



**Cairngorms National  
Park Local  
Development Plan  
Main Issues Report**

**6/15/2011**



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**Foreword**

To follow



1.4 Section 1 of that Act sets out the aims of National Parks in Scotland.

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| <ul style="list-style-type: none"><li>a) to conserve and enhance the natural and cultural heritage of the area;</li><li>b) to promote sustainable use of the natural resources of the area</li><li>c) to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public</li><li>d) to promote sustainable economic and social development of the area's communities</li></ul> |
|---|

1.5 These aims are to be achieved collectively, and in a co-ordinated way. It is their collective delivery, and the management challenges this brings, that lies at the heart of what it means to be a National Park. It is not enough to take each aim in turn, or to trade them off in an attempt to balance each other. What is required in National Parks is an approach that delivers for all four aims together, and that means doing things differently.

1.6 At times there will be conflicts in trying to deliver these four aims, and it is in the management of these conflicts that being a National Park should make a difference. The National Parks Act recognises in particular that there may be conflicts between conserving and enhancing the natural and cultural heritage and the other three aims. Where it appears to the National Park Authority that there is such a conflict, the Act requires that greater weight is given to conserving and enhancing the natural and cultural heritage.

1.7 The Act recognises that to manage these areas sustainably, the natural and cultural heritage qualities on which designation as a National Park is based, and on which delivery of all four aims ultimately depends, must continue to be conserved and enhanced.

1.8 The principle of giving greater weight to conserving and enhancing the natural and cultural heritage where there is a conflict between the aims should not be seen as a last resort, or drawn upon only in extreme cases. Nor, on the other hand, should it be seen as a starting point which gives 'priority' to one aim. Instead it is integral to the way that the National Park Authority makes ongoing decisions about management. It offers a way of reducing or removing conflict in order to reach a point through which all four aims can be delivered.

### **Planning in the Cairngorms National Park**

1.9 Planning in the Cairngorms National Park is unique. It involves the Cairngorms National Park Authority working alongside the five local authorities which operate in the Park – Aberdeenshire, Angus, Highland, Moray and Perth & Kinross. The Local Development Plan together with any Supplementary Guidance sets the detailed policies and proposals for the whole of the Park. It is the document against which all planning applications will be judged.

1.10 Planning applications are submitted to the relevant local authority in the normal manner. The local authority ensures all the necessary information is supplied and registers receipt of the application. The CNPA is informed by the local authority and then decides whether to call in the application. Only applications which are of general significance to the aims of the Park are called in and determined by CNPA. The local authority determines those applications not called in. The Local Development Plan applies to all planning applications, regardless of whether they are called in or not.

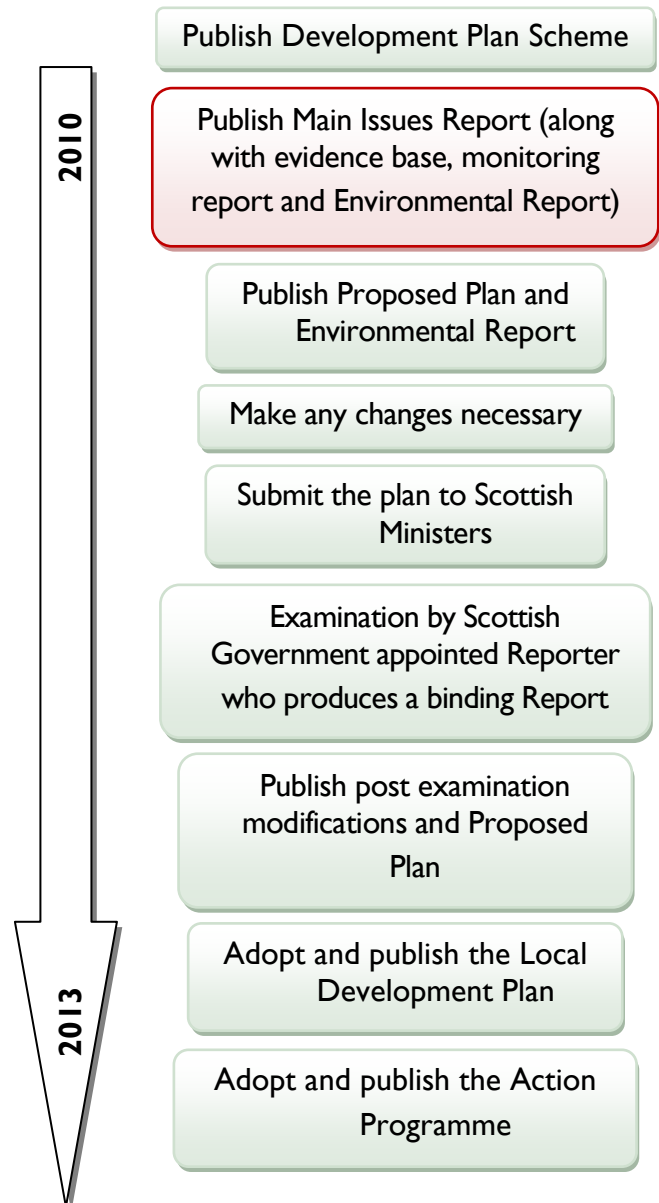
### The Local Development Plan

1.11 The planning system in Scotland is 'planned'. This means that the policies, proposals and guidance set out in development plans are essential to decisions about future development, forming the basis (along with other material considerations) for determining planning applications. Development Plans are often complex and become outdated quickly – no longer reflecting the needs of the local area. We have to keep them up to date so that they provide the right guidance and direction for the development needs of the area.

1.12 The Local Development Plan is not produced in isolation. It is one of a number of key documents and strategies, which together form the policy context for all new development within the Cairngorms National Park. It is influenced by, and influences a range of other documents.

1.13 One of the key documents guiding the Local Development Plan is the National Park Plan. National Park Plans set out the strategic context for development planning in National Parks and are a material consideration in determining planning applications. The current draft National Park Plan provides the strategic context for preparing the Local Development Plan.

1.14 The Local Development Plan is prepared in a number of stages, the first formal one of which is the preparation of a Main Issues Report.



