



Cairngorms National Park Local Development Plan
Main Issues Report - Background Evidence

3. Monitoring Report



Main Issues Report - Background Evidence

3. Monitoring Report

This is one of five Background Evidence Reports that have informed the Cairngorms National Park Main Issues Report. These reports look at:

- 1 Housing and population – sets out the rationale for the new housing requirements identified in the Main Issues Report. It looks at how the population of the Park is expected to change and considers the impact this may have on the future number and types of households in the Park. It also summarises the Housing Need Demand Assessments produced by the Local Housing Authorities and identifies the housing land supply.
- 2 The economy – sets out the rationale for the new employment land identified in the LDP. It looks at the evidence which exists, the demand information gathered as part of a study commissioned to support the LDP and any available information published by the Local Authorities.
- 3 Monitoring report – an assessment of progress on the implementation of the adopted Local Plan (October 2010).
- 4 Other information – summary of other information which has informed the development of the Main Issues Report.
- 5 Site analysis – an assessment of potential development sites submitted by landowners, developers and agents as part of the CNPA 'Call for Sites' process.

These reports set out the rationale for the approach taken in the Main Issues Report on the various topics. They provide detail not contained within the Main Issues Report, and should be read together with the Main Issues Report to get a full picture.

**Cairngorms National Park
Main Issues Report Consultation
Monday 19 September – Friday 9 December 2011**

Any comments or responses to the content of these reports should be included within your consultation response on that part of the Main Issues Report and should not form a separate comment or response. Comment forms, and copies of all the Main Issues Report documents, are available from the CNPA offices or online at **www.cairngorms.co.uk**

Responses should be sent to:
Cairngorms National Park Authority
FREEPOST NAT 21454
GRANTOWN-ON-SPEY
PH26 3BR
Email: localplan@cairngorms.co.uk

Further information

If you have any queries regarding the consultation, please contact:
Cairngorms National Park Authority
Albert Memorial Hall
Station Square
Ballater
Aberdeenshire AB35 5QB

Tel: 013397 53601
Fax: 013397 55334
Email: localplan@cairngorms.co.uk

Contents

1	Introduction	6
2	Purpose and Methodology	6
3	Review of the Existing Local Plan	7
4	Review of Chapter 3: Conserving and Enhancing the Cairngorms National Park	9
5	Review of Chapter 4: Living and Working in the Cairngorms National Park	15
6	Review of Chapter 5: Enjoying and Understanding the Cairngorms National Park	22
7	Review of Settlement Proposals	24
8	Review of Supplementary Planning Guidance	26
9	Review of Strategic Environmental Assessment (SEA) Report	27

1. Introduction

1.1 The Cairngorms National Park Local Plan was adopted on 29 October 2010. This Monitoring Statement assesses progress of that Plan against a number of key indicators. It also provides an appraisal of the policies and proposals of the Cairngorms National Park Local Plan for the period July 2010 to March 2011. The Cairngorms National Park Authority (CNPA) is required to publish this Monitoring Statement, as part of the evidence to inform the Main Issues Report. It has been prepared under the relevant legislation guiding the development of Local Development Plans.¹

2. Purpose and Methodology

2.1 The Local Plan must be able to respond to changing circumstances. The CNPA is therefore required to monitor the implementation of the current Local Plan to assess how successfully it has achieved its vision and objectives. It is recognised that, with the adoption of the current Plan in October 2010, the period of monitoring is relatively short. The Plan was formally considered to be material in the decision-making process in July 2010 and monitoring has therefore used that as a start date.

2.2 The impact of the policies and proposals of the Local Plan over the same period have also been assessed. This is set out based on its chapters:

¹ Planning etc (Scotland) Act 2006; Town and Country Planning (Development Planning) (Scotland) Regulations 2008; Planning Circular 1 2009: Development Planning

3. Review of the Existing Local Plan

Context

- 3.1 The Cairngorms National Park Local Plan is the first Local Plan for a National Park in Scotland and the first prepared by the CNPA. It is used by the Park Authority and Angus, Aberdeenshire, Moray and Highland Councils for determining planning applications. The Local Plan plays a key role in collectively delivering the four aims of the Cairngorms National Park. Please note that the Local Plan does not cover the area of Perth & Kinross recently included in the boundary of the Park.
- 3.2 It is one of the main tools in use in the National Park and helps to protect its outstanding natural and cultural heritage from harmful development, and supports new development which is needed for local communities by identifying sufficient land in the right places. It addresses the lack of housing, particularly affordable housing, and ensures that all new development is of the highest quality in terms of design and sustainability. It delivers in the following three key areas:
- Conserving and Enhancing the Cairngorms National Park
 - Living and Working in the Cairngorms National Park
 - Enjoying and Understanding the Cairngorms National Park
- 3.3 These key areas, taken together embrace the aims of the Park, and are the overarching themes of the Local Plan – Sustainable Development: a Park for today and in the future; and Sustainable Communities: meeting local needs for those working and living in the Park.
- 3.4 Alongside this, the vision and guiding principles of the Local Plan are set out within the supporting text of the Plan. This sought a world class National Park in which its natural and cultural heritage is conserved and enhanced by both local people and visitors; a renowned destination with opportunities for all to understand and enjoy its special qualities and places; an exemplar of sustainable development, and; a National Park that makes a significant contribution to our local, regional and national identity.
- 3.5 The Local Plan pursues a strategy of reconciling appropriate forms of development while also conserving and enhancing the special qualities of the National Park. The Plan aims to support the sustainable growth of the communities within it, while recognising that much of the Park contains national and international designations for areas of particular importance for natural and cultural heritage reasons.
- 3.6 The policies and proposals in the Local Plan are intended to make a proactive provision to focus settlement growth in the main strategic settlements, plan for growth that meets community needs in other settlements, especially encouraging affordable housing, and to ensure all development is high quality, sustainable and sensitive.
- Performance of the Policies – Has the Local Plan Achieved its Vision?**
- 3.7 It should be recognised that the Local Plan was only adopted in October 2010 and the weight attributable to its proposals and policies prior to this was limited. Therefore only a limited amount of time

(approximately six months) has elapsed to achieve the vision of the Local Plan. The vision is taken directly from the National Park Plan; to develop a world class National Park, in which its environment, its natural and cultural resources are cared for by residents and visitors and sustainable development is promoted as a benchmark to others.

- 3.8 In general, the themes and aspirations set out in the vision cannot be expected immediately; the proposals and policies have set high demands, which the CNPA, the local authorities and applicants are still getting to grips with. This review shows that the policies have proved to be robust and resilient thus far across the Local Plan. While no major issues have emerged, the relative infancy of the Plan should be taken into account, as should the fact that the Local Plan policies have not yet been challenged at appeal. Also, the downturn in the development industry has affected the number of planning applications and there are ongoing changes in the planning system.
- 3.9 A longer period of time will be required to see substantial changes brought about by Local Plan policies.
- 3.10 The following section outlines an interim review of the policies, highlighting the general purpose, use and background. It also makes a recommendation whether an alteration is required.
- 3.11 The policies were reviewed over a six-month period from July 2010 to March 2011, including 299 planning applications. The Local Plan was adopted on 29 October 2010.

4. Review of Chapter 3: Conserving and Enhancing the Cairngorms National Park

- 4.1 The policies in this section focus on natural and cultural heritage conservation and the sustainable use of resources.

Policy 1 Natura 2000 Sites	
Purpose	This policy requires that development likely to have a significant effect on a Natura 2000 site (Special Protection Areas (SPA); Special Areas of Conservation (SAC); Ramsar sites) would be subject to an appropriate assessment.
Use	2
Background	This policy applies the 'precautionary principle' on important sites. The policy reflects the requirement of the Conservation (Natural Habitats) Regulations 1994. There are no known issues with the thrust or the wording of this policy and it could remain unaltered and brought forward into the Local Development Plan, as required.
Alteration required	None

Policy 2 National Natural Heritage Designations	
Purpose	This policy requires that development likely to have an adverse effect on the National Park, Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or National Scenic Areas (NSA), will only be permitted where the objectives and integrity of the designation would not be compromised or the effects are outweighed by socio-economic benefits of national importance.
Use	7
Background	This policy protects nationally designated sites from unacceptable levels of development and applies the precautionary principle. There are no known issues with the thrust or the wording of this policy and it could remain unaltered and be brought forward into the Local Development Plan, as required.
Alteration required	None

Policy 3 Other Important Natural and Earth Heritage Sites and Interests	
Purpose	This policy requires that development takes account of the likely adverse effects on ancient woodland, semi-natural woodland or other sensitive sites (not designated) and provide appropriate mitigation.
Use	4
Background	This policy affords some level of protection to other sites that are not designated but have some importance. There are no known issues with the thrust or the wording of this policy and it could remain unaltered and be brought forward into the Local Development Plan, as required.
Alteration required	None

Policy 4 Protected Species	
Purpose	This policy protects European protected species against adverse development.
Use	10
Background	This policy recognises the requirement of the Habitats Regulations 1994 to protect species and habitats, and if necessary undertake surveys or licensing. There are no known issues with the thrust or the wording of this policy and it could remain unaltered and be brought forward into the Local Development Plan, as required.
Alteration required	None

Policy 5 Biodiversity	
Purpose	This policy ensures that all new development would not have an impact on the habitats or species of the National Park – as identified by various Biodiversity Action Plans.
Use	10
Background	This policy is intended to protect, conserve and enhance habitats, networks and species, and directs development away from these sites, or provides suitable mitigation. The policy reflects the first aim of the National Park. There are no known issues with the thrust or the wording of this policy and it could remain unaltered and be brought forward into the Local Development Plan, as required.
Alteration required	None

Policy 6 Landscape	
Purpose	This provides a dedicated policy on landscape containing a presumption against any development that does not complement or enhance the landscape character of the National Park.
Use	26
Background	Some clarity and further guidance on how development can and should complement and enhance the landscape character has been identified as an issue. The policy should set out more definitively landscape capacity and inappropriate and unsuitable development types.
Alteration Required	Yes – clarification of the policy is necessary.

