



# **Local Development Plan Background Evidence 3. Monitoring Report**

**6/15/2011**

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## 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 CNP Local Plan for the period July 2010 to March 2011. The Cairngorms National Park Authority 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.<sup>1</sup>

## 2. PURPOSE AND METHODOLOGY

- 2.1 The Local Plan must be able to respond to changing circumstances. 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 around its chapters:
- Conserving and Enhancing the Cairngorms National Park;
  - Living and Working in the Cairngorms National Park;
  - Enjoying and Understanding the Cairngorms National Park

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<sup>1</sup> 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 itself 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, 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 itself is covered by national and international designations or 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 of a high quality, sustainable and sensitive.

### Performance of the Policies

Q: 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 6 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 theme 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 recognising the relative infancy of the plan, no major issues have emerged, recognising that the Local Plan policies haven't yet been challenged at appeal, the downturn in the development industry has affected the number of planning applications and the ongoing changes in the planning system.

- 3.9 A longer period of time will be required to see substantial changes brought about by their local plans 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 Cpt 3: Conserving and Enhancing the Cairngorms National Park

4.1 The policies in this section focus on the conservation and enhancement of the natural, cultural and earth heritage resources of the National Park acknowledging its special qualities.

<b>Policy 1 Natura 2000 Sites</b>	
<b>Purpose:</b>	This policy requires that development likely to have a significant effect on a Natura 2000 site (SPA, SAC and Ramsar sites) would be subject to an appropriate assessment.
<b>Use:</b>	<b>2</b>
<b>Background:</b>	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.
<b>Alteration required:</b>	None

<b>Policy 2 National Natural Heritage Designations</b>	
<b>Purpose:</b>	This policy requires that development likely to have an adverse effect on the National Park, SSSI, NNR or 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.
<b>Use:</b>	<b>7</b>
<b>Background:</b>	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.
<b>Alteration required:</b>	None

<b>Policy 3 (Other Important Natural and Earth Heritage Sites and Interests)</b>	
<b>Purpose:</b>	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.
<b>Use:</b>	<b>4</b>
<b>Background:</b>	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.
<b>Alteration required:</b>	None

<b>Policy 4 Protected Species</b>	
<b>Purpose:</b>	This policy protects European Protected Species against adverse development.
<b>Use:</b>	<b>10</b>
<b>Background:</b>	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.
<b>Alteration required:</b>	None

<b>Policy 5 Biodiversity</b>	
<b>Purpose:</b>	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.
<b>Use:</b>	<b>10</b>
<b>Background:</b>	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 1 <sup>st</sup> 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.
<b>Alteration required:</b>	None

<b>Policy 6 Landscape</b>	
<b>Purpose:</b>	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.
<b>Use:</b>	<b>26</b>
<b>Background:</b>	This policy prevents development that does not complement and enhance the landscape character of the National Park. 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.
<b>Alteration Required:</b>	Yes – clarification of the policy is necessary.

<b>Policy 7 Gardens and Designed Landscapes</b>	
<b>Purpose:</b>	This policy seeks to protect, preserve and where possible enhance identified sites (an inventory is available).
<b>Use:</b>	<b>0</b>
<b>Background:</b>	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 (SHEP) and other Historic Scotland documents including Managing Change Guidance should be taken into account.
<b>Alteration required:</b>	Yes – see updated guidance as required.

<b>Policy 8 Archaeology</b>	
<b>Purpose:</b>	This policy has a presumption in favour of preserving archaeological resources and their settings.
<b>Use:</b>	<b>I</b>
<b>Background:</b>	SPP maintains the requirement for allocations to take account of 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 II Local and Wider Cultural Heritage of the Park). Any new and updated guidance including the Scottish Historic Environment Policy (SHEP) and other Historic Scotland documents including Managing Change Guidance should be taken into account.
<b>Alteration required:</b>	Yes – see updated guidance as required.

<b>Policy 9 Listed Buildings</b>	
<b>Purpose:</b>	This policy has a presumption in favour of preserving listed buildings and their settings.
<b>Use:</b>	<b>8</b>
<b>Background:</b>	SPP 23 Planning and the Historic Environment (which has now been superseded) contained a model policy however the CNP Local Plan did not adopt that approach. The 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 (SHEP) and other Historic Scotland documents including Managing Change Guidance should be taken into account.
<b>Alteration required:</b>	Yes – see updated guidance as required and enabling development specification.