**Figure 2 The stages in preparing a Local Development Plan**



## 2. What is a Main Issues Report?

2.1 The first formal stage in preparing a Local Development Plan is the preparation of a Main Issues Report (MIR). Its role is to stimulate debate on the issues and options for future development in the National Park. It looks at the MAIN issues or key areas of change. It is not intended to comprehensively cover all policy topics that will eventually be in the Local Development Plan.

2.2 The issue we have identified are

- Special qualities of the Park
- Resources/reducing our consumption
- Supporting our communities
- Housing/affordable housing
- Spatial strategy
- Support for rural areas
- Connectivity and communications

2.3 For each issue we set out the reasonable options to deal with the issue, including our preferred option. To help us work out the issues and options we did some initial work with our partners and key stakeholders, and asked each community in the Park for a vision statement to guide their long term development.

2.4 We also asked landowners and developers for potential sites they would wish to see in the forthcoming plan. These sites have been assessed to identify which are the preferred ones to be brought forward and what reasonable alternatives there are. The need for these sites against the need and demand of land for all types of development has also been looked at.

2.5 The MIR is a very important opportunity to get involved in shaping the future of the National Park. The Local Development Plan will set the future direction for new development and it is important that we get your thoughts at an early stage. If you feel we have missed

an issue, or our options are not reasonable now is the time to say.

2.6 A number of documents support this MIR and give more background to our thinking and the information we have used.

- Background evidence paper 1 Housing and Population
- Background evidence paper 2 The Economy
- Background evidence paper 3 Monitoring Report
- Background evidence paper 4 Other Information
- Background evidence paper 5 Site analysis

2.7 Accompanying the MIR is the Strategic Environmental Report which 'scopes' the potential impacts on the environment of the outcomes that may result from the future policies and proposals set out in the MIR. This report will be refined as we narrow the options and select the sites for development which will then be included in the proposed plan.

2.8 A preliminary appropriate assessment has also been undertaken to assess the impact of the issues and proposals put forward in the Main Issues Report on the environment, and in particular the likely impacts against the qualifying interests and conservation objectives of the Natura 2000 sites found in the National Park.

### **3. The Challenges we face in the Cairngorms National Park Delivering the Aims of the Park**

3.1 As the draft National Park Plan 2 clarifies  
*“Land use in the Cairngorms National Park is notable for the multiple benefits delivered, on individual management units and at a National Park scale.*

*The management and use of land in the Cairngorms National Park should deliver multiple benefits – delivering the best possible combination of the National Park Plan’s long term outcomes, always ensuring that the special qualities are conserved and, where possible, enhanced.”<sup>1</sup>*

3.2 We must continually strive to manage and use the land in the National Park in a way which achieves the aims in a collective and co-ordinated way. The Local Development Plan can do this by providing a framework for the development of land which will achieve the aims. The Plan cannot, in itself achieve the aims though. It relies on partners and all those involved in the National Park applying the framework in their work.

#### **The context in which we operate**

3.3 The purpose of a National Park Authority is to ensure that the aims are collectively achieved in a co-ordinated way. National Park Authorities are here to lead the combined efforts of partners in getting the best from Scotland’s National Parks. They are hubs for the co-ordinated management of the Park which is delivered by a wide range of public, private and voluntary sector organisations and individuals.

3.4 In addition National Park Authorities have particular statutory duties as:

- Planning Authorities;
- Outdoor Access Authorities;
- Organisations responsible for preparing National Park Plans.

3.5 Since establishment, the Cairngorms National Park Authority has sought to build the capacity of others to share in the responsibilities and benefits of being in a National Park. This approach is based on an explicit recognition that in each National Park there are some things that the National Park Authority is best placed to deliver, while there are other things that other organisations in the public, private or voluntary sectors are better placed to deliver. Successful partnership relies on mutual recognition of where the most effective skills and expertise lie and developing a sense of collective ownership for management.

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<sup>1</sup> Draft Cairngorms National Park Plan 2012-2017

**Relationship of the Local Development Plan to other Plans and Strategies affecting the Park**

- 3.6 The Local Development Plan provides the framework for the management of development in the Park. It is guided by the strategic direction provided in the National Park Plan.
- 3.7 However it is influenced by a range of other Plans and Strategies affecting the Park. These are often produced by bodies other than the National Park Authority and cover a vast range of topics, places and issues. By way of example, the Local Authorities remain the housing, waste and transport authorities for their whole council area. Their plans and strategies influence the work in the National Park. The National Park Authority does not repeat their work by producing its own strategies. This can lead to complex analysis of many documents, where we must draw the information together to give us a total picture. This then feeds into, in this instance in the preparation of the Main Issues Report and Local Development Plan.



**Figure 3 Relationship of the LDP to other Plans and Strategies**

**Our geographical context**

- 3.8 We sit at the meeting point of many cultural and administrative boundaries. Being centred on a mountain massif, communities naturally look out to and have strong links with the surrounding areas. Inverness, Aberdeen, Perth and Dundee are all influential to our communities, perhaps more so than other communities within the Park. The National Park is a considerable asset to these centres of population and their impact must also be considered when considering land use solutions for the Park.
- 3.9 Within the National Park, there are some real constraints which influence the way communities live and work, the way people travel around, into and out of the Park, and our relationship with our neighbouring towns and cities.
- 3.10 The communities in the Park operate a primarily car based lifestyle. Whilst there are public transport connections through, into and out of the Park these do not always provide practical solutions for everyday living. This must be borne in mind when considering how the local development plan can influence things like the spatial strategy, car dependence, transport infrastructure, and the way communities see themselves in the future.

#### 4. Vision

- 4.1 The vision for the Cairngorms National Park is set out in the draft National Park Plan<sup>2</sup>. This overarching vision guides all work in the national Park and from it flows our objectives and outcomes which will help achieve the vision.
- 4.2 Our time frame for the vision in the first National Park Plan was 25 years to 2030. However, we value the place we call the Cairngorms National Park as a result of hundreds, thousands and even millions of years of history. It will continue to be here far beyond 2030 and our thinking should look generations ahead.
- 4.3 We want the Vision to be simple and compelling. We think the Vision contained in the original National Park Plan<sup>3</sup> can be made clearer and stronger by changing it to:

**An outstanding National Park, enjoyed and valued by everyone, where nature and people thrive together**

#### Strategic Objectives

- 4.4 The Draft National Park Plan proposes three Strategic Objectives to provide a clear direction for delivery in the Park over the next five years. We have identified three objectives that we think address the most significant issues facing the Park and are the most important to address during this Plan period. The Main Issues Report sets out the particular issues that planning and development can address to help deliver these strategic objectives.