Policy 7 Gardens and Designed Landscapes	
Purpose	This policy seeks to protect, preserve and where possible enhance identified sites (an inventory is available).
Use	0
Background	Scottish Planning Policy (SPP) maintains the requirement for a relevant policy to be included in the Local Development Plan. Any new and updated guidance including the Scottish Historic Environment Policy and other Historic Scotland documents, including Managing Change Guidance, should be taken into account.
Alteration required	Yes – see updated guidance as required.

Policy 8 Archaeology	
Purpose	This policy has a presumption in favour of preserving archaeological resources and their settings.
Use	I
Background	SPP maintains the requirement for allocations to take account of archaeological remains and for a relevant policy to be included in the Local Development Plan. The protection of military roads was specifically mentioned as being a preferred component of this policy (it currently sits within policy 11 Local and Wider Cultural Heritage of the Park). Any new and updated guidance including the Scottish Historic Environment Policy and other Historic Scotland documents including Managing Change Guidance should be taken into account.
Alteration required	Yes – see updated guidance as required.

Policy 9 Listed Buildings	
Purpose	This policy has a presumption in favour of preserving listed buildings and their settings.
Use	8
Background	SPP 23: Planning and the Historic Environment (which has now been superseded) contained a model policy however the Cairngorms National Park Local Plan did not adopt that approach. SPP suggests that enabling development may be acceptable as a means of retaining a listed building. The Local Plan text makes provision for the maintenance and demolition of such buildings but does not account for enabling development in the policy wording (it is however mentioned in the supporting text) and could allow for the appropriate rejuvenation and reuse. Any new and updated guidance including the Scottish Historic Environment Policy and other Historic Scotland documents including Managing Change Guidance should be taken into account.
Alteration required	Yes – see updated guidance as required and enabling development specification.

Policy 10 Conservation Areas	
Purpose	This policy protects, preserves and where possible enhances conservation areas and their settings.
Use	21
Background	SPP suggests that planning authorities undertake conservation area appraisals to inform their local development plans and identify any changes required. However, to date no new conservation areas have been designated or appraisals of the existing four been undertaken (please note that the CNPA cannot designate Conservation Areas but could work with local authority partners to bring this forward). Any new and updated guidance including the Scottish Historic Environment Policy and other Historic Scotland documents, including Managing Change Guidance, should be taken into account.
Alteration required	Yes. It is recommended that the policy is reviewed in the context of up-to-date guidance.

Policy 11 The Local and Wider Cultural Heritage of the Park	
Purpose	This policy has a presumption in favour of preserving sites, features or land uses of historic significance and their settings which do not have statutory protection.
Use	7
Background	SPP suggests that planning authorities have access to records of such sites. However, it should be recognised that many of these features are not widely known or officially recorded, even though features such as planned villages and military roads are intrinsic to the cultural heritage of the National Park. Any new and updated guidance including the Scottish Historic Environment Policy and other Historic Scotland documents, including Managing Change Guidance, should be taken into account.
Alteration required	Yes – see updated guidance as required.

Policy 12 Water Resources	
Purpose	This policy has a presumption against development which does not meet a number of criteria, including maintaining water quality and quantity, connection to public sewerage and is not at risk of flooding.
Use	4
Background	The revised flooding and drainage section in SPP still contains the presumption against development in flood risk areas and makes mention of the Flood Risk Management (Scotland) Act 2009, while additional work on the River Basin Management Plans should be taken into account.
Alteration required	Yes – see updated guidance as required.

Policy 13 Mineral and Soil/Earth Resources	
Purpose	This policy integrates a presumption against new mineral extraction, with concerns regarding soils and peat working and requires proposals to meet a number of criteria including fully demonstrating an essential need.
Use	0
Background	The wording should be reviewed to ensure it observes the revised SPP, whilst acknowledging that the National Park is unique in that mineral extractions are not readily appropriate (recognizing, however, the socio-economic aim of the Park). Given the importance of the soil and earth components of the policy, often termed as ‘geodiversity,’ this should be reviewed to assess whether these components should be the subject of a separate dedicated policy.
Alteration required	Yes

Policy 14 Contaminated Land	
Purpose	This policy covers previously developed land that is suspected of being contaminated by former uses. The reclamation of contaminated land is important to the overall enhancement of the National Park and its communities.
Use	I
Background	There have been no issues with the wording of this policy and it could remain unaltered and brought forward into the Local Development Plan, as required.
Alteration required	None

Policy 15 Renewable Energy Generation	
Purpose	This policy supports the development of small-scale renewable energy schemes in the National Park. The need for renewable energy to contribute positively towards minimising climate change and is recognised, but is tempered with concerns over the special qualities of the National Park – its landscape, visual impact and natural heritage issues.
Use	7
Background	<p>It is widely recognised that large-scale wind farms are not appropriate in the National Park. However, the policy does not make mention of this, or the impact on its setting. It is considered that clarity and a formalised position would be of benefit to Development Management staff and users of the Plan. The CNPA has seen a significant increase in the levels of renewable energy generation applications and pre-application enquiries, and the lack of clear policy and Supplementary Planning Guidance (SPG) is significantly hindering consistent and informed decision making.</p> <p>SPP suggests that planning authorities should provide clear locational guidance on potential for wind farms of all scales. Whilst acknowledging that the National Park is unique in that large-scale wind farms are not appropriate, it may be the case that spatial guidance on areas that are suitable or not suitable for small-scale one-off turbines and other renewables would be beneficial. The pressing need for associated SPG to this policy is again highlighted.</p>
Alteration required	Yes – clarification of what is small-scale and more explicit guidance would be useful.

5. Review of Chapter 4: Living and Working in the Cairngorms National Park

- 5.1 The policies within this section promote sustainable communities and sustainable development, while enhancing the standards of design, addressing issues of housing, encouraging economic development and integrated transport.

Policy 16 Design Standards for Development	
Purpose	This policy seeks to promote sustainable, distinctive, sensitive, and high quality designs and layouts with the aim of creating successful buildings, places and spaces befitting that of a National Park.
Use	60
Background	<p>The policy is a deliberate attempt to raise the bar in terms of standards of design in the National Park. The policy provides various criteria to enhance development proposals. Further background in terms of the revised SPP, Designing Places, Designing Streets and Planning Advice Note (PAN) 67 Housing Quality and other Scottish Government guidance should be reviewed, but it is recognised the policy is relatively new and up to date. In general the policy is not overly prescriptive or restrictive and provides flexibility while setting out the aspirations of the National Park, perhaps further reference to the distinct identity of the Cairngorms National Park and its special qualities could be more prominent in the wording. Overall it is considered too early in the life of the Local Plan and that the policy has not been sufficiently tried and tested for resilience and robustness to warrant changes.</p> <p>There have been no issues with the wording of this policy and it could remain unaltered and brought forward into the Local Development Plan, as required. The requirement of a dedicated Design SPG was discussed and considered not to be required, as it would inhibit innovation, and individually designed developments.</p>
Alteration required	None

Policy 17 Reducing Carbon Emissions in Development	
Purpose	This policy stemmed from previous Scottish Government targets to curb carbon emissions in new buildings through the planning system.
Use	0
Background	The Sullivan Report commissioned by Scottish Government recommended that increased efficiency and insulation measures should be incorporated into new buildings as part of new Building Standards targets. It was considered that this would be the most appropriate method to reduce the carbon emissions from buildings and as such the new Building Standards have rendered this policy obsolete.
Alteration required	Yes – it is recommended that the policy is removed entirely.

Policy 18 Developer Contributions	
Purpose	This policy requires new development to make reasonable contributions to providing facilities and infrastructure in affected communities. This is recognised to be an important part of the planning process.
Use	3
Background	The use of this policy has been held in abeyance until the production and adoption of related SPG (July 2011) outlining the methodology, general principles and typical costs. As a result of this the policy has not been used and to date not tried and tested. It has been highlighted that more community engagement and involvement should be brought into the process. Overall it is considered too early in the life of the Local Plan and that the policy has not been sufficiently tried and tested for resilience and robustness to warrant changes. There have been no issues with the wording of this policy and it could remain unaltered and brought forward into the Local Development Plan, as required.
Alteration required	None

Policy 19 Affordable Housing	
Purpose	This policy requires developments to incorporate affordable housing in to housing schemes. One or two dwelling developments are also required to make cash payments. This is recognised to be an important part of the planning process and is one of the significant challenges within the National Park.
Use	3
Background	SPP suggests that planning authorities address shortages of affordable housing in their development plans as part of housing land allocations. It further states that the scale and level of provision should be set out clearly and be reasonable and flexible using 25 per cent as a benchmark. The wording of the new PAN should also be taken into account. Overall the policy has not been used to any great level to date. It is considered too early in the life of the Local Plan and that the policy has not been sufficiently tried and tested for resilience and robustness to warrant changes. There have been no issues with the wording of this policy and it could remain unaltered and brought forward into the Local Development Plan, as required.
Alteration required	None

Policy 20 Housing Development within Settlements	
Purpose	This policy allows for housing within defined settlement boundaries as identified on the proposals maps and includes allocated sites, infill or other small-scale 'windfall' development in the existing settlements.
Use	10
Background	SPP requires planning authorities to promote the efficient use of land and buildings by directing development to existing settlements to make use of services and facilities. The policy still maintains this position and is sufficiently all encompassing, allowing opportunities to come forward within existing settlements. There have been no issues with the wording of this policy and it could remain unaltered and brought forward into the Local Development Plan, as required.
Alteration required	None

Policy 21 Housing Development in Rural Groups	
Purpose	This policy allows for housing within existing rural building groups of three or more occupied dwellings.
Use	6
Background	<p>Proposals must clearly demonstrate that they are cohesive, well connected, and reinforce the existing group. The SPP subject policy on Rural Development requires planning authorities to support prosperous and sustainable communities, encouraging more opportunities for small-scale rural housing including clusters and groups.</p> <p>The policy maintains this position and is sufficiently all encompassing, allowing opportunities to come forward within existing groups. There has been some ambiguity regarding extant yet unimplemented permissions and whether these count towards the total number. Further matters on development layouts such as ribbon development require clarity to remove the subjectivity which sometimes arises. It has been difficult to define cohesive groups in some situations.</p> <p>There have been several minor issues with the wording of this policy and it requires some alteration to be brought forward into the Local Development Plan, as required.</p>
Alteration required	Yes – further clarification of the criteria is required on extant planning permissions while development should be reviewed to assess the desirability of the policy.