<b>Policy 10 Conservation Areas</b>	
<b>Purpose:</b>	This policy protects, preserves and where possible enhances conservation areas and their settings.
<b>Use:</b>	<b>2I</b>
<b>Background:</b>	The 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 4 been undertaken (please note that the CNPA cannot designate Conservation Area's but could work with Local Authority partners to bring this forward). Any new and

	updated guidance including the Scottish Historic Environment Policy (SHEP) and other Historic Scotland documents including Managing Change Guidance should be taken into account.
<b>Alteration required:</b>	Yes. It is recommended that the policy is reviewed in the context of up to date guidance.

<b>Policy 11 The Local and Wider Cultural Heritage of the Park</b>	
<b>Purpose:</b>	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.
<b>Use:</b>	<b>7</b>
<b>Background:</b>	The 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 and officially recorded, while 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 (SHEP) and other Historic Scotland documents including Managing Change Guidance should be taken into account.
<b>Alteration required:</b>	Yes– see updated guidance as required.

<b>Policy 12 Water Resources</b>	
<b>Purpose:</b>	This policy has a presumption against development which does not meet a number of criteria including maintaining water quality and quantity, connects to public sewerage and is not at risk of flooding.
<b>Use:</b>	<b>4</b>
<b>Background:</b>	The revised flooding and drainage section in the 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.
<b>Alteration required:</b>	Yes– see updated guidance as required.

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



<b>Policy 14 Contaminated Land</b>	
<b>Purpose:</b>	This policy covers previously developed land that is suspected of being contaminated by previous uses. The reclamation of contaminated land is important to the overall enhancement of the National park and its communities.
<b>Use:</b>	I
<b>Background:</b>	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.
<b>Alteration required:</b>	None

<b>Policy 15 Renewable Energy Generation</b>	
<b>Purpose:</b>	This policy supports the development of small scale renewable energy schemes in the National Park. The need to contribute positively towards minimising climate change and renewable energy is recognised but is tempered with concerns over the special qualities of the National Park – its landscape, visual impact and natural heritage issues.
<b>Use:</b>	7
<b>Background:</b>	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 DM staff and users of the plan. The CNPA have seen a significant increase in the levels of renewables applications and pre-application enquiries and the lack of clear policy and SPG is significantly hindering consistent and informed decision making. The 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 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.
<b>Alteration required:</b>	Yes – clarification of what is small scale and more explicit guidance would be useful.

## 5. Review of Cpt 4: Living and Working in the 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.

<b>Policy 16 Design Standards for Development</b>	
<b>Purpose:</b>	This policy seeks to promote sustainable, distinctive and high quality sensitive design and layouts with the aims of creating successful buildings, places and spaces befitting that of a National Park.
<b>Use:</b>	<b>60</b>
<b>Background:</b>	<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 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.</p> <p>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 and its special qualities could be more prominent in the wording. Overall it is considered that it is too early in the life of the local plan and 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>
<b>Alteration required:</b>	None

<b>Policy 17 Reducing Carbon Emissions In Development</b>	
<b>Purpose:</b>	This policy stemmed from previous Scottish Government targets to curb carbon emissions in new buildings through the planning system.
<b>Use:</b>	<b>0</b>
<b>Background:</b>	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 it is the new Building Standards have rendered this policy obsolete.
<b>Alteration required:</b>	Yes – it is recommended that the policy is removed entirely.

<b>Policy 18 Developer Contributions</b>	
<b>Purpose:</b>	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.
<b>Use:</b>	<b>3</b>
<b>Background:</b>	The use of this policy has been held in abeyance until the production and adoption of related SPG (expected in May 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 that it is too early in the life of the local plan and 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.
<b>Alteration required:</b>	None

<b>Policy 19 Affordable Housing</b>	
<b>Purpose:</b>	This policy requires developments to incorporate affordable housing in to housing schemes. One or two dwellings 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.
<b>Use:</b>	<b>3</b>
<b>Background:</b>	The 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% 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 that it is too early in the life of the local plan and 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.
<b>Alteration required:</b>	None