**1. To ensure the Cairngorms National Park is a special place where the natural and cultural heritage is conserved and enhanced**

**2. To develop a sustainable economy that supports thriving and resilient business and communities**

**3. To ensure the Cairngorms National Park delivers an outstanding visitor experience and is an international benchmark for sustainable tourism**

<sup>2</sup> Draft Cairngorms National Park Plan 2012-2017

<sup>3</sup> Cairngorms National Park Plan 2007

## 5. Issue I – Special Qualities of the Park

### Introduction

5.1 *“The special qualities combine to create the sense of a special place with a Cairngorms identity. They evoke a response that shapes the way people experience and feel about the place. While everyone brings their own perceptions and experience, there are some special qualities that are commonly identified. These relate in particular to the scale and combination of landscape features together with the visual, cultural and recreational experience of the landscape”*<sup>4</sup>

5.2 The special qualities of the Park, and their conservation and enhancement, is at the heart of everything that happens in the National Park. It is these special qualities that underpin the area’s designation as a national park. The Local Development Plan plays an important role in facilitating development in ways which take full and appropriate account of the special qualities of the Park and help to conserve and enhance them.

5.3 The qualities are not something that can be simply listed. The Draft National Park Plan gives clear direction on the issue of special qualities, finding 4 key themes through which to describe them.

5.4 Further work in a 2010 study<sup>5</sup> identifies the special landscape qualities of the Cairngorms National Park as follows:

- Magnificent mountains towering over moorland, forest and strath;
- Vastness of space, scale and height;
- Strong juxtaposition of contrasting landscapes;
- A landscape of layers, from inhabited strath to remote, uninhabited upland;
- The harmony of complicated curves;
- Landscapes both cultural and natural.

The huge granite mountains of the Cairngorms National Park are unique. Their influence has shaped the natural heritage, people, landscapes and culture around them.

The Cairngorms National Park is made up of a unique mosaic of habitats of very high quality, and exceptional size and scale. It is a stronghold for British wildlife, including many of the UK’s rare and endangered species, and those at the limit of their range.

The Park is a rich cultural landscape. Separated by the great bulk of the mountains, different areas have their own distinct identity and cultural traditions, but they share deep connections to the same environments. The Park is a place of ‘Mountain folk’ and ‘Forest folk’.

The Park is a place with a sense of wildness and space at its heart, and it inspires passion both in those who live here and those who visit.

<sup>4</sup> Draft Cairngorms National Park Plan 2012-2017

<sup>5</sup> The Special Landscape Qualities of the Cairngorms National Park; SNH Commissioned Report 375

<b>Table 1 Special Qualities of the Cairngorms National Park <sup>6</sup></b>	
<b>The Mountains and Plateaux</b>	The unifying presence of the central mountains An imposing massif of strong dramatic character The unique plateaux of vast scale, distinctive landforms and exposed boulder-strewn high ground The surrounding hills The drama of deep corries Exceptional glacial landforms Snowscapes
<b>Moorlands</b>	Extensive moorland, linking the farmland, woodland and the high tops A patchwork of muirburn
<b>Glens and Straths</b>	Steep glens and high passes Broad farmed straths Renowned rivers Beautiful lochs
<b>Trees, Woods and Forests</b>	Dark and venerable pine forest Light and airy birch woods Parkland and policy woodlands Long association with forestry
<b>Wildlife and Nature</b>	Dominance of natural landforms Extensive tracts of natural vegetation Association with iconic animals Wildness
<b>Visual and Sensory Qualities</b>	Layers of receding ridge lines Grand panoramas and framed views A landscape of many colours Dark skies Attractive and contrasting textures The dominance of natural sounds
<b>Culture and History</b>	Distinctive planned towns Vernacular stone buildings Dramatic historical routes The wistfulness of abandoned settlements Focal cultural landmarks of castles, distilleries and bridges The Royal connection
<b>Recreation</b>	A landscape of opportunities Spirituality

<sup>6</sup> Source: The Special Landscape Qualities of the Cairngorms National Park; Scottish Natural Heritage; Commissioned Report No. 375

5.5 The challenge for the Local Development Plan is to find a way to identify, in a positive and spatial way, how and where development might happen which helps to protect the special qualities. In doing this, it must set any development in context. Key considerations are not just the impact that development has on the special qualities, but the cumulative impact development is having over time.

5.6 What can, on its own, have no adverse impact, when combined with several other small scale developments, can create something unacceptable. This cumulative impact on the special qualities must be considered when finding solutions to protecting and enhancing the qualities that make the Park so special.

5.7 The Local Development Plan must address the impact of climate change on the environment, and the knock on impacts that may have on the special qualities of this area. With its mountainous core, and its glacial past, the Park has seen much change through time. Adaptation to change is therefore important in all new development. Managing our habitats, their connectivity and quality, and functioning natural floodplains, as well as mitigation measures to reduce emissions are cross cutting themes which should be seen in all new projects.

### **Current policy approach**

5.8 The current Cairngorms National Park Plan acknowledges that the conservation and enhancement of the special qualities, which underpin the National Park's importance and attraction as well as much of its economy and communities, must form the basis of successful future management.

5.9 The draft National Park Plan sets out a proposed outcome that more people will enjoy, care about, and help to conserve and enhance the special qualities of the Park. This will be done by means of providing the best

information and interpretation, tailored to the visitor or customer.