Policy 22 Housing Development Outside Settlements	
Purpose	This policy allows for housing outside of the defined settlements but only in a limited number of circumstances including essential worker, rural brownfield or sites that contain 100 per cent affordable housing where no other suitable sites are available within settlements.
Use	4
Background	<p>Proposals must clearly demonstrate that they outweigh the general presumption against development in the countryside.</p> <p>The policy is sufficiently all encompassing, allowing opportunities to come forward outwith existing settlements, however aspects of what the CNPA considers brownfield land requires to be clarified (former agricultural uses for instance or purely industrial and commercial premises?).</p> <p>In a limited number of circumstances it was unclear whether the supporting business case was sufficient enough to demonstrate the established rural business need for a new house. Perhaps on the back of an independent report some flexibility in the terms of personal issues may be beneficial (the planning committee have demonstrated that they are sympathetic to this in a number of applications). It is unclear whether there is sufficient flexibility in this area of the policy. Recognising the crofting communities and rural nature of the National Park the frequent need for rural housing is a major issue that requires further work into a clear and consistent strategy.</p> <p>There have been several issues with the wording of this policy and it requires some alteration to be brought forward into the Local Development Plan, as required.</p>
Alteration required	Yes – the need for rural housing is a key area of debate in the National Park and further work is required to ensure consistent decision making.

Policy 23 Replacement Houses	
Purpose	This policy has a presumption against replacement houses unless the existing dwelling is structurally unsound, not listed or has been empty for ten years.
Use	3
Background	Proposals must clearly demonstrate that they outweigh the general presumption against replacement houses. The policy is sufficiently encompassing, allowing opportunities to come forward providing for new houses only if the house is structurally unsound, is not capable of habitation, and has been vacant for ten years or more. However, this policy tends to be focused on safeguarding traditional vernacular houses and is overly restrictive in other cases such as the replacement of bungalows or other dated dwellings that may afford an opportunity to improve on the existing building leaving aside the sustainability principles. In a limited number of circumstances it was clear that there have been several issues with the wording of this policy and it requires some alteration to be brought forward into the Local Development Plan, as required.
Alteration required	Yes – the need for the desirability of some replacement of dated houses should be reflected in any new policy.

Policy 24 House Extensions and Alterations	
Purpose	This policy allows for extensions and alterations to houses except in a limited number of circumstances – adverse effects on the character and appearance of the dwelling and area, impacts on residential amenity or loss of garden ground or car parking.
Use	72
Background	Proposals must clearly demonstrate that they do not adversely affect certain criteria. No issues are known to arise from the policy wording.
Alteration required	None

Policy 25 Business Development	
Purpose	This policy supports economic development where the proposal is located in an established business area, supports or extends an existing business or fulfils several other criteria within or outwith settlements.
Use	9
Background	The policy is wide-ranging and allows for a multitude of business development opportunities - in broad terms the policy is supportive of proposals recognising the fourth aim of the National Park which is: 'to promote the sustainable economic and social development of the area's communities'. The policy refers to allocated sites but does not allocate a five-year land supply of effective and marketable sites for new opportunities as per the requirements of SPP: Economic Development. The policy should be reviewed to ensure it is compliant with SPP and its subject policy – Economic Development.
Alteration required	Yes – the policy should reflect the requirements of SPP: Economic Development.

Policy 26 Retail Development	
Purpose	This policy supports retail development proposals where a number of sequential criteria are met, allowing most development first within identified town/village centres, then edge of centres and then out of centre locations.
Use	2
Background	Proposals must clearly demonstrate that they do not adversely affect the vitality and viability of recognised town/village centres and their high streets. Again, in broad terms the policy is supportive of proposals recognising the fourth aim of the National Park which is: 'to promote the sustainable economic and social development of the area's communities'. No issues are known to arise from the policy wording. However there should be some provision to account for the loss of retail provision in some communities as the pressure on rural services increases.
Alteration required	Yes – the policy should provide safeguards against the loss of retail provision.

Policy 27 Conversion and Reuse of Existing Traditional and Vernacular Buildings	
Purpose	This policy allows for the suitable conversion of traditional and vernacular buildings, subject to several criteria being satisfied, including if the building is redundant from its intended use, and that the proposals are sensitively and sympathetically designed.
Use	3
Background	Proposals must clearly demonstrate that the building is no longer required and that they do not adversely affect the original style and character of the building. No issues are known to arise from the policy wording. The policy is sufficiently broad to allow for a variety of opportunities. No required changes are identified.
Alteration required	None

Policy 28 Gypsies and Travellers and Travelling Showpeople	
Purpose	This policy allows for the development of suitable sites subject to several criteria, including that a need has been identified in the local authority housing strategies.
Use	I
Background	SPP requires development plans to identify suitable locations and policies for gypsy traveler needs.
Alteration required	None

Policy 29 Integrated and Sustainable Transport Network	
Purpose	This policy favourably considers development that maintains or improves the sustainable transport network within the National Park.
Use	4
Background	This policy encourages multi-modal transportation and other methods to reduce use of the private car in order to promote sustainability. Large-scale developments will be required to submit Transport Assessments. The lack of reference to meet car parking and road safety standards has been raised as an issue. SPP highlights that development plans should identify new strategic transport infrastructure, such as possible A9 dualling or rail upgrades. The policy is generally broad-ranging and flexible enough to accommodate various development scenarios.
Alteration required	Yes – car parking standards etc requires reference.

Policy 30 Telecommunications	
Purpose	This policy allows for the development of telecoms infrastructure only where a need has been demonstrated and options to use existing installations ruled out.
Use	0
Background	The Park Plan states that new masts should be located within settlements while moves to encourage access to high-quality communications such as broadband are mentioned in SPP. No issues are known to arise from the policy wording.
Alteration required	None

Policy 31 Waste Management	
Purpose	This policy safeguards existing waste sites and facilities to fulfil the requirements of Area Waste Plans. New sites will be permitted on existing employment and industrial land.
Use	0
Background	The Local Plan recognises the part that the National Park has in achieving waste minimisation targets through national strategies and plans. No issues are known to arise from the policy wording.
Alteration required	None

Policy 32 Landfill	
Purpose	This policy has a presumption against new landfill sites or extensions unless they fulfil certain criteria.
Use	0
Background	The Local Plan recognises the part that the National Park has in achieving waste minimisation targets and alludes that this should negate the need for new capacity. No issues are known to arise from the policy wording.
Alteration required	None

6. Review of Chapter 5: Enjoying and Understanding the Cairngorms National Park

- 6.1 The policies within this section support the vision of the National Park as a world class destination, with a sustainable approach to tourism and quality outdoor access provision.

Policy 33 Tourism-Related Development	
Purpose	This policy allows for development of tourism attractions, facilities and accommodation that has a beneficial impact on the local economy and does not have adverse environmental issues. Developments that would lead to their loss will be resisted unless it can be demonstrated that there will be no adverse economic impact.
Use	7
Background	The Local Plan mirrors the Park Plan’s framework for sustainable tourism development, recognising the socio-economic activity that comes from a healthy and buoyant industry. The policy encourages opportunities to maintain and enhance the provision of tourism-related facilities in the National Park and is wide-ranging enough to allow for many circumstances. The requirement for an impact-based assessment of development proposals on the range and quality of other facilities was recently highlighted as a necessary component of assessing an application for a hotel.
Alteration required	Yes – the policy should provide wording which identifies a requirement for an assessment of the proposal and its impacts on local services.

Policy 34 Outdoor Access	
Purpose	This policy encourages development which improves responsible outdoor access opportunities while safeguarding against proposals which would result in the loss of access.
Use	6
Background	The policy reflects the third aim of the National Park and ensures the requirements of the Land Reform (Scotland) Act 2003 are taken into account. No issues are known to arise from the policy wording.
Alteration required	None

Policy 35 Sport and Recreation Facilities	
Purpose	This policy supports the development of formal sports and recreation facilities subject to a number of criteria. It also has a presumption against their loss unless it can be offset.
Use	3
Background	The Local Plan mirrors the importance of these facilities given in SPP and recognises their importance to the National Park. The policy is sufficiently flexible and all encompassing to cater for most circumstances. No issues are known to arise from the policy wording.
Alteration required	None

Policy 36 Other Open Space Provision	
Purpose	This policy provides for open spaces as part of new development and safeguards against its loss unless it can be offset.
Use	0
Background	The Local Plan mirrors the importance of these facilities given in SPP and recognises their importance to the National Park's communities. The policy is sufficiently flexible and all encompassing to cater for most circumstances. No issues are known to arise from the policy wording.
Alteration required	None

