

# SECTION 2

## 7. SETTLEMENT PROPOSALS

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### INTRODUCTION

- 7.1. The settlement proposals in this section have been drawn up from a variety of sources, including existing local authority local plan proposals and community consultation. Development proposals for these sites must also comply with the policies of the Local Plan.
- 7.2. The Local Plan identifies proposals for new uses of land. Existing uses of land remain vitally important to the area, and the Local Plan will resist proposals to change uses away from the existing use to another without clear justification and suitable alternatives being provided. For example therefore, it is assumed that existing business sites will continue as business sites, and existing community facilities such as playing fields, parks, community halls or other facilities will be retained as community facilities of equal or greater value to the community.

7.3. Four key proposal types have been identified:

- Housing
- Economic Development
- Community
- Protected open space

7.4. The plans also identify village and town centre areas where relevant and illustrate any designations that may influence the detail of development proposals. The legend that describes the proposal plans is the same for each map. The underlying base maps are provided by the Ordnance Survey, and may not always be up to date, particularly in areas where there has been recent building.



## Housing

7.5. Housing sites are proposed where strategic sites have been identified. Development of these sites must comply with the policies of the Local Plan and any specific requirements for the site noted in the proposal text. The identification of these sites within settlements does not preclude the

development of other windfall sites, both elsewhere within settlements and in other locations within the Park.

- 7.6. The sites identified form a 5 year land supply for the Local Plan with larger sites in the main settlements and An Camas Mor providing a basis for the medium and longer term land supply. Smaller settlements have only a five year housing land supply, but additional sites for longer term supply will be identified through housing land audits and review of the Local Plan.
- 7.7. The proposals have indicative house numbers attached to each site that should be used as a guide to the capacity of the site. However, proposals should not be constrained by these figures and should seek to create attractive urban environments, with a range of house designs working within the site.
- 7.8. Table 4 in section 5.42 of the Local Plan provides a list of the indicative capacity for housing available within each settlement with a guide for the numbers of house units required within the lifetime of the Local Plan.

### **Economic Development**

- 7.9. **Economic Development** sites are identified where new proposals have come to light, or have been earmarked as key to providing additional economic provision within settlements. The Local Plan recognises the importance of the existing businesses and business sites to the National Park and its communities. The Local Plan will seek to protect the business use of the existing business which provide key services to communities in the Park.

### **Community**

- 7.10. Sites for new **community** use have been identified at strategic sites to help communities contribute to the development of their settlement. A wide range of uses could be included in this category including play areas, community halls, sports facilities, schools, or even affordable housing for the community. Where sites have been identified under this category, proposals will be considered on their merits, with particular reference to how they add to the community in which they are sited. The Local Plan will seek to protect existing facilities or services that are important for the communities of the Park. Proposals for the redevelopment of such sites will only be considered

favourably where the proposal includes the replacement of that facility or improved alternative provision.

### **Protected open space**

- 7.11. **Protected open space** is identified where it is important to the amenity, setting and the overall urban fabric of settlements. These areas also provide locally important habitats or landscape features, or are important recreational resources within settlements. They are protected from future development. Settlements also have networks of open spaces, footpaths and recreational spaces that are not identified but that would be material considerations in the determination of planning applications that affected them.

### **The Maps & Legend**

- 7.12. The preparation of a Local Plan is a statutory duty for the Cairngorms National Park Authority as outlined in the Planning etc. (Scotland) Act 2006. It provides a policy and locational framework for future development in the area. To fulfil this function the document contains mapping data which are the property of Ordnance Survey, any unlawful use or copying other than for the purposes of viewing and printing is prohibited. The information provided is for reference purposes only. No further copies may be made.
- 7.13. Constraints not shown on the proposals maps include listed buildings and scheduled ancient monuments. Accurate data regarding these can be obtained directly from the National Park Authority, the relevant Local Authority, Historic Scotland and RCAHMS.
- 7.14. The representation of features or boundaries in which Cairngorms National Park Authority or others have an interest does not necessarily imply their true positions. For further information please contact the appropriate authority.
- 7.15. The Cairngorms National Park Authority is currently developing a plan of core paths for the National Park. The proposed core paths are displayed in part on the Local Plan settlement maps. These are still draft proposals and therefore may be subject to change.

## STRATEGIC SETTLEMENTS

### Aviemore

**Other relevant planning documents** - The Aviemore 'Masterplan' September 1997

#### Proposals

**AV/H1:** A site to the north of Aviemore Highland Resort, this site already has outline consent for around 120 dwellings. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site.

**AV/H2:** This 1.7Ha site to the west of the golf course has capacity for around 10 dwellings. Development of this site will need to work within the existing woodland clearings to minimise the loss of trees and retain the natural screening and setting of the site. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site .

**AV/H3:** This 5.5Ha site to the east of the settlement has capacity for around 70 dwellings. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site .