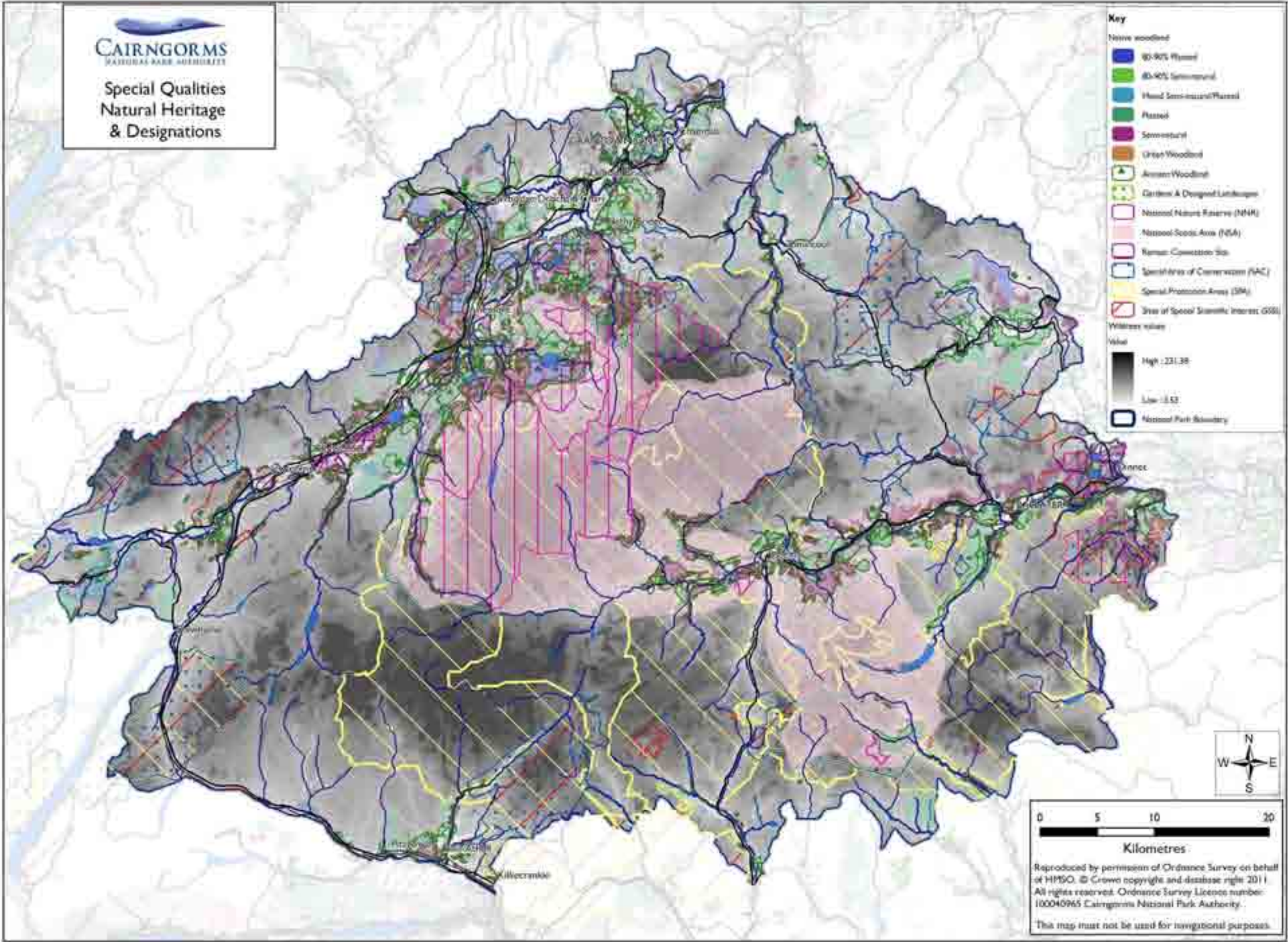
5.10 The current Local Plan aims to address the protection and enhancement of the special qualities through a clear framework of guidance which reconciles appropriate forms of development whilst also conserving and enhancing the special qualities of the Park. It sets a positive direction for development but does not direct development to any particular site or area. Rather, it gives developers a clear framework within which to develop their project.

### **Options for change**

5.11 It remains a key objective of the Local Development Plan and planning policy in general, that the special qualities of the Park are protected and, where appropriate, enhanced. It is important that developers, communities and those thinking about the long term future of the Park can see how development will achieve this. Although often intangible, certain information does exist that can help us direct development in a way that protects and enhances the special qualities. This information must, however be used with care. The special qualities are not simply a list of features which can be ticked off when considering a development proposal. They are what makes the Park important and must be treated as such.

Issue 1 - Special Qualities of the Park	
How can we protect the special qualities of the Park and provide clarity on where development should and should not go?	
Options	Implications
Option 1 – the current approach	
Protect the special qualities from inappropriate development through a policy based approach	<ul style="list-style-type: none"> <li>Clarifies what is expected from all developments</li> <li>Deals with the whole Park in an even way</li> <li>Allows for ad hoc development in a flexible way</li> <li>Does not highlight or promote particular sites</li> <li>May not provide adequate confidence for developers, communities, or those thinking about the National Park and its future</li> </ul>
Option 2 – the preferred approach	
Protect the special qualities through a policy based approach. Provide additional spatial guidance to conserve and enhance designated nature conservation sites, habitat connectivity, wildness and landscape character.	<ul style="list-style-type: none"> <li>Maintains clear expectations for all developments</li> <li>Provides greater help in identifying some of the special qualities and their sensitivities to development</li> <li>Protects designated sites through a clear spatial approach</li> <li>Restrictions in sensitive areas may restrict specific appropriate ad hoc development</li> </ul>
<p><b>QUESTION 1</b></p> <ul style="list-style-type: none"> <li>Do you agree with the preferred option?</li> <li>If no, do you support the alternative approach?</li> <li>If no, do you wish to put forward another alternative that helps us protect the special qualities of the Park for the future?</li> </ul>	





Map 1 Special Qualities of the Park





## 6. Issue 2 – Resources/ reducing our consumption

### Introduction

6.1 *“Communities and business in the Park face real challenges over the coming years as Scotland’s economy adjusts to a lower carbon future. Both communities and businesses in the Park rely on the local and wider economy for jobs, homes, people and products, and the economy of the Park is closely linked to its natural resources and the way we appreciate them as special qualities”*<sup>7</sup>

6.2 Consuming the resources that exist in the Park at our current rate is unsustainable and unaffordable. Effective management of these resources is therefore essential. The situation is compounded by the effects of climate change. We need to make the best use of what we have and protect things we value for the future.