7. Review of Settlement Proposals

Settlement	Status
AN CAMAS MOR	
An Camas Mor	Planning permission pending
AVIEMORE	
Aviemore H1	Planning permission granted
Aviemore H2	Planning permission granted
Aviemore H3	Planning permission granted
Aviemore ED1	No progress – existing industrial site
Aviemore ED2	No progress
Aviemore ED3	Planning permission granted
Aviemore ED4	No progress – existing business site
Aviemore C1	Planning permission granted
Aviemore C2	Planning permission granted
BALLATER	
Ballater H1	No progress
Ballater ED1	No progress – existing industrial site
Ballater ED2	No progress – existing business site
Ballater ED3	No progress – existing business site
Ballater C1	No progress
GRANTOWN-ON-SPEY	
GoS H1	No progress
GoS ED1	No progress – existing business site
GoS ED2	No progress – existing industrial site
KINGUSSIE	
Kingussie H1	Planning permission pending
Kingussie ED1	Planning permission pending
Kingussie ED2	No progress – existing industrial site
NEWTONMORE	
Newtonmore H1	Planning permission pending (for part)
Newtonmore H2	No progress
Newtonmore ED1	No progress – existing business site
Newtonmore ED2	No progress – existing business site
Newtonmore ED3	No progress – existing business site
BOAT OF GARTEN	
Boat of Garten ED1	No progress – existing business site
Boat of Garten ED2	No progress – existing business site
Boat of Garten C1	No progress
BRAEMAR	
Braemar H1	Planning permission pending
Braemar H2	Planning permission pending
Braemar ED1	No progress – existing industrial site
Braemar ED2	No progress – existing business site
Braemar ED3	No progress – existing business site
CARR-BRIDGE	

Carr-Bridge H1	Planning permission granted
Carr-Bridge ED1	No progress – existing business site
Carr-Bridge ED2	No progress – existing business site
Carr-Bridge ED3	No progress – existing business site
CROMDALE	
Cromdale ED1	No progress – existing business site
DALWHINNIE	
Dalwhinnie H1	No progress
Dalwhinnie H2	Planning permission granted
Dalwhinnie H3	No progress
Dalwhinnie ED1	No progress – existing business site
Dalwhinnie ED2	No progress – existing business site
Dalwhinnie ED3	No progress – existing business site
DULNAIN BRIDGE	
Dulnain Bridge H1	No progress
Dulnain Bridge H2	Planning permission granted
Dulnain Bridge ED1	No progress – existing business site
KINCRAIG	
Kincraig H1	No progress
Kincraig ED1	No progress – existing business site
NETHY BRIDGE	
Nethy Bridge H1	Development completed
Nethy Bridge H2/ED1	Planning permission refused – appeal pending
Nethy Bridge C1	No progress – existing community site
TOMINTOUL	
Tomintoul H1	No progress
Tomintoul H2	No progress
Tomintoul H3	No progress
Tomintoul H4	No progress
Tomintoul ED1	No progress
Tomintoul ED2	No progress – existing business site
Tomintoul ED3	No progress
Tomintoul ED4	No progress – existing business site
Tomintoul C1	No progress

8. Review of Supplementary Planning Guidance

Title	Use
Cairngorms National Park Sustainable Design Guide (SDG)	The SPG has been used 5 times. It is recognised that, to date, the SDG hasn't been widely used in committee reports but may have been referred to by case officers.
Open Space	The SPG has been used 0 times.
Natural Heritage	The SPG has been used 2 times. It is recognised that, to date, the Natural Heritage Supplementary Planning Guidance hasn't been widely used in committee reports but may have been referred to by case officers.
Water Resources	The SPG has been used 0 times.
Conversion and Reuse of Existing Traditional and Vernacular Buildings	The SPG has been used 0 times.
Housing Development in Rural Building Groups	The SPG has been used 6 times. The SPG has been used in committee reports to provide the policy justification. The SPG should be updated and clarified along with the policy wording.
Site specific Development Briefs	These SPGs have been used 0 times. None of the site allocations have come forward to date.

9. Review of Strategic Environmental Assessment (SEA) Report

- 9.1 The Strategic Environmental Assessment (SEA) Environmental Report² assessed each policy and proposal in the Local Plan³ against a set of SEA objectives, giving each a score based on the impact that policy or proposal will have on the given objective. The Local Plan has been in use since October 2010, and it is therefore appropriate to assess the impact it has had on the environment, and judged against the assessments of the Environmental Report.
- 9.2 The impact of the policies and proposals has therefore been monitored against the predicted effect of that policy or proposal as set out in the Environmental Report⁴.

Policy I Natura 2000 Sites	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to outline the requirements of the Conservation (Natural Habitats & c) Regulations 1994.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy provides strong protection for Natura 2000 sites that may have a range of positive environmental effects.
Use of Policy: the number of times the policy has been used since (refer to section 4).	2
Impact of Policy	The policy has been used to protect Natura 2000 sites. It remains a key policy of the Plan in providing positive protection for these sites.

² Cairngorms National Park Local Plan SEA Environmental Report Oct 2010

³ Cairngorms National Park Local Plan October 2010

⁴ See SEA Environmental Report Oct 2010 section Summary of policy/proposal effects

Policy 2 National Natural Heritage Designations	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy protects national natural heritage designations from development that would compromise their objectives or overall integrity unless there are nationally important reasons for the compromise. Even in such as case, the policy requires mitigation of qualities of equal importance to those lost.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy provides national natural heritage designation with protection. This means it will have a range of positive environmental effects.
Use of Policy: the number of times the policy has been used since (refer to section 4).	7
Impact of Policy	The policy has been used to protect sites with or affecting National Natural Heritage Designations. It remains a key policy of the Plan in providing positive protection for these sites.

Policy 3 Other Important Natural and Earth Heritage Sites and Features	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy provides protection for a range of other natural heritage and earth heritage sites and features that are recognised as important or of particular interest.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy provides explicit protection for a range of identified natural heritage and earth heritage sites and interests. This means the policy has some positive environmental effects.
Use of Policy: the number of times the policy has been used since (refer to section 4).	4
Impact of Policy	The policy has been used to protect other sites with important natural and earth heritage sites or features. It remains a key policy of the Plan in providing positive protection for these sites.

Policy 4 Protected Species	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to reinforce the protection afforded to some species by law.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy reinforces the protection afforded to some species by law. This means that it may have some positive environmental effects linked to those species.
Use of Policy: the number of times the policy has been used since (refer to section 4).	10
Impact of Policy	The policy has been used to protect species which are afforded specific protection by law. It supplements the legislative protection and remains a key policy in seeking additional positive environmental effects as a result of new development.

Policy 5 Biodiversity	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy provides protection for a range of species and habitats that are considered important at a national and local level through the UK Biodiversity Action Plans, Cairngorms Local Biodiversity Action Plan or Scottish Biodiversity list.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy provides a strong level of support for priority habitats and species that should have a range of positive environmental effects.
Use of Policy: the number of times the policy has been used since (refer to section 4).	10
Impact of Policy	The policy has been used to protect species which are considered important at a national and local level. It remains a key policy in providing this protection and seeking additional positive environmental effects as a result of new development.

Policy 6 Landscape	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy protects the special landscape qualities of the Park but sets out the circumstances where adverse effects may be permitted.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy should have a positive effect on landscape character within the Park by ensuring developments are sited and designed to make a positive contribution to the special landscape qualities or any adverse effects are minimised and mitigated.
Use of Policy: the number of times the policy has been used since (refer to section 4).	26
Impact of Policy	This is a key policy in securing positive effects on landscape character and is one of the most used policies in the Plan. It remains a key policy of the Plan, protecting the special landscape qualities of the Park.

Policy 7 Gardens and designed landscapes	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy protects gardens and designed landscapes that are included in the inventory maintained by Historic Scotland.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy should have positive effects on objectives for the historic environment and landscape character.
Use of Policy: the number of times the policy has been used since (refer to section 4).	0
Impact of Policy	The policy has not been used. It has had no impact.

Policy 8 Archaeology	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy seeks to protect archaeological sites in situ wherever possible. The policy sets out possible requirements of developers if the case for preservation in situ is not strong enough.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy should conserve archaeological remains and feature wherever possible. This should minimise negative effects on historic elements of the landscape and the historic environment and may have small positive effects where protection of sites in situ is appropriate.
Use of Policy: the number of times the policy has been used since (refer to section 4).	1
Impact of Policy	The policy has only been used once to offer protection to a site of archaeological significance. It does however remains an important policy to protect archaeological sites in situ wherever possible.

Policy 9 Listed buildings	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy protects listed buildings from development that would harm the integrity or features of special historic or architectural interest they have unless the building cannot be used or restored.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy has a specific role in protecting listed buildings that will lead to some small positive effects for landscape character and the character of the built environment.
Use of Policy: the number of times the policy has been used since (refer to section 4).	8
Impact of Policy	This is a key policy in protecting listed buildings. It has ensured appropriate development which affects listed buildings across the Park. It remains a key policy of the Plan to conserve and enhance listed buildings in the Park.

Policy 10 Conservation Areas	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to preserve or enhance the character of Conservation Areas.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy provides support for the character and quality of the built environment where Conservation Areas exist.
Use of Policy: the number of times the policy has been used since (refer to section 4).	21
Impact of Policy	This is a key policy in protecting conservation areas from adverse or inappropriate development. It has ensured appropriate development within conservation areas in the Park. It remains a key policy of the Plan to conserve and enhance the conservation areas in the Park.

Policy 11 The Local and Wider Cultural Heritage of the Park	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to avoid and minimise any adverse effects of development on the cultural heritage of the Park.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy may have a range of small positive effects where it protects features of cultural heritage significance.
Use of Policy: the number of times the policy has been used since (refer to section 4).	7
Impact of Policy	This is a key policy in avoiding development which has an adverse impact on the local and wider cultural heritage of the Park. It remains a key policy of the Plan to avoiding inappropriate development.

Policy 12 Water resources	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to protect the water environment from significant harm, minimise and avoid flood risks, minimise the use of water and manage surface and foul water discharges in the most sustainable and safest ways.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy provides strong protection for the water environment. This means that it should have a range of positive environmental effects on SEA objectives linked to the water environment.
Use of Policy: the number of times the policy has been used since (refer to section 4).	4
Impact of Policy	The policy has only been used four times but remains a key tool in protecting the water environment from significant harm and supplements other legislative controls. Its use has protected the water environment from development which may have been inappropriate.