<b>Policy 20 Housing Development within Settlements</b>	
<b>Purpose:</b>	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.
<b>Use:</b>	<b>10</b>
<b>Background:</b>	The SPP requires planning authorities to promote the efficient use of land and buildings 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

	<p>within existing settlements.</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.</p>
<b>Alteration required:</b>	None

<b>Policy 21 Housing Development in Rural Groups</b>	
<b>Purpose:</b>	This policy allows for housing within existing rural building groups of 3 or more occupied dwellings.
<b>Use:</b>	<b>6</b>
<b>Background:</b>	<p>Proposals must clearly demonstrate that they are cohesive, well connected, and reinforce the existing group. The SPP subject topic 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 further 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>
<b>Alteration required:</b>	Yes – Further clarification of the criteria is required on extant planning permissions while development should be reviewed to assess the desirability of the policy.

<b>Policy 22 Housing Development outwith Settlements</b>	
<b>Purpose:</b>	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% affordable housing where no other suitable sites are available within settlements.
<b>Use:</b>	<b>4</b>
<b>Background:</b>	<p>Proposals must clearly demonstrate that it outweighs 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 required 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</p>

	<p>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>
<b>Alteration required:</b>	Yes – the need for rural housing is a key area of debate in the CNP and further work is required to ensure consistent decision making.

<b>Policy 23 Replacement Houses</b>	
<b>Purpose:</b>	This policy has a presumption against replacement houses unless the existing dwelling is structurally unsound, not listed or has been empty for 10 years.
<b>Use:</b>	<b>3</b>
<b>Background:</b>	<p>Proposals must clearly demonstrate that it outweighs the general presumption against replacement houses.</p> <p>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.</p> <p>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.</p>
<b>Alteration required:</b>	Yes – the need for the desirability of some replacement of dated houses should be reflected in any new policy.

<b>Policy 24 House Extensions and Alterations</b>	
<b>Purpose:</b>	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.
<b>Use:</b>	<b>72</b>
<b>Background:</b>	Proposals must clearly demonstrate that they do not adversely affect certain criteria. No issues are known to arise from the policy wording.
<b>Alteration required:</b>	None

<b>Policy 25 Business Development</b>	
<b>Purpose:</b>	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.
<b>Use:</b>	<b>9</b>

<b>Background:</b>	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 4 <sup>th</sup> aim of the National Park which is to <i>promote the sustainable economic and social development of the area's communities</i> . The policy refers to allocated sites but does not allocate a 5 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 the SPP and its subject policy – Economic Development.
<b>Alteration required:</b>	Yes – the policy should reflect the requirements of SPP: Economic Development.

<b>Policy 26 Retail Development</b>	
<b>Purpose:</b>	This policy supports retail development proposals where a number of sequential criteria are met including first most within identified town/village centres, edge of centres and then out of centre locations.
<b>Use:</b>	<b>2</b>
<b>Background:</b>	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 4 <sup>th</sup> aim of the National Park which is to <i>promote the sustainable economic and social development of the area's communities</i> . 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.
<b>Alteration required:</b>	Yes – the policy should provide safeguards against the loss of retail provision.

<b>Policy 27 Conversion and Reuse of Existing Traditional and Vernacular Buildings</b>	
<b>Purpose:</b>	This policy allows for the suitable conversion of traditional and vernacular buildings subject to several criteria being satisfied including if it's redundant from its intended use, and the proposals sensitively and sympathetically designed.
<b>Use:</b>	<b>3</b>
<b>Background:</b>	Proposals must clearly demonstrate that the building is no longer required and that proposals 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.
<b>Alteration required:</b>	None

<b>Policy 28 Gypsies and Travellers and Travelling Showpeople</b>	
<b>Purpose:</b>	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.
<b>Use:</b>	<b>1</b>
<b>Background:</b>	SPP requires development plans to identify suitable locations and policies

	for gypsy traveller needs.
<b>Alteration required:</b>	None

<b>Policy 29 Integrated and Sustainable Transport Network</b>	
<b>Purpose:</b>	This policy favourably considers development that maintains or improves the sustainable transport network within the National Park.
<b>Use:</b>	<b>4</b>
<b>Background:</b>	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.
<b>Alteration required:</b>	Yes – car parking standards etc requires reference.