6.3 This issue is as broad as the resources we must consider. Our access to energy sources including wind, water and waste; land for food production; clean air and breathing spaces and the way we use these resources must be considered on a number of levels: protection; management and exploitation; efficiency.

6.4 First of all we must know what resources we have in the Park. We can then assess what protection they need, and what benefits they may offer us. We can then consider how to use what we have more efficiently. Reducing the demand for resources is essential if we are to reduce climate change, reduce pollution and waste, reduce building costs and operating costs, and reduce that impact on our communities including fuel poverty.

6.5 We have direction from a wide range of legislation, strategies, and policies produced at international, national, and local level.

They all have at their heart the sustainable management of resources.

6.6 Water is a key natural resource which must be both protected and enhanced.<sup>8</sup> We must plan for the sustainable use of water as a resource, and for sustainable flood management.<sup>9</sup> It is an issue which is increasingly significant with changes to our climate. While the issue of water management is largely dealt with through river basin planning and through the environmental report which accompanies this Main Issues Report, it is important that appropriate account is taken of this important resource which affects both the National Park and the areas, with their significant populations, down stream but outside our boundary.

6.7 We must have regard to the government’s targets regarding various resources. Delivering zero waste as part of the delivery of the Government’s Zero Waste Plan<sup>10</sup> is pivotal in the direction taken in the Local Development Plan. This can be through the identification of sites to handle waste, through prevention, reuse, recycling and recovery of waste from all types of development. Seeing waste as a valuable resource is fundamental to the approach taken in policy development and in site identification. We must however remember that the waste authority role remains with the various local authorities. We must ensure our Local Development Plan therefore provides the required direction and policy guidance for those parts of their local authority waste strategies which affect the National Park.

6.8 The challenge for the Local Development Plan is to find ways to protect what is

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<sup>7</sup> Draft Cairngorms National Park Plan 2012-2017

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<sup>8</sup> EC Water Framework Directive

<sup>9</sup> Water Environment and Water Services (Scotland) Act 2003

<sup>10</sup> Scotland’s Zero Waste Plan

important, set standards to allow certain resources to be exploited to their best advantage, and set in place measures to address and adapt to climate change.

### Current policy approach

6.9 At present the Local Plan recognises the importance of the resources found in the Park and provides a policy framework to ensure appropriate levels of protection and which set standards for development. It directs the majority of development to the key settlements. By doing this, it concentrates settlement growth to areas with the greatest range of existing services in a sustainable way.

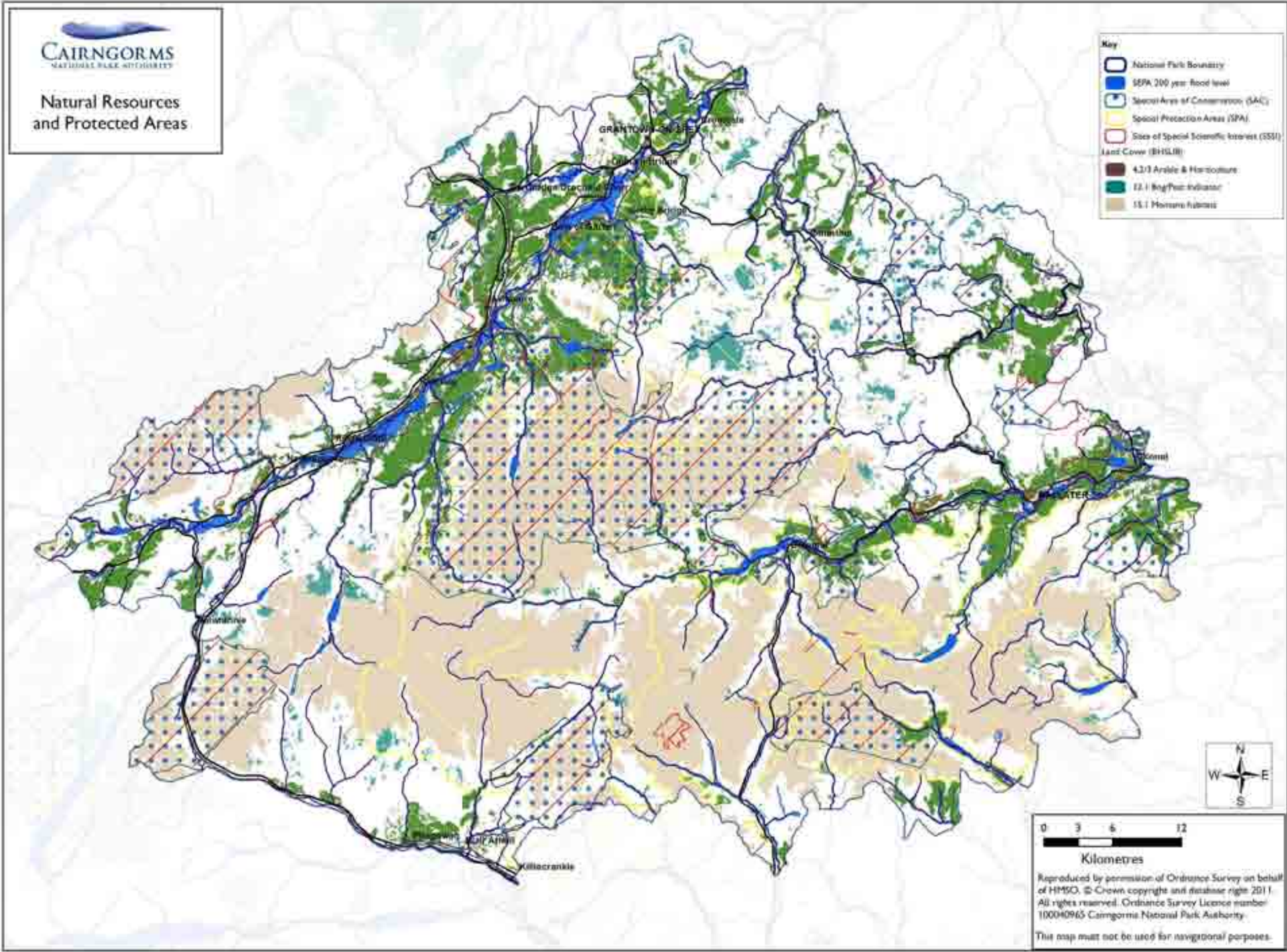
6.10 However it is not simple using the current approach to get a clear picture of what we have, what we can use more efficiently and what we are trying to protect. Developers and communities cannot see the measures set in place to deal with their demands and the demands of climate change.