Policy 13 Mineral and Soil/Earth Resources	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy sets out how proposals for mineral extraction and peat extraction will be considered, how development that might sterilise workable mineral reserves will be considered, and how developments must consider their effects on soils.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy has potential to have a range of negative effects that will be prevented by other policies in the Local Plan. It should have a positive effect on objective 9: 'use natural resources in a sustainable way' by promoting the conservation of mineral and soil resources where reasonable.
Use of Policy: the number of times the policy has been used since (refer to section 4).	0
Impact of Policy	The policy has not been used. It has had no impact.

Policy 14 Contaminated Land	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to outline that information on the nature and risks associated with contaminated sites will be required before planning applications can be considered and that developers will need to demonstrate that the development of the site will not result in adverse environmental effect before planning permission will be granted.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy may have a range of small positive effects by reducing pollution and potential for pollution.
Use of Policy: the number of times the policy has been used since (refer to section 4).	1
Impact of Policy	The policy has only been used once, which is a reflection of the limited areas of contamination in the Park. However it does remain a key policy in dealing with development on contaminated land.

Policy 15 Renewable Energy Generation	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to support the development of renewable energy schemes that are appropriate to their setting.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy should have small positive effects on objectives for air quality and the sustainable use of natural resources. It has potential to have significant positive effects in terms of sustainable energy production.
Use of Policy: the number of times the policy has been used since (refer to section 4).	7
Impact of Policy	The policy has been used to support appropriate development and resist that considered inappropriate. It remains a key policy in protecting the Park from inappropriate development. It is used in conjunction with other policies to ensure there are no significant environmental effects.

Policy 16 Design Standards for Development	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy introduces design standards that will be applied to all development and notes that these issues will be further clarified through a Sustainable Design Guide and checklist for the National Park. The policy outlines the measures needed to minimise and avoid conflict with the earlier protective policies in the Local Plan.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy provides broad general support for most SEA objectives. However, it explicitly aims to ensure high quality in design of new development.
Use of Policy: the number of times the policy has been used since (refer to section 4).	60
Impact of Policy	This is one of the most used policies in the Local Plan. It is key in setting standards for development and has been supported by the adoption of a Sustainable Design Guide. It will continue to act as one of the key policies in the Plan.

Policy 17 Reducing Carbon Emissions in Development	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy sets out specific targets for reducing carbon dioxide emissions from development in line with National Guidance set out in SPP 6: Renewable Energy.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The scope of the policy is relatively limited, and as such won't really lead to impacts on the majority of the SEA objectives. Reducing carbon dioxide emissions will help improve air quality, but the impacts will be minimal at this scale. The most positive impacts of this policy are on the SEA objective relating to sustainable energy efficiency. The promotion of onsite low and zero carbon technologies will both help improve energy efficacy in developments, as well as promoting more sustainable forms of energy generation. The impact is not significant as the policy only applies to development over a certain size and scale.
Use of Policy: the number of times the policy has been used since (refer to section 4).	0
Impact of Policy	The policy has not been used. It has had no impact.

Policy 18 Developer Contributions	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy sets out the conditions where cash or other contribution may be required from the developer to overcome problems with a development proposal that creates pressure on existing services or facilities.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy provides a mechanism for offsetting potential negative effects of development and could have some small positive effects.
Use of Policy: the number of times the policy has been used since (refer to section 4).	3
Impact of Policy	The policy has only been used three times. Its implementation has been held back while further guidance is being prepared. It is used in conjunction with other policies to ensure there are no significant environmental effects.

Policy 19 Contributions to Affordable Housing	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy aims to ensure that all houses built make a contribution to the total number of affordable houses. Where the development is three or more, between 25% and 40% of all new houses built will be affordable (at below-market prices). Below this threshold, a financial contribution will be required. The policy will be supported by an economic model, the subject of supplementary guidance.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy should help to ensure a range of housing options targeted at those who live and work in the National Park, who are in housing need, and who can't afford to purchase or rent homes on the open market.
Use of Policy: the number of times the policy has been used since (refer to section 4).	3
Impact of Policy	The policy has only been used three times. Its implementation has been held back while further guidance is being prepared. Further information is now available on the level of contribution available. It is used in conjunction with other policies to ensure there are no significant environmental effects.

Policy 20 Housing Development Within Settlement Boundaries	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	This policy sets out the issues that will be considered when looking at development within defined settlement boundaries.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	This policy should help to ensure house building is focused in defined settlements, which will help to achieve more sustainable communities.
Use of Policy: the number of times the policy has been used since (refer to section 4).	10
Impact of Policy	The policy has been used to ensure that development remains focused on settlements, and protects the areas around those settlements from inappropriate development. It is used in conjunction with other policies to ensure there are no significant environmental effects.

Policy 21 Housing Development in Rural Building Groups	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy sets out the options for building new housing if it is closely associated with small rural building groups with more than three existing dwellings.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy has potential to have negative impacts on a wide range of SEA objectives, but the protective policies of the Local Plan would prevent those negative effects.
Use of Policy: the number of times the policy has been used since (refer to section 4).	6
Impact of Policy	The policy is now supported by adopted supplementary planning guidance, and ensures that development in rural groups builds on the existing building pattern. It provides options for development, but is used in conjunction with other policies, including Policy 6, to ensure that any new development is appropriate.

Policy 22 Housing Proposals Outside Settlements	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The proposal is intended to allow for the development of housing outside settlements where there is a clear need for a rural worker or where a retiring farmer or crofter is handing over their housing to a new operator of the farm or croft.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy has potential to have a range of negative environmental effects. However, these effects would not be realised due to the application of other policies in the Local Plan.
Use of Policy: the number of times the policy has been used since (refer to section 4).	4
Impact of Policy	The policy provides options for development, but is used in conjunction with other policies, including Policy 6, to ensure that any new development is appropriate.

Policy 23 Replacement Houses	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy allows for the replacement of existing houses (that have been recently occupied and are largely intact).
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy is unlikely to have any significant environmental effects.
Use of Policy: the number of times the policy has been used since (refer to section 4).	3
Impact of Policy	The policy has only been used three times, and provides opportunity for the redevelopment of existing houses. Used in conjunction with other policies in the Plan, it has ensured only appropriate development.

Policy 24 House Extensions and Alterations	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to allow for the undertaking of house extensions and alterations.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy is unlikely to have any significant environmental effects. The potential for the policy to have small negative effects on the natural environment and potentially on settlement character are prevented by other policies in the Local Plan.
Use of Policy: the number of times the policy has been used since (refer to section 4).	72
Impact of Policy	This is the most used policy in the Plan, and is applied to minor developments on existing properties. It is used in conjunction with other policies in the Plan, including Policy 5 and Policy 16 to ensure appropriate development.

Policy 25 Business Development	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy sets out the conditions where business-related development would be considered.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy may have a small positive effect on SEA objective 11, maintaining a sustainable and healthy population by allowing business development and employment opportunities across the Park.
Use of Policy: the number of times the policy has been used since (refer to section 4).	9
Impact of Policy	The policy has been used to support appropriate development which helps sustain communities and the employment sector across the Park. It is used in conjunction with other policies to ensure there are no significant environmental effects.

Policy 26 Retail Development	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy allows for the development of retail and commercial facilities in the Park but focuses development towards town centres and existing settlements.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy may have a small positive effect on SEA objective 11, maintaining a sustainable and healthy population by allowing retail and commercial development and employment opportunities across the Park.
Use of Policy: the number of times the policy has been used since (refer to section 4).	2
Impact of Policy	The policy has only been used twice, but does help support the retail sector across the Park. It is used in conjunction with other policies to ensure there are no significant environmental effects.

Policy 27 Conversions of Existing Traditional and Vernacular Buildings	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to allow for the conversion of existing traditional and vernacular buildings (normally to housing) where the building is no longer suitable or needed for its original use, and where the conversion maintains the style and character of the original building.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy is unlikely to have any significant effects on the SEA objectives, but may help maintain landscape character and the character of traditional and vernacular buildings that are developed through the policy.
Use of Policy: the number of times the policy has been used since (refer to section 4).	3
Impact of Policy	The policy is now supported by adopted supplementary planning guidance and has been used to allow conversions which are appropriate. It is used in conjunction with other policies to ensure new development is acceptable.

Policy 28 Gypsies and Travellers and Travelling Showpeople	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy provides guidance on the criteria which will be considered for proposals for the development of sites for gypsies and travellers and travelling showpeople.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy has potential to have negative impacts on a wide range of SEA objectives, but the protective policies of the Local Plan would prevent those negative effects.
Use of Policy: the number of times the policy has been used since (refer to section 4).	1
Impact of Policy	The policy has only been used once, but has provided the necessary guidance to secure appropriate development to support for this community. It has not lead to any new dev development sites.

Policy 29 Integrated and Sustainable Transport Network	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to support the development of the most sustainable transport options in new development.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy should encourage more sustainable transport options in new development which may have some small positive environmental effects.
Use of Policy: the number of times the policy has been used since (refer to section 4).	4
Impact of Policy	The policy has been used to secure improved transport and connectivity across the Park. It is used in conjunction with other policies to ensure there are no significant environmental effects.

Policy 30 Telecommunications	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to allow for telecommunications facilities while minimising the potential environmental effects of development.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy has potential to have negative effects on a range of SEA objectives, but those adverse effects should be prevented by other policies in the Local Plan.
Use of Policy: the number of times the policy has been used since (refer to section 4).	0
Impact of Policy	The policy has not been used. It has had no impact.

Policy 31 Waste Management	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to provide support for the three area waste plans covering the Park and promote the most sustainable waste management options available.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy should have a range of positive environmental effects through by supporting sustainable waste management schemes.
Use of Policy: the number of times the policy has been used since (refer to section 4).	0
Impact of Policy	The policy has not been used. It has had no impact.