**AV/ED1:** A 0.3Ha extension to the north of Dalfaber Industrial Estate.

**AV/ED2:** This 3.5Ha site south of Dalfaber Industrial Estate and the Technology Park allows for its future expansion when the current site reaches capacity.

**AV/ED3:** Aviemore Highland Resort will continue to develop and enhance its facilities. Closer links/access with the general community area should be developed, and will be highlighted by a revised Aviemore Masterplan. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site.

**AV/C1:** This site used for various community uses is to be retained as such, with an option for the development of a new school.

**AV/C2:** A proposal for a public park area within the Aviemore Highland Resort site.

**AV/OS:** A number of open spaces will be protected from development.

## **An Camas Mor**

### **Proposals**

The Local Plan continues the proposal for a new community at Cambusmore (now named An Camas Mor), on the east side of the river Spey opposite Aviemore, that was identified in the Badenoch and Strathspey Local Plan 1997 and in the Highland Structure Plan 2001.

The Local Plan identifies an indicative settlement boundary for the site, within which it is expected that development of a community of up to 1500 homes could be developed over time. The Local Plan identifies a target of around 1639 house units to be completed by 2016. Development of the site will require new and improved road infrastructure and will require a direct pedestrian link to Aviemore.

The development of An Camas Mor will comply with the policies of the Local Plan. In addition to housing, the settlement will provide commercial and community uses. The CNPA will work with partners to produce a detailed masterplan for the site.

Development of the An Camas Mor site has potential to have significant effects on the river Spey SAC. Permission for development will only be permitted if the planning authority is satisfied that proposals have been designed to avoid and minimise effects on the environment, mitigate any significant effects, and that the development would not adversely affect the integrity of the river Spey SAC.

## **Grantown-on-Spey**

### **Proposals**

**GS/H1:** A 9.6Ha site on the northern edge of the settlement, between the hospital and the campsite with capacity for around 200 units. The development would be required to be phased over at least a five year period.

**GS/H2:** A 3.25Ha site to the north of Beachen Court with capacity for around 50 dwellings. The site is known to be used by wading birds and would require more detailed survey to establish the ecological importance of the site and the impact of any development.

**GS/OS1:** An area within the proposed housing development H1 will be protected as open space.

## Kingussie

### Proposals

**KG/H1:** This 16.05Ha site would provide land for short and longer term housing supply in Kingussie. It could provide land for around 300 house units. The site runs north from the A86 by Craig an Darach towards Kerrow Farm and west from Kerrow Farm to the rear of properties bounding Ardbroilach Road and is bounded by forestry to the north. The site is currently improved grassland grazed by livestock. The site provides access to the woodland and forestry to the north for recreation and development of the site will require the provision of suitable pathways to link existing and new areas to the woodland as well as the provision of areas of open space and woodland to link to other open spaces within Kingussie. The site requires a new major access to be taken from the A86 to provide vehicle access to the site. The CNPA will work with partners to produce a development brief for the site during the lifetime of the Local Plan.

**KG/OS1:** The Gynack Burn and its wooded valley is protected as open space from inappropriate development.

**KG/OS2:** An area of woodland within Kingussie is protected as open space.

## **Newtonmore**

### **Proposals**

**NM/H1:** A 11.7Ha site between Perth Road and Station Road that would provide land for around 120 house units. The site is visually prominent and the CNPA will prepare a development brief to ensure a layout that minimises and mitigates the effects of any development.

**NM/H2:** A 5.2Ha site between Perth Road and Laggan Road that would provide land for around 100 house units. The site is visually prominent and the CNPA will prepare a development brief to ensure a layout that minimises and mitigates the effects of any development.

**NM/OS:** Locally important areas of woodland and open space are protected from development.

## **Ballater**

### **Proposals**

**BL/H1:** This 10.99Ha site to the north east of Monaltrie Park provides an opportunity to provide housing land for the longer term in Ballater and to ensure a planned approach to development. The site would have capacity for around 250 units and would incorporate additional space for Monaltrie Park and provide parking opportunities for the Games or other large events. The site has been the subject of an Inquiry by Design workshop run by the Princes Foundation for the Built Environment and involving the local community and other stakeholders. The CNPA will work with the community, developers, and the Princes Foundation, to ensure that a masterplan that reflects the community's needs and the special character of Ballater is prepared for the site. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site .

**BL/ED1:** The existing business units owned by Aberdeenshire Council will remain, with vacant space reserved for business uses.

**BL/ED2:** This site is allocated for additional economic development opportunities.

**BL/ED3:** The bus station between Golf Road and Viewfield Road will remain as a site for a business use, should it become vacated by its current occupiers.

**BL/C1:** The site of the old school is to be protected for community use and the provision of uses considered necessary by the local community.

## INTERMEDIATE SETTLEMENTS

### Boat of Garten

#### Proposals

**BG/H1:** This 5.8Ha site to the west of the existing settlement is identified for housing development and would provide land for around 70 units. The site should provide housing land for Boat of Garten's needs for the lifetime of the Local Plan. The design of any development will retain as much of the existing woodland of the site as possible.