### Options for change

6.11 We propose to retain the focus of development on key settlements. They are best placed to absorb the bulk of future development. However it is clear that additional clarity on the existing resources found in the Park would provide assistance. Establishing this baseline information is key to successful plan making.

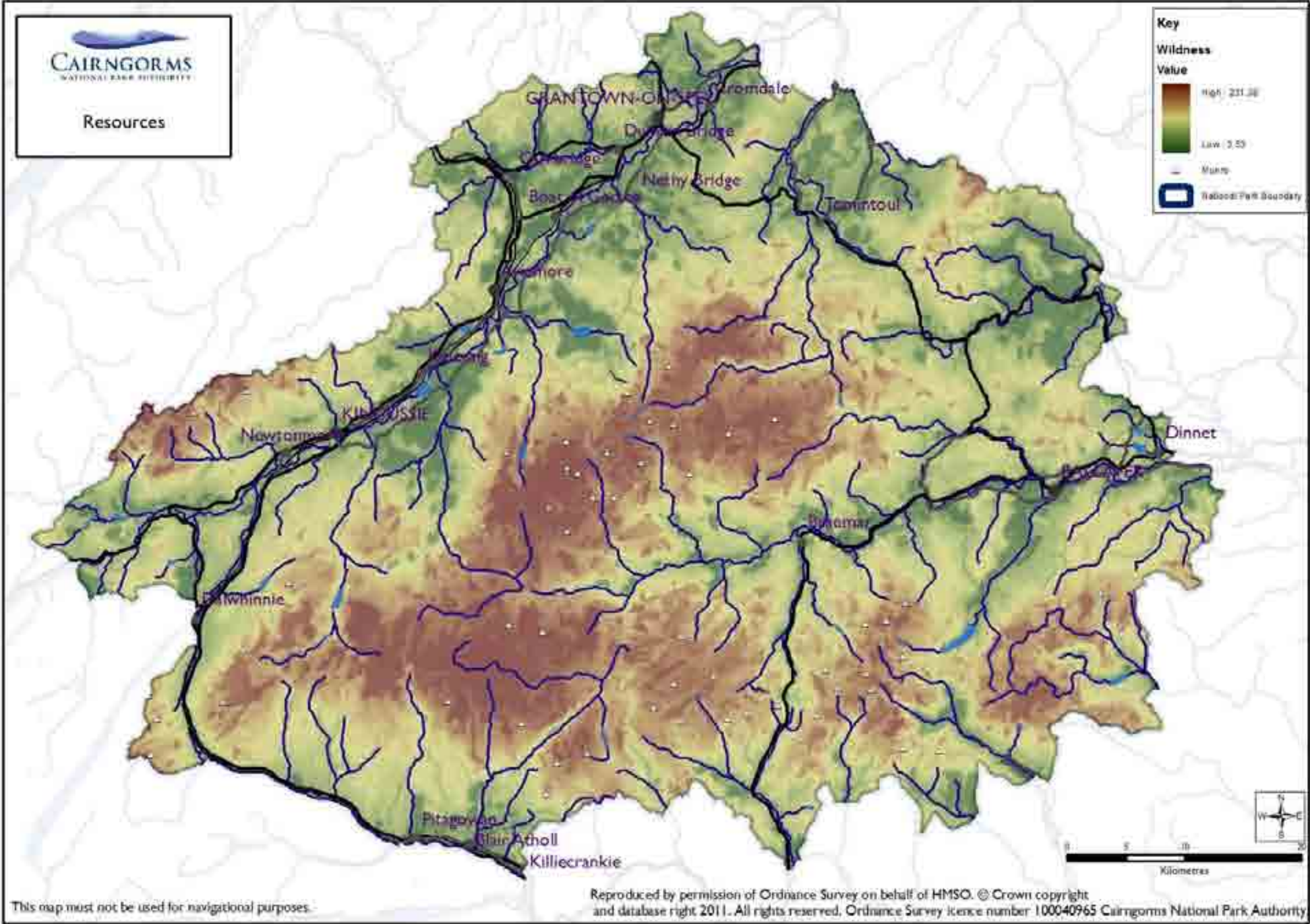
Issue 2 - Resources	
How do we plan for the most effective use of the existing resources and respond to the effects of climate change eg water, energy, waste, carbon?	
Options	Implications
Option 1 – the current approach	
Protect those resources which are important to the National Park through a policy based approach, and set out options for appropriate development opportunities.	<ul style="list-style-type: none"> <li>• Clarifies what is expected from all developments</li> <li>• Deals with the whole Park in an even way</li> <li>• Allows for ad hoc development in a flexible way</li> <li>• Does not highlight or promote particular sites</li> <li>• May not provide adequate confidence for developers, communities, or those thinking about the National Park and its future</li> </ul>
Option 2	
Provide an 'areas of search' analysis to direct developers to specific opportunities by providing spatial information looking at particular resources (water, energy sources, agricultural land, waste, forestry, etc)	<ul style="list-style-type: none"> <li>• Gives positive direction to developers</li> <li>• May be difficult to identify opportunities for all forms of development</li> <li>• Risk of implying that the areas of opportunity have unconstrained options for development and may conflict with other policy directions</li> </ul>
Option 3 – the preferred approach	
Combine a policy based approach with clear spatial guidance identifying sensitivities and opportunities, building on the existing Sustainable Design Guide.	<ul style="list-style-type: none"> <li>• Clearly shows the resources we are concerned about and their constraints on development</li> <li>• Explains what must be considered when looking at development affecting each resource</li> <li>• Provides clear information on sensitivities that should be considered and where greater opportunities lie.</li> </ul>
<b>QUESTION 2</b> <ul style="list-style-type: none"> <li>• Do you agree with the preferred option?</li> <li>• If no, do you support an alternative approach?</li> <li>• If no, do you wish to put forward another alternative that helps us reduce our consumption and conserve the finite resources found in the Park?</li> </ul>	