Policy 32 Landfill	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to provide guidance on the criteria which will be considered for any new landfill sites and for amendments to or extensions to existing landfill sites. It presumes against any form of development unless clear criteria are met.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy provides protection against adverse development and should have a range of positive environmental effects through by supporting sustainable waste management schemes.
Use of Policy: the number of times the policy has been used since (refer to section 4).	0
Impact of Policy	The policy has not been used. It has had no actual impact.

Policy 33 Tourism-Related Development	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy supports the development of tourism- related facilities and attractions where they will not result in adverse environmental effects.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy is considered unlikely to have any significant environmental effects.
Use of Policy: the number of times the policy has been used since (refer to section 4).	7
Impact of Policy	The policy has been used to support the tourism sector. It is used in conjunction with other policies to ensure there are no significant environmental effects.

Policy 34 Outdoor Access	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to support the improvement of outdoor access opportunities and prevent the loss of opportunities as a result of development.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy should have positive environmental effects through ensuring no significant loss of access opportunities and encouraging the improvement of opportunities that may also reduce the need to travel by private car and encourage healthy lifestyles.
Use of Policy: the number of times the policy has been used since (refer to section 4).	6
Impact of Policy	The policy has been used to support improvements to outdoor access. It is used in conjunction with other policies to ensure there are no significant environmental effects.

Policy 35 Sport and Recreation Facilities	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to support the development, diversification and extension of formal recreation facilities in the Park where they would not have other adverse effects, and to prevent the loss of existing facilities.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy is unlikely to have any significant environmental effects.
Use of Policy: the number of times the policy has been used since (refer to section 4).	3
Impact of Policy	The policy has been used to support the recreation sector. It is used in conjunction with other policies to ensure there are no significant environmental effects.

Policy 36 Other Open Space Provision	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The policy is intended to support improvements in open space provision and ensure that new development on sites allocated for development makes appropriate provision for open space.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The policy may have some small positive effects on SEA objectives linked to providing access, supporting healthy lifestyles, and the quality and character of the built environment.
Use of Policy: the number of times the policy has been used since (refer to section 4).	0
Impact of Policy	The policy has not been used. It has had no impact.

Proposal – An Camas Mor New Settlement	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The development of a new community at Cambusmore (now proposed as An Camas Mor) was proposed in the Badenoch and Strathspey Local Plan 1997 and the Highland Structure Plan 2001 to meet the long-term development needs of Badenoch and Strathspey. The Local Plan identifies the site for long-term development and provides an indicative target for 100 houses to be provided on site towards the end of the Local Plan's five-year timescale.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The An Camas Mor new settlement proposal has potential to have a range of positive and negative environmental effects that cannot be accurately predicted without further detailed information about the proposals and the site. It should be possible for proposals to take account of the findings of an Environmental Impact Assessment (EIA) and to mitigate potential adverse effects on the environment. The SEA does not predict any direct significant negative effects from the proposed site. Although development of the site in accordance with the policies of the Local Plan is considered unlikely to have any significant adverse effects on the river Spey SAC, there is some uncertainty about the potential cumulative effects of development on the river Spey SAC that will be resolved by an appropriate assessment. An appropriate assessment of the effects of the site on the river Spey SAC will be required before the Local Plan can be adopted, and further appropriate assessment of detailed proposals will be required to determine any subsequent planning application.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	Detailed proposals for the site will require an EIA to predict the potential effects of the development in detail.
Progress of Proposal	Planning Permission pending. The application included an EIA as required by the Environmental Report – no development has occurred since the adoption of the Local Plan.
Actual Impact of Proposal	No new development has occurred since the adoption of the Local Plan. No impact.

Proposal – Aviemore Community (C1, C2)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	Two community sites have been proposed in Aviemore. The first (C1) lies by Kinveachy Gardens and is the proposed site of a new Primary School for Aviemore. It is currently the site of playing fields. The second site (C2) lies within the Aviemore Highland Resort site and is proposed to ensure that the Resort site provides appropriate community facilities or formal open space for community uses.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The proposals are considered unlikely to have any significant environmental effects.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	Planning permission granted – no development has occurred since the adoption of the Local Plan.
Actual Impact of Proposal	No new development has occurred since the adoption of the Local Plan. No impact.

Proposal – Aviemore Economic Development (AV/ED1, ED2, ED3, ED4)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The economic development sites in Aviemore are intended to provide additional scope for economic development and business uses.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The proposals are considered unlikely to have any significant environmental effects. Detailed development proposals for sites proposed in the Local Plan must also comply with the policies in the Local Plan. The application of the policies should avoid, minimise and mitigate any minor negative environmental effects from detailed proposals or identify and avoid, minimise and mitigate any significant effects that have not been predicted in the SEA.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.

Progress of Proposal	ED1 and ED4 – existing employment sites. Whilst some capacity remains, development within these sites has not had significant environmental effects. ED2 – no progress. ED3 – planning permission granted. No progress.
Actual Impact of Proposal	No new development has occurred since the adoption of the Local Plan. No impact.

Proposal – Aviemore Housing (AV/H1, H2, H3)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The housing proposals for Aviemore are based on sites that were also proposed for housing in the previous Badenoch and Strathspey Local Plan. The sites should provide capacity for approximately 200 houses.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The development of the sites AV/H2 and AV/H3 has potential to result in significant negative effects on the landscape character of the eastern edge of Aviemore which will need to be minimised and mitigated in detailed proposals. The development of AV/H1, AV/H2 and AV/H3 is considered unlikely to affect the integrity of the river Spey SAC. The waste waters from each site would be treated by the public sewerage system and would therefore comply with the discharge standards licenced by SEPA for the Aviemore waste water treatment facility. Proposals would be expected to incorporate measures to avoid impacts on the river Spey SAC. Although development of the site is considered unlikely to have any significant adverse effects on the river Spey SAC, there is some uncertainty about the potential cumulative effects of development on the river Spey SAC which will be resolved by an Appropriate Assessment. Appropriate assessments of detailed development proposals for the sites are also likely to be required to ensure that their development does not affect the integrity of the river Spey SAC.

	Detailed development proposals for sites proposed in the Local Plan must also comply with the policies in the Local Plan. The application of the policies should avoid, minimise and mitigate any minor negative environmental effects from detailed proposals or identify and avoid, minimise and mitigate any significant effects that have not been predicted in the SEA.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	Detailed proposals for sites AV/H2 and AV/H3 must demonstrate that adverse landscape impacts were minimised and mitigated. Detailed proposals for sites AV/H2 and AV/H3 are likely to require an Appropriate Assessment, under Policy 2 of the Local Plan and the Habitats Regulations.
Progress of Proposal	Planning permission granted. Decisions were based on information which included that required by the Environmental Report – no development has occurred since the adoption of the Local Plan.
Actual Impact of Proposal	No new development has occurred since the adoption of the Local Plan. No impact.

Proposal – Aviemore Open Space (AV/ENV)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	A variety of open spaces within the Aviemore settlement Boundary have been protected from development. They provide a range of locally valuable habitats and networks of habitats within the settlement, contribute to the amenity of Aviemore, and provide an important part of the recreational resource of Aviemore.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The proposals sites may have a range of small, positive effects on the natural environment and providing access and recreation opportunities.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	Sites allocated for protection from development. Sites remain free from built development.
Actual Impact of Proposal	No impact.

Proposal – Ballater Economic Development (BL/ED1, ED2, ED3) and Community (BL/CI)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The sites proposed for economic development uses are already in business use or are intended for business use. Site BL/ED2, in the centre of Ballater, is currently used as a bus depot but could be converted to a large retail space. Proposal site BL/CI is the old school in Ballater. The site is owned by Aberdeenshire Council and is proposed as a community facility. Discussion between the Council and the community to secure suitable uses are ongoing.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The development, or redevelopment of the proposal sites, are considered unlikely to have any significant environmental effects.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	The ED1, ED2, ED3 sites are existing employment sites. Whilst some capacity remains, no new development has occurred since the adoption of the Local Plan. CI – no progress.
Actual Impact of Proposal	No new development has occurred since the adoption of the Local Plan. No impact.

Proposal – Ballater Housing (BL/HI)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The proposal site forms part a of larger site that has been the subject of an Inquiry by Design workshop, run by the Prince’s Foundation for the Built Environment, and involving the local community and other stakeholders. The workshop looked at long-term opportunities for the growth of Ballater that would maintain and enhance its special character and identity. The site is intended to have capacity for around 250 houses, with approximately 90 built in the lifetime of the Local Plan.

<p>Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.</p>	<p>The development of the proposal site could lead to negative effects on the landscape and settlement character of Ballater. However, a detailed masterplan and design brief for the site will be prepared to ensure development is of the highest quality and minimises negative effects.</p> <p>More information on the actual flood risks linked to the proposal site is needed to predict whether the site is likely to have significant effects on the function of the flood plain.</p> <p>Although development of the site is considered unlikely to have any significant adverse effects on the river Dee SAC. There is some uncertainty about the potential cumulative effects of development on the river Dee SAC that will be resolved by an appropriate assessment.</p> <p>Appropriate Assessments of detailed development proposals for the site are also likely to be required to ensure that their development does not affect the integrity of the river Dee SAC.</p>
<p>Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.</p>	<p>No further mitigation is considered necessary.</p>
<p>Progress of Proposal</p>	<p>No progress – no development has occurred since the adoption of the Local Plan.</p>
<p>Actual Impact of Proposal</p>	<p>No impact.</p>

<p>Proposal – Ballater Open Space (BL/ENV)</p>	
<p>Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.</p>	<p>A variety of open spaces within the Ballater settlement boundary have been protected from development. They provide a range of locally valuable habitats and networks of habitats within the settlement, contribute to the amenity of Ballater, and provide an important part of the recreational resource of Ballater.</p>
<p>Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.</p>	<p>The proposals sites may have a range of small, positive effects on the natural environment and providing access and recreation opportunities.</p>

Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	Sites allocated for protection from development. Sites remain free from built development.
Actual Impact of Proposal	No impact.