**BG/C1:** The site to the west of the village and immediately west of the new village hall is to be retained for use by the community. Any proposal must take accordance of the high environmental sensitivity of its context. The design of any development will retain as much of the existing woodland of the site as possible.

## **Carrbridge**

### **Proposals**

**C/H1:** This site has an outline planning permission for 89 open market houses and 28 affordable housing units. The site is broken up by an area of bog woodland habitat and the entire area has a range of habitats and species that need to be safeguarded within the development. This site will provide for the Carrbridge's housing needs during the lifetime of the Local Plan.

**C/ED1:** The existing and vacant business/industrial sites south west of the A9 is identified for business uses.

**C/OS1:** The meadows and other habitats either side of the River Dulnain are protected as open space.

**C/OS2:** The areas of bog woodland and other habitats that cannot be developed by C/H1 are protected from future development.

## **Cromdale**

### **Proposals**

**CD/H1:** A 3.26Ha site on the north eastern edge of the settlement between the Old Inn and Tom-an-uird View. The site is appropriate for around 50 house units.

**CD/H2:** A 3.03Ha site within Cromdale suitable for around 30 house units.

**CD/OS1:** This site provides an important recreational/open space running through the centre of the settlement and is protected from development.

## **Dalwhinnie**

### **Proposals**

**DW/H1:** A site suitable for around 6 house units opposite and to the NW of the community hall.

**DW/H2:** An infill site at the west end of School Road suitable for around 2 house units.

**DW/H3:** This site, previously occupied by a hotel, has extant planning permission for 12 units.

**DW/H4:** A site opposite Ben Alder cottages suitable for around 6 house units.

These sites are affected by the SEPA indicative 1 in 200 year flood risk areas. A detailed flood risk assessment will therefore be required to accompany any development proposals for these sites.

**DW/OS1:** The large community woodland area in the centre of the village should be protected from development.

## **Dalnain Bridge**

### **Proposals**

**DS/H1:** The 1.51Ha field to the west of the play-area would be suitable for the development of around 30 house units.

**DS/H2:** Adjacent the A938, this site has extant planning permission for 10 houses.

## **Kincraig**

### **Proposals**

**KC/H1:** This 5.7Ha site will consolidate the housing in Kincraig around the School. It would be suitable for around 40 house units. Development of the site will have to incorporate the wetland area towards the south of the site into its Sustainable Urban Drainage System (SUDS).

**KC/H2:** This 1.14HA site also consolidates development near the school.

## **Nethy Bridge**

### **Proposals**

**NB/H1:** The 0.47Ha site opposite the football pitch is suitable for affordable housing or sheltered housing and has space for around 10 units. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site .

**NB/H2:** Two sites with permission for housing development in School Wood. Development on these sites will retain enough woodland to allow for movement of species between areas of woodland to the sides of the sites.

**NB/ED1:** A .076Ha site adjacent to H2 is identified for business use. Any development of the site will need to take account of its site within the woodland and at an entry point to the village.

**NB/C1:** This 1.09Ha site west of the playing fields is identified for community use. Some of the site could also be developed to provide affordable housing for the community.

**NB/OS1:** Areas of open space and woodland bordering the River Nethy are protected from development.

## **Tomintoul**

Tomintoul is situated within the Crown Estate's Glenlivet Estate and most land in the area is under the Crown Estate's stewardship. The Cairngorms National Park Authority will work with the Crown Estate, local community and other partners to plan for the longer term development of Tomintoul.

### **Proposals**

**T/H1, H2, H3, H4:** Four housing land sites that provide land for around 40 house units in total. It is expected that these will provide land for Tomintoul's needs during the lifetime of the Local Plan.

**T/ED3:** This site will be retained for economic development purposed, and has potential to be developed as a camping site or tourist facility, with existing tree planting retained to ensure adequate screening.

**T/C1:** The old school and its grounds will be reserved for the development of community facilities.

## **Braemar**

### **Proposals**

**BM/H1:** A site to the south and west of Braemar Lodge Hotel has planning permission for 20 house units.

**BM/H2:** A site north of St Andrew's Terrace, is suitable for around 30 house units. Part of the site is within the indicative 1 in 200 year flood risk area. Prospective developers will be required to prepare more detailed flood risk assessments to demonstrate that the site is not at risk of flooding. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site .

**BM/H1:** A site between the new water treatment works and Chapel Brae Gardens is suitable for around 5 house units.

**BM/C2:** A site north of St Andrew's Terrace will be reserved for use by the community to provide a Community Health Centre, associated facilities or other appropriate community use. Part of the site is within the indicative 1 in 200 year flood risk area. Prospective developers will be required to prepare more detailed flood risk assessments to demonstrate that the site is not at risk of flooding.

**BM/OS1:** The Mar estate farm woodland is protected as an important recreational and amenity resource.