Map 2a  
Resources





Map 2b  
Resources

## 7. Issue 3 – Support for our Communities

### Introduction

7.1 *Each community has its own unique character, set of needs and hopes for the future. However, most are faced with similar challenges such as maintaining and improving community assets; finding the right sort of housing for local needs; improving the way local services are delivered; maintaining or improving the quality of life for different groups of the community; finding time and money to do the things they'd like to.*<sup>11</sup>

7.2 Housing is often the topic which rises to the fore in discussions about what our communities needs. A separate issue is included for that very reason. However, the 4<sup>th</sup> aim of the Park directs us to promote sustainable economic and social development of the area's communities. We must therefore go beyond the housing debate to ensure we plan appropriately for their futures.

7.3 Their sustainability is vital to the future prosperity and long term sustainability of the Park. Helping them face the challenges of climate change is also an important consideration. The Local Development Plan has an important role to play in delivering this goal. It is a key tool in ensuring that an appropriate range and choice of development opportunities are provided in the right place. It needs to be aware of different pressures faced in different parts of the Park, and by its various communities. We must therefore help create the best possible environment for our communities to thrive and get what they need for their long term success.

7.4 Jobs and quality of life are key to what communities see as important to their long term prosperity.<sup>12</sup> In thinking about where they see themselves in the future

communities highlighted the need for more opportunities to provide and secure long term employment options which ensure they thrive in the future. In addition to economic prosperity they are keen that they are supported as communities. The quality of life for residents is important and in looking to the long term, they see the need for enhancements which improve this to the benefit of residents and visitors alike.

7.5 Our research<sup>13</sup> found little empirical information on which to base major speculative investment in the provision of facilities for the business sector. However this does not mean that the business sector does not need help. There clearly is a need to provide a framework to encourage appropriate growth and investment to meet the needs of both the business sector and local communities.

7.6 The draft National Park Plan supports the growth of the economy and has as its proposed second strategic objective “*To develop a sustainable economy that supports thriving and resilient businesses and communities*”. In the next five years the draft National Park Plan is seeking an outcome whereby “*The economy of the Park will have grown and diversified, drawing on the Park's special qualities*”.<sup>14</sup>

7.7 The challenge for the Local Development Plan is to provide sufficient encouragement to promote sustainable growth and development to meet the needs of communities and identify the right amount of land in the right place, while accepting that there is hidden demand which is hard to quantify. It must also help identify what communities need for their long term prosperity and guide investment.

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<sup>11</sup> Draft Cairngorms National Park Plan 2012-2017

<sup>12</sup> LDP Background Evidence Report 4 Other Information

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<sup>13</sup> LDP Background Evidence Report 2 The Economy

<sup>14</sup> Draft Cairngorms National Park Plan 2012-2017



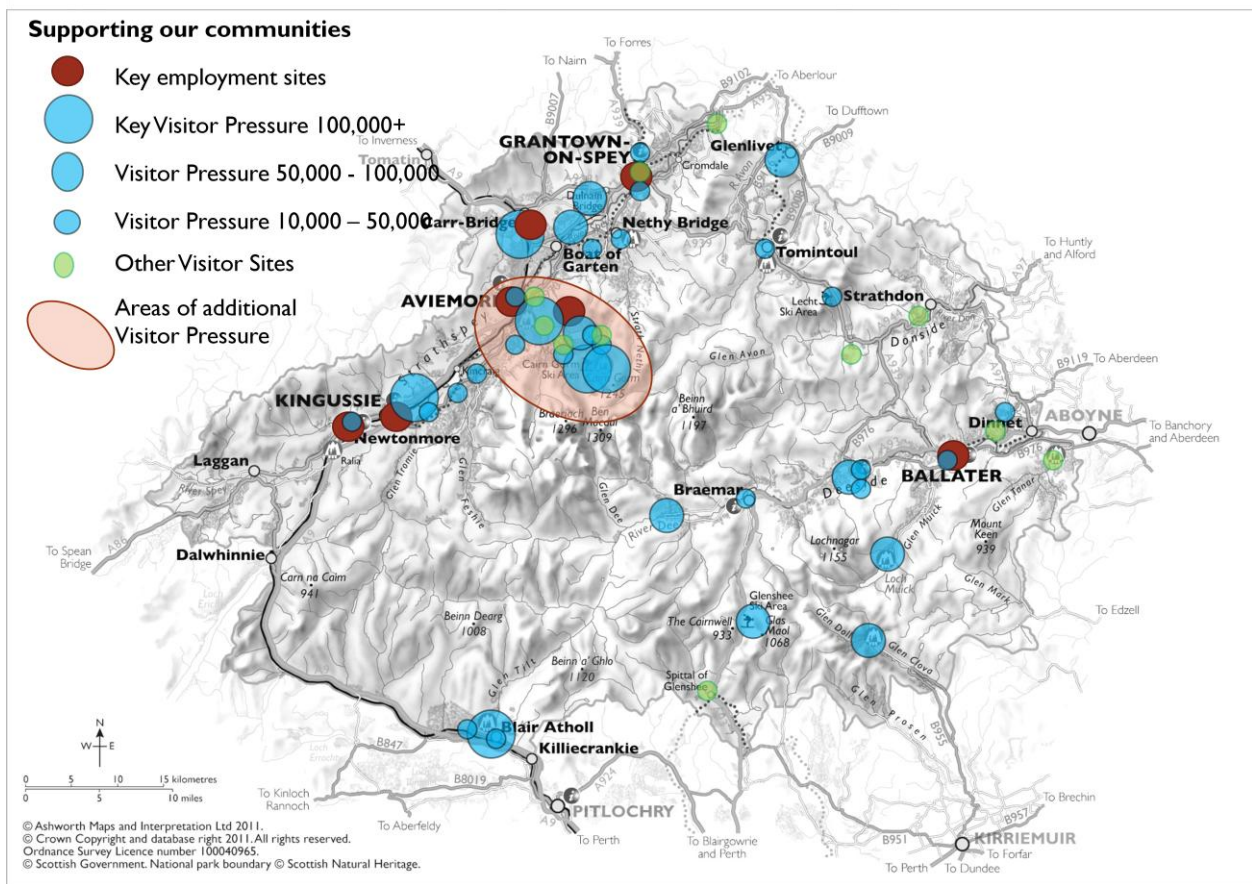
**Current policy approach**

7.8 The adopted local plan recognises the importance of existing businesses to the communities in the Park. It seeks to protect key services in communities through the identification of various existing uses, coupled with supportive policies which set out the standards to be reached by new proposals. The majority of development is focused on the key settlements, with additional capacity provided in the new settlement of An Camas Mor. This new settlement will create a new sustainable community not

only providing for its residents but serving to relieve existing pressure for development across Badenoch and Strathspey.