Proposal – Boat of Garten Community (BG/CI) and Economic Development (BG/ED1, BG/ED2, BG/ED3)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The sites proposed for economic development uses are already in business use and are intended to remain in business use. They include the existing area associated with the station (ED1), the caravan and camping site (ED2), and the Boat of Garten Hotel (ED3). The proposed community site is intended to provide additional opportunities for community facilities close to the new community hall and playing fields.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The development or retention of the proposal sites are considered unlikely to have any significant environmental effects.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	CI – no progress. ED1, ED2 – existing developments. No new development.
Actual Impact of Proposal	No new development has occurred since the adoption of the Local Plan. No impact.

Proposal – Boat of Garten Open Space (BG/ENV)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	A variety of open spaces within and around Boat of Garten have been protected from development. They provide a range of locally valuable habitats and networks of habitats within the settlement, contribute to the amenity of Boat of Garten, and provide an important part of the recreational resource of Boat of Garten.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The proposals sites may have a range of small positive effects on the natural environment and providing access and recreation opportunities.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	Sites allocated for protection from development. Sites remain free from built development.
Actual Impact of Proposal	No impact.

Proposal – Braemar Housing (BM/H1, H2), Economic Development (BM/ED1, BM/ED2, BM/ED3), Community (BM/C1)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	All the proposal sites, with the exception of C1, are contained in the recently adopted Aberdeenshire Local Plan. Housing site H1 has planning permission for 20 houses and an approved site layout. Site H2 has capacity for approximately 30 units. Community site C1 is identified for a community health centre proposal. The sites proposed for economic development uses are already in business use and are intended to remain in business use. They include the ambulance station (ED1), the mews square (ED2), and the caravan and camping site (ED3).

Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The proposals are considered unlikely to have any significant environmental effects. However, there is some uncertainty about the possible cumulative effects of development and the disposal of waste water on the river Dee SAC that cannot be satisfactorily resolved through the SEA. Under the Habitats Directive, the Local Plan must be subject to an appropriate assessment to identify the implications for the conservation interests of the SAC.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	H1 – planning permission pending. H2 – planning permission pending. C1 – no progress. ED1 – existing development . ED2 – existing development. ED3 – existing development.
Actual Impact of Proposal	No new development has occurred since the adoption of the Local Plan. No impact.

Proposal – Braemar Open Space (AV/ENV)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	A variety of open spaces within the Braemar settlement boundary have been protected from development. They provide a range of locally valuable habitats and networks of habitats within the settlement, contribute to the amenity of Braemar, and provide an important part of the recreational resource of Braemar.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The proposals sites may have a range of small, positive effects on the natural environment and providing access and recreation opportunities.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	Sites allocated for protection from development. Sites remain free from built development.
Actual Impact of Proposal	No impact.

Proposal – Carr-Bridge Housing (C/HI), Economic Development (C/ED1, C/ED2, C/ED3)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The Carr-Bridge housing proposal site C/HI forms part of a site that was allocated in the Badenoch and Strathspey Local Plan 1997 and has outline planning consent for 117 houses. Reserved matters consent has been sought for the site. The main Carr-Bridge Economic Development proposal site lies to the south west of the A9 and is a brownfield site of a former construction yard for the A9 and includes the sawmill. It has vacant spaces suitable for a range of business uses. Other sites are identified within the village where existing use is already in place including the Landmark Centre.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	Only proposals site HI is considered likely to have significant environmental effects. The potential effects are being assessed in more detail and options to avoid, minimise and mitigate the effects are being explored in the determination of reserved matters for the site.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No additional mitigation is considered necessary.
Progress of Proposal	HI – planning permission granted. No development has occurred. ED1, 2, 3 – existing development.
Actual Impact of Proposal	No new development has occurred since the adoption of the Local Plan. No impact.

Proposal – Carr-Bridge Protected Open Space (C/ENV)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	A variety of open spaces within and around Carr-Bridge have been protected from development. They provide a range of locally valuable habitats and networks of habitats within the settlement, contribute to the amenity of Carr-Bridge, and provide an important part of the recreational resource of Carr-Bridge.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The proposals sites may have a range of small, positive effects on the natural environment and providing access and recreation opportunities.

Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	Sites allocated for protection from development. Sites remain free from built development.
Actual Impact of Proposal	No impact.

Proposal – Cromdale Economic Development (CD/EDI) and protected open space (CD/ENV)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The economic development land in Cromdale is already in business use and is intended for business use. The protected open space in Cromdale is associated with the Burn of Cromdale and provides a green corridor through the settlement.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The proposals for Cromdale are considered unlikely to have any significant environmental effects.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation measures are considered necessary.
Progress of Proposal	EDI – existing development. ENV – sites allocated for protection from development. Sites remain free from built development.
Actual Impact of Proposal	No new development has occurred since the adoption of the Local Plan. No impact.

Proposal – Dalwhinnie Housing (DW/H1, H2, H3), Economic Development (DW/ED1, DW/ED2 and DW/ED3)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The four small housing sites in Dalwhinnie are intended to provide land for housing. The sites identified for economic development use are in the main already in use as such and are intended to remain in that use.

<p>Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.</p>	<p>The proposal sites at Dalwhinnie are considered unlikely to have any significant environmental effects. However, there is some uncertainty about the possible cumulative effects of development and the disposal of waste water on the river Spey SAC that cannot be satisfactorily resolve through the SEA. Under the Habitats Directive, the Local Plan must be subject to an appropriate assessment to identify the implications for the conservation interests of the SAC.</p>
<p>Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.</p>	<p>No mitigation is considered necessary.</p>
<p>Progress of Proposal</p>	<p>H1, H3 – no progress. H2 – planning permission granted. No development has occurred. ED1, 2, 3 – existing developments. No new development.</p>
<p>Actual Impact of Proposal</p>	<p>No new development has occurred since the adoption of the Local Plan. No impact</p>

<p>Proposal – Dalwhinnie Open Space (DW/ENV)</p>	
<p>Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.</p>	<p>One large area of open space is identified within Dalwhinnie to be protected from development. It adds to the locally valuable habitats and networks of habitats within and around the settlement contribute to the amenity of Dalwhinnie and provide an important part of the recreational resource of the village.</p>
<p>Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.</p>	<p>The proposal site may have a range of small, positive effects on the natural environment and providing access and recreation opportunities.</p>
<p>Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.</p>	<p>No mitigation is considered necessary.</p>
<p>Progress of Proposal</p>	<p>Sites allocated for protection from development. Sites remain free from built development.</p>
<p>Actual Impact of Proposal</p>	<p>No impact.</p>

Proposal – Dulnain Bridge Housing (DB/H1, H2), Economic Development (DB/ED1)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The housing proposals sites at Dulnain Bridge are intended to provide land for approximately 30 houses. Site DB/H2 has outline planning permission for ten houses. The site proposed for economic development is already in use and is proposed to remain as such.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The development of the proposed sites is considered unlikely to have any significant environmental effects. However, there is some uncertainty about the possible cumulative effects of development and the disposal of waste water on the river Spey SAC that cannot be satisfactorily resolved through the SEA. Under the Habitats Directive, the Local Plan must be subject to an appropriate assessment to identify the implications for the conservation interests of the SAC.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	H1 – no progress. H2 – planning permission granted. No development has occurred ED1 – existing development. No new development.
Actual Impact of Proposal	No new development has occurred since the adoption of the Local Plan. No impact.

Proposal – Dulnain Bridge Open Space (DB/ENV)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	One area of open space is identified within Dulnain Bridge to be protected from development. It adds to the range of locally valuable habitats and networks of habitats within the settlement, contribute to the amenity, and provide an important part of the recreational resource of Dulnain Bridge.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The proposal site may have a range of small, positive effects on the natural environment and providing access and recreation opportunities.

Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	Sites allocated for protection from development. Sites remain free from built development.
Actual Impact of Proposal	No impact.

Proposal – Grantown-on-Spey Housing (GS/HI)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The proposal site is intended to provide land for housing development in Grantown-on-Spey and was identified within the Badenoch and Strathspey Local Plan.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The housing proposal site in Grantown-on-Spey is considered likely to have a range of small positive and negative environmental effects if developed. The proposal has been refined and additional information is likely to be required to allow assessment of detailed proposals. Although development of the site is considered unlikely to have any significant adverse effects on the river Spey SAC, there is some uncertainty about the potential cumulative effects of development on the river Spey SAC that will be resolved by an appropriate assessment. Appropriate Assessments of detailed development proposals for the sites are also likely to be required to ensure that their development does not affect the integrity of the river Spey SAC.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No further mitigation is considered necessary.
Progress of Proposal	No progress – no development has occurred.
Actual Impact of Proposal	No impact.

Proposal – Grantown-on-Spey Economic Development (GS/ED1, GS/ED2)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The sites proposed for economic development uses are already in business use or are intended for business use. Site GS/ED1 is the existing caravan and camping site, and GS/ED2 is the existing industrial estate.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The development, or redevelopment of the proposal sites, are considered unlikely to have any significant environmental effects.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	ED1, ED2 – existing development. No new development.
Actual Impact of Proposal	No new development has occurred since the adoption of the Local Plan. No impact

Proposal – Grantown-on-Spey Open Space (GS/Env)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	A number of areas of open space in Grantown-on-Spey have been protected. The sites lie in and around the settlement and are intended to protect the open space, wetland, grassland and woodland habitats present.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The protected open space areas in Grantown-on-Spey should have a range of positive environmental effects.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	Sites allocated for protection from development. Sites remain free from built development.
Actual Impact of Proposal	No impact.