<b>Policy 30 Telecommunications</b>	
<b>Purpose:</b>	This policy allows for the development of telecoms infrastructure only where a need has been demonstrated and options to use existing installations ruled out.
<b>Use:</b>	<b>0</b>
<b>Background:</b>	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.
<b>Alteration required:</b>	None

<b>Policy 31 Waste Management</b>	
<b>Purpose:</b>	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.
<b>Use:</b>	<b>0</b>
<b>Background:</b>	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.
<b>Alteration required:</b>	None

<b>Policy 32 Landfill</b>	
<b>Purpose:</b>	This policy has a presumption against new landfill sites or extensions unless they fulfil certain criteria.
<b>Use:</b>	<b>0</b>

<b>Background:</b>	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.
<b>Alteration required:</b>	None



## 6. Review of Cpt 5: Enjoying and Understanding the 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.

<b>Policy 33 Tourism-related Development</b>	
<b>Purpose:</b>	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.
<b>Use:</b>	<b>7</b>
<b>Background:</b>	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.
<b>Alteration required:</b>	Yes - the policy should provide wording which identifies a requirement for an assessment of the proposal and its impacts on local services.

<b>Policy 34 Outdoor Access</b>	
<b>Purpose:</b>	This policy encourages development which improves responsible outdoor access opportunities while safeguarding against proposals which would result in the loss of access.
<b>Use:</b>	<b>6</b>
<b>Background:</b>	The policy reflects the 3 <sup>rd</sup> 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.
<b>Alteration required:</b>	None

<b>Policy 35 Sport and Recreation Facilities</b>	
<b>Purpose:</b>	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.
<b>Use:</b>	<b>3</b>
<b>Background:</b>	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.
<b>Alteration</b>	None

<b>required:</b>	
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<b>Policy 36 Other Open Space Provision</b>	
<b>Purpose:</b>	This policy provides for open spaces as part of new development and safeguards against its loss unless it can be offset.
<b>Use:</b>	<b>0</b>
<b>Background:</b>	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.
<b>Alteration required:</b>	None

## 7. Review of Settlement Proposals

<b>Settlement</b>	<b>Status</b>
<b>AN CAMAS MOR</b>	
An Camas Mor	Planning permission pending
<b>AVIEMORE</b>	
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
<b>BALLATER</b>	
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
<b>GRANTOWN ON SPEY</b>	
GoS H1	No progress
GoS ED1	No progress – existing business site
GoS ED2	No progress – existing industrial site
<b>KINGUSSIE</b>	
Kingussie H1	Planning permission pending
Kingussie ED1	Planning permission pending
Kingussie ED2	No progress – existing industrial site
<b>NEWTONMORE</b>	
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
<b>BOAT OF GARTEN</b>	
Boat of Garten ED1	No progress – existing business site
Boat of Garten ED2	No progress – existing business site
Boat of Garten C1	No progress
<b>BRAEMAR</b>	
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
<b>CARRBRIDGE</b>	
Carrbridge H1	Planning permission granted
Carrbridge ED1	No progress – existing business site
Carrbridge ED2	No progress – existing business site

Carrbridge ED3	No progress – existing business site
<b>CROMDALE</b>	
Cromdale ED1	No progress – existing business site
<b>DALWHINNIE</b>	
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
<b>DULNAIN BRIDGE</b>	
Dalnain Bridge H1	No progress
Dalnain Bridge H2	Planning permission granted
Dalnain Bridge ED1	No progress – existing business site
<b>KINCRAIG</b>	
Kincraig H1	No progress
Kincraig ED1	No progress – existing business site
<b>NETHY BRIDGE</b>	
Nethy Bridge H1	Development completed
Nethy Bridge H2/ED1	Planning permission refused - appeal pending
Nethy Bridge C1	No progress – existing community site
<b>Tomintoul</b>	
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	The SPG has been used <b>5</b> 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 <b>0</b> times.
Natural Heritage	The SPG has been used <b>2</b> times. It is recognised that to date, the Natural Heritage 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 <b>0</b> times.
Conversion and Reuse of Existing Traditional and Vernacular Buildings	The SPG has been used <b>0</b> times.
Housing Development in Rural Building Groups	The SPG has been used <b>6</b> 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 SPG has been used <b>0</b> times. None of the site allocations have come forward to date.