development.

Transport



Stage Coach run a service 5 times a week between Bogs of Noth and Aberdeen. A bus runs from Elgin to Dufftown (10 miles for The Cabrach) every two hours. Dial M for Moray Speyside Covers Speyside from Rothes to Tomintoul and Drummuir/Cabrach to Tormore and all areas in between.

Timber lorries use the A941 road through The Cabrach. These HGVs and the speed they travel concern local car users re safety etc.

Tourism

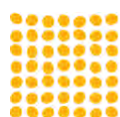
The Cabrach is an attractive place to visit and provides a haven for those who appreciate the countryside, wildlife and outdoor activities. Auchindoun Castle is a 10-minute drive north of The Cabrach.

Visit Scotland have identified four key trends in tourism across Scotland.

General trends:	Implications for The Cabrach area:
Offer more genuine experiences and help visitors to be more than 'tourists': Recommendations include to be overt in marketing about organisational values; encourage visitors to explore smaller communities. There is a reference to looking "beyond the boutique hotel", and to consider restored or repurposed accommodation where visitors would love to spend time.	Developing strong community links via the Trust is likely to appeal to visitors. The link to the community owned distillery story is a strong draw. Strong links into the Cairngorms national park shows visitors links to local industry (from whisky to agriculture) and a real local environment.
Limitless discoveries: marketing the whole of Scotland and joining up itineraries. This includes looking at ways to create more joined up experiences, potentially connected by geography or theme (such as heritage). Businesses need to collaborate around new attractions and routes to help join up the gaps in the overall visitor experience.	Walkers and cyclist can be signposted here via national cycle routes. The Cairngorms offering will be a key draw and links into the less known attractions in Moray and the North East will be of interest. .
Evolving traveller: recognising the many different types of visitors, both culturally and demographically. Visitors increasingly want to have a 'real' experience and will want to live more like a local to find it.	Visitors want to go home with a unique story to tell – often, this comes from a chance conversation which can take place in a visitor attraction or local space.
Technology to stimulate and inform using widely available technology and data capture to improve and influence the visitor experience.	It is essential for The Cabrach amenities to be in the digital space. Make it easier for people to find the sites and to book (where appropriate) seamlessly.

The Visit Scotland Trends 2019 report indicates an increase in "wellness" tourism which fits well with the social impact of The Cabrach focusing on the positivity around localism and authentic experiences, adaptable adventure, workcations, artisanal retail and food and drink, voluntourism and wellness.

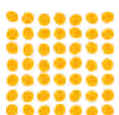
Attractions in or near The Cabrach



As part of the Place Plan process, we have considered what would attract visitors to The Cabrach and what attractions there are within relatively easy travel distance, particularly for walkers, cyclists. This is a highly attractive area with numerous places of interest for those with a variety of tastes, partly due to its location near the national park, the North East, outdoor activities and the whisky attractions.

Some ideas are set out below, but this is not an exhaustive list.

- The Cairngorms is part of an international family of National Parks and is the largest in the UK, at 1,748 sq miles and within travelling distance to The Cabrach. Nearly half of the land in the National Park is considered 'wild land'. 49% of the park has been recognised as being of international importance for nature and is protected by European Law.
- Speyside and the Cairngorms within the National Park provides access to climbers, walkers, cyclists, skiers, kayakers etc in the relatively near vicinity.
- Glenlivet Mountain Bike Trails, within 30 miles of The Cabrach offers mixed ability mountain bike trails with different sites for different competencies so this can attract adventurers as well as families.
- There are numerous whisky distilleries in the vicinity of the Cabrach and there are brown signs directing people to this area.
- The Moray Way is a Long Distance Route (15 miles north of The Cabrach) that extends for 95 miles around Moray. It is currently marketed as a walking route which can be comfortably walked in six to nine days encompassing a wide variety of wildlife and scenery.
- Hill of Huntly Nordic and Outdoor Centre is UK's only purpose-built all-weather facility for cross-country skiing and roller skiing.



Appendix 2 Summary of Engagement Work

Engaging with everyone in The Cabrach is a critical part of any Local Place Plan. Community Enterprise, alongside The Cabrach Trust carried out extensive and highly participative research from May to September 2024 to ensure there was plenty of opportunity to share views. The programme included time spent getting to know the area, reviewing previous research, encouraging engagement and building a presence in the community.

To arrive at a Place Plan that was genuinely community led, we took a Service Design approach.