Proposal – Kincaig Housing (KC/HI), Economic Development (KC/EDI)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The housing proposal sites for Kincaig are intended to provide housing land for approximately 50 houses. The site proposed for economic development is already in use and is intended to be retained in business use.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The development of housing on the proposal site would have significant negative effects on the landscape character and setting of Kincaig. These effects could be reduced by appropriate layout and design and the application of the policies of the Local Plan to any detailed proposals. There is some uncertainty about the possible cumulative effects of development and the disposal of waste water on the river Spey SAC that cannot be satisfactorily resolved through the SEA. Under the Habitats Directive, the Local Plan must be subject to an appropriate assessment to identify the implications for the conservation interests of the SAC.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	Further mitigation would be identified through the assessment of detailed proposals.
Progress of Proposal	HI – no progress. EDI – existing development. No new development.
Actual Impact of Proposal	No new development has occurred since the adoption of the Local Plan. No impact.

Proposal – Kingussie Housing (KG/HI) and Economic Development (EDI)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	A large site at Kingussie has been identified for housing land (KG/HI) and economic development (KG/EDI). The two sites are considered together as they are part of the same part of the settlement. The site has capacity for approximately 300 houses, with approximately 75 units being required over the next five years or the lifetime of the Local Plan. The housing site was also identified in the Badenoch and Strathspey Local Plan 1997.

<p>Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.</p>	<p>The proposals site is considered unlikely to have any significant environmental effects and may have some minor positive effects. Although development of the site is considered unlikely to have any significant adverse effects on the river Spey SAC, there is some uncertainty about the potential cumulative effects of development on the river Spey SAC that will be resolved by an appropriate assessment. Appropriate Assessments of detailed development proposals for the sites are also likely to be required to ensure that their development does not affect the integrity of the River Spey SAC.</p>
<p>Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.</p>	<p>No mitigation is considered necessary.</p>
<p>Progress of Proposal</p>	<p>Planning permission pending – no development has occurred.</p>
<p>Actual Impact of Proposal</p>	<p>No new development has occurred since the adoption of the Local Plan. No impact.</p>

<p>Proposal – Kingussie Economic Development (KG/ ED2)</p>	
<p>Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.</p>	<p>This site, proposed for economic development uses, is within the built-up area of the town adjacent to the railway and provides opportunity for some economic development.</p>
<p>Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.</p>	<p>The development or redevelopment of the proposal site is considered unlikely to have any significant environmental effects.</p>
<p>Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.</p>	<p>No mitigation is considered necessary.</p>
<p>Progress of Proposal</p>	<p>ED2 – existing development. No new development.</p>
<p>Actual Impact of Proposal</p>	<p>No new development has occurred since the adoption of the Local Plan. No impact.</p>

Proposal – Kingussie Open Space (KG/Env)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	Two areas within Kingussie are protected as open space for their recreation and amenity value and as wildlife corridors in Kingussie. The first area encompasses the incised valley of the Gynack Burn. The second area lies north of Orchard Crescent and Campbell Crescent and is intended to provide a woodland corridor.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The protected sites are unlikely to have any significant environmental effects but may have a range of small positive effects by protecting habitats, features of the landscape and providing access opportunities.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	Sites allocated for protection from development. Sites remain free from built development.
Actual Impact of Proposal	No impact.

Proposal – Nethy Bridge Housing, (NB/H1, NB/H2), Economic Development (NB/EDI) and Community (NB/CI)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The housing proposal sites identified in Nethy Bridge all have outline planning consent. Site H1 has outline permission for development of sheltered housing while site H2 has permission for 40 houses. Site EDI is part of the same planning consent as site H2. The community proposals site CI is located beside the existing playing fields in Nethy Bridge. The protected open space within the settlement includes the banks of the river Nethy and the Nursery Wood as locally important habitats, recreation resources and for their role in the amenity and landscape setting of Nethy Bridge.

<p>Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.</p>	<p>Site NB/H1 is now complete. Site NB/H2 and NB/EDI have planning permission. The effects of this development will have significant negative environmental effects in terms of loss of woodland habitat, fragmentation of habitat, and changes to the setting and character of Nethy Bridge. These effects could be reduced by appropriate layout and design and the application of the policies of the Local Plan to detailed proposals.</p> <p>There is some uncertainty about the possible cumulative effects of development and the disposal of waste water on the river Spey SAC that cannot be satisfactorily resolved through the SEA. Under the Habitats Directive, the Local Plan must be subject to an appropriate assessment to identify the implications for the conservation interests of the SAC.</p>
<p>Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.</p>	<p>Further mitigation would be identified through the assessment of detailed proposals.</p>
<p>Progress of Proposal</p>	<p>H1 – development complete. H2 – planning permission granted. No development has occurred C1 – no progress .</p>
<p>Actual Impact of Proposal</p>	<p>H1 is complete. The significant negative environmental effects identified in the Environmental Report have been addressed through careful design and the development compliments the built environment of Nethy Bridge. No other development has occurred. The possible cumulative effects cannot therefore be monitored.</p>

Proposal – Nethy Bridge Open Space (NB/ENV)

<p>Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.</p>	<p>A variety of open spaces within and around the Nethy Bridge settlement boundary have been protected from development. They provide a range of locally valuable habitats and networks of habitats within the settlement, contribute to the amenity of Nethy Bridge, and provide an important part of the recreational resource.</p>
---	---

Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The proposals sites may have a range of small positive effects on the natural environment and providing access and recreation opportunities.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	Sites allocated for protection from development. Sites remain free from built development.
Actual Impact of Proposal	No impact.

Proposal – Newtonmore Housing (NM/H1, H2)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	Two sites either side of Perth Road to the west of Newtonmore are proposed for housing. Sites NM/H1 and NM/H2 were also identified in the Badenoch and Strathspey Local Plan 1997. The sites would provide land for approximately 220 houses.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	<p>The development of the proposed housing sites is likely to lead to significant negative effects on the landscape character and character of the settlement at the western edge of Newtonmore. The Local Plan acknowledges this states that the CNPA will prepare development briefs for the sites to minimise and mitigate the negative effects as much as possible.</p> <p>Although development of the site is considered unlikely to have any significant adverse effects on the river Spey SAC, there is some uncertainty about the potential cumulative effects of development on the river Spey SAC that will be resolved by an appropriate assessment.</p> <p>Appropriate Assessments of detailed development proposals for the sites are also likely to be required to ensure that their development does not affect the integrity of the river Spey SAC.</p>

Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No further mitigation is considered necessary
Progress of Proposal	H1 – planning permission pending for north part of site. H2 – no progress.
Actual Impact of Proposal	No new development has occurred since the adoption of the Local Plan. No impact.

Proposal – Newtonmore Economic Development (NM/ED1, NM/ED2, NM/ED3)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	The sites proposed for economic development uses are already in business use or are intended for business use. They include land to the rear of the café, the existing industrial estate and the Highland Folk Museum.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The development ,or redevelopment, of the proposal sites are considered unlikely to have any significant environmental effects.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	ED1 – no progress. ED2, ED3 – existing developments. No further development.
Actual Impact of Proposal	No new development has occurred since the adoption of the Local Plan. No impact.

Proposal – Newtonmore Open Space (NM/Env)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	Three areas within Newtonmore are protected as open space for their recreation and amenity value and as wildlife corridors.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The protected sites are unlikely to have any significant environmental effects but may have a range of small positive effects by protecting habitats, features of the landscape and providing access opportunities.

Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	Sites allocated for protection from development. Sites remain free from built development.
Actual Impact of Proposal	No impact.

Proposal – Tomintoul Housing (T/H1, H2, H3, H4) Economic Development (T/ED1, ED2, ED3, ED4) and Community (T/CI)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	Housing proposal sites T/H1- 4 are intended to provide land for approximately 40 houses. Economic development sites T/ED1-ED4 are intended to be further developed existing facilities. Community site (T/CI) is the site of the old school and is intended to be developed for community facilities. The Local Plan notes that the CNPA will work with the Crown Estate, local community and other partners to plan for the longer term development of Tomintoul.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The development of the proposed sites is considered unlikely to have any significant environmental effects. However, there is some uncertainty about the possible cumulative effects of development and the disposal of waste water on the river Spey SAC that cannot be satisfactorily resolved through the SEA. Under the Habitats Directive, the Local Plan must be subject to an Appropriate Assessment to identify the implications for the conservation interests of the SAC.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.

Progress of Proposal	HI-H4 – no progress. CI – no progress. ED1, ED3 – no progress. ED2, ED4 – existing development. No further development.
Actual Impact of Proposal	No new development has occurred since the adoption of the Local Plan. No impact.

Proposal – Tomintoul Open Space (T/Env)	
Purpose of policy/proposals: what the policies/proposals are supposed to achieve and how.	A number of areas within Tomintoul are protected as open space for their recreation and amenity value and as wildlife corridors.
Summary of policy/proposal effects: a critique of the policy/proposals based on the detailed assessment.	The protected sites are unlikely to have any significant environmental effects but may have a range of small positive effects by protecting habitats, features of the landscape and providing access opportunities.
Options for mitigation or modification: if the policy/proposal is likely to have significant negative environmental impacts, possible amendments to avoid or mitigate the impacts will be outlined here.	No mitigation is considered necessary.
Progress of Proposal	Sites allocated for protection from development. Sites remain free from built development.
Actual Impact of Proposal	No impact.



For a large print version of this publication, please contact the Cairngorms National Park Authority at the Grantown-on-Spey office or telephone 01479 873535.

Cairngorms National Park Authority
14 The Square
Grantown-on-Spey
Moray
PH26 3HG
(t) 01479 873535
(f) 01479 873527
enquiries@cairngorms.co.uk

Planning and Development Management
Albert Memorial Hall
Station Square
Ballater, Aberdeenshire
AB35 5QB
(t) 013397 53601
(f) 013397 55334
localplan@cairngorms.co.uk

www.cairngorms.co.uk

Published by Cairngorms National Park Authority
© CNPA 2011. All Rights Reserved. MIR/11/03

Printed on 100% virgin fibre from managed trees
and totally chlorine free.

Photography by David Gowans