The aim of the research was to build up both a quantitative and qualitative picture of what local people think

Consultation Findings

185 (update after statutory consultation) local people and some visitors participated the extensive engagement, covering all ages of the community. In summary the consultation told us:

Housing

As an area of outstanding natural beauty any new housing should be minimal and reflect the area in design as well as protecting the dark skies. Renovating existing derelict buildings would be the preference, with housing to meet a range of needs and priority given to those who work close to or on the Cabrach.

The concept of community housing is attractive.

Jobs / Employment

The distillery will bring some welcomed employment and jobs to the area. Environmental projects aiding with capturing carbon are a sector that could provide employment within the Cabrach. Supporting local enterprise initiatives and local business is essential for economic growth.

Footpaths / Walks / Green Spaces

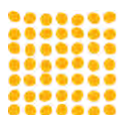
The Cabrach is seen as one big green space but would benefit from some safe and accessible footpaths over challenging areas. In particular a path to The Grouse, Visitor Centre and distillery would be ideal.

Paths should be clearly marked and connected, and existing routes protected and maintained.

The area lacks an accessible and attractive play area which should also host parking.

Community Facilities

There are plans to develop the Cabrach Old School Hall and House which will offer community meeting space and residential accommodation. Some opinion stated that The Acorn Centre



seems to be sufficient for the current level of community events. However, extra could be made available in the renovation of the old school. For example, a gym room, snooker, darts, table tennis perhaps.

Family and community gatherings are appreciated, and people would like to see a regular calendar of events.

A pub and space to drink and eat is a high priority for people of The Cabrach.

People would like to see community facilities and services including dog bins, picnic tables, a community garden, heritage centre and genealogy site / centre.

Sport / Fitness / Recreation

Indoor and outdoor gyms for all year use should be considered as well as flexible space for outdoor sports, perhaps in a children's play park.

Transport

Local people feel it is unlikely that a bus service will meet the needs of the community. However there is scope to look at a hopper bus and communal hire vehicle, ebikes and scooters.

The people of The Cabrach are concerned about the state of the roads and would like to see road upgrading and regular maintenance.

Tourism

The beauty of the area is what sells itself and whilst it should be promoted as a visitor destination with links to heritage care should be taken to ensure that maintenance and management is in place eg litter collection.

Arts & Crafts

The recent arts activities have been popular and need to be continued. A community hub would prove facilities for an art & theatre hub, workshops for art, theatre, music.

Music / Theatre

The area could host more music events showcasing local talent. A Christmas panto and regular music nights would support social intervention and mental wellbeing.

History / Heritage

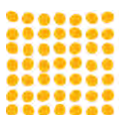
History and heritage must be kept and nurtured at all costs. The current trend of consenting wind farms without due regard to history must be stopped.

There is a desire to bring people bring people to the area.

Food / Drink Retail

Currently there is no facility for food and drink, but this will change with the opening of the distillery café. Similar offerings would encourage tourists to visit and stay longer in the area as well as improve the quality of life for local people

A local pub with added attractions eg garden centre ad selling local produce would promote the area.



Young People

Young people would like a facility which offers informal gathering space with a snooker table, pool table, table tennis, darts. This could be offered in a youth night.

A play area and child friendly cycle paths are important.

Employment opportunity is essential to maintain a local community.

Dragon's Den

Young people involved in the consultation took part in a Dragons Den discussion to highlight how they would invest in the area.

The Dragon's Den has £1 million to give to the Cabrach!!

What is your Dragons Den idea?	What difference will your idea make in the Cabrach?
<i>Community action and campaigning to help the community have more control of the Cabrach and use of private land. Scheme to take back derelict buildings, especially houses for local people.</i>	<i>More people could move in or stay in the community There will be a better sense of community More people – more services – more interest.</i>
<i>More gardens</i>	<i>Will make the environment better / cleaner</i>
<i>More solar panels</i>	<i>More energy</i>
<i>Office for people that can't work outside. Use it if people don't have money for rent, electricity, food.</i>	<i>More people can get jobs – even people with disabilities</i>
<i>A shop!</i>	<i>Convenience for people who live here.</i>

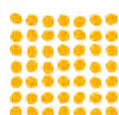
Statutory Consultation – The 28 day statutory consultation was launched at a public meeting on 22nd October 2024. The draft Local Place Plan was also available on The Cabrach Trust website with details about how to give views and feedback.

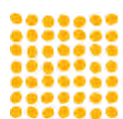
The following people and organisations were contacted as part of the statutory consultation:

Information to be populated following the 28-day consultation.

The draft Local Place Plan was also discussed at the Cabrach Community Association.

The Cabrach Trust received XX written responses and made amendments to the draft plan based on the views and comments provided.





Afterword

To be populated following the 28-day consultation