**Options for change**

7.9 Supporting sustainable economic and social development of the Park's communities gives us a clear focus and the plan must be sufficiently clear on how it will contribute to this aim. The Plan must also give sufficient clarity to ensure full community buy in and ownership of what it is attempting to achieve



**Map 3 Supporting our Communities**



<b>Issue 3 – Supporting our Communities</b>	
How and where can we make sure communities have what they need – jobs, tourism options, facilities etc?	
<b>Options</b>	<b>Implications of this option</b>
<b>Option 1 – the current approach</b>	
Highlight the general opportunities for economic development that fit within the settlement hierarchy, and also that support our rural communities	<ul style="list-style-type: none"> <li>• Maximum flexibility</li> <li>• Does not address the needs of different communities</li> <li>• Provides some direction to large investment sites</li> </ul>
<b>Option 2 – the preferred approach</b>	
Highlight the different communities in the Park and support appropriate development opportunities for economic development, services and facilities within them.	<ul style="list-style-type: none"> <li>• Promotes/highlights the different communities across the Park</li> <li>• Opportunities for investment can be focused on communities</li> <li>• Provides some structure to the needs of communities and to the assessment of development proposals</li> </ul>
<p><b>QUESTION 3</b></p> <ul style="list-style-type: none"> <li>• Do you agree with the preferred option?</li> <li>• If no, do you support the alternative approach?</li> <li>• If no, do you wish to put forward another alternative that helps us identify what communities need to secure prosperity for the future?</li> </ul>	

## 8. Issue 4 – Housing/affordable housing Introduction

- 8.1 Housing and in particular the provision of affordable housing that local people can access remains an important issue across the Park. A key task of the Local Development Plan is to allocate sufficient land to meet the housing needs and demand in the Park. It must focus on the main development opportunities for the period of up to 10 years from the adoption of the Plan. But, it must also provide a broad indication of the scale and location of growth up to year 20 from adoption. This is considered in the section setting out the spatial strategy. However associated with the demand for all forms of housing, there is a particular issue around the provision of affordable housing that the Local Development Plan must address.
- 8.2 Affordable housing falls into many categories, not only the conventional view of properties rented from a social landlord. It can include in addition to this social rented category, mid market or intermediate rented properties, subsidised and unsubsidised low cost housing for sale, shared equity ownership, and provision of plots at below market value for example.
- 8.3 The information on housing need and demand indicates that there is a shortfall in the provision of affordable housing in the Park. It is estimated that there is a need for approximately 24 affordable units per year<sup>15</sup>.
- 8.4 It is also important to look at existing planning consents for housing development which will provide some affordable housing, so that we can see in context what the need is for the long term future. Approximately 575 affordable units already have consent or are pending a permission being issued.

These are phased to be provided over the next 20 years. This gives an approximate provision of 30 units per year. Compare this with the information provided by the housing authorities on the need for affordable units over the next 20 years which gives a requirement of 472.<sup>16</sup> It would seem that the need will be met from existing consents.

- 8.5 However we know from consultation<sup>17</sup> with communities that many people are in need but do not register this with the housing authorities. This hidden need is difficult to quantify. However it is an important area that must be addressed by the Local Development Plan.
- 8.6 There is also an uneven spread of affordable units with consent across the Park. Clearly communities in need of affordable provision need that provision in or close to their community. The duty of the Local Development Plan to provide sufficient provision to meet the need cannot therefore be viewed as a simple mathematical process.
- 8.7 In terms of delivering the units on the ground, current market conditions together with other factors, not least reductions in the funding available to the traditional providers of affordable units is compounding the problem.
- 8.8 Discussions with communities and others also indicate issues around need for other housing to meet local need which is not necessarily 'affordable' as defined by the Scottish Government.<sup>18</sup> In thinking about their futures, communities across the Park raised the issue of affordable housing to retain local, in particular young, people is imperative to their

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<sup>15</sup> LDP Background Evidence Report 1 Housing and Population

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<sup>16</sup> LDP Background Evidence Report 1 Housing and Population

<sup>17</sup> LDP Background Evidence Report 4 Other Information

<sup>18</sup> Planning Advice Note 2/2010

success.<sup>19</sup> Our research suggests that there is no single solution to this problem.<sup>20</sup> It is difficult to quantify the need for housing, and to understand fully why local people find it difficult to find housing that meets their needs that is within their budget.

- 8.9 The Local Development Plan must therefore consider the best ways of securing the right amount and type of housing in the right location to meet the needs of those in need. It must ensure that there is both sufficient in terms of number of units, but also ensure that all communities have some option to secure the units many of them need.

### **Current policy approach**

8.10 The Scottish government enables us to seek a contribution from developers to provide affordable housing to meet the local need. The current approach used in the adopted Local Plan 2010 seeks a contribution of 25-40% of new housing development to be affordable. For developments of 1 or 2 units a cash contribution is sought which feeds a fund intended for the provision of affordable units on the ground.

8.11 The approach does not identify sites specifically for affordable housing development. It relies on the provision of the units required on sites allocated for all forms of housing. With approximately 575 affordable units already with or pending consent, the future options need to consider how best to target the right housing in the right place. It must also include some amount of flexibility, to ensure that should any of the existing consents lapse, we do not face a future shortfall.

### **Options for change**

8.12 The level of required provision set out in the current approach is more than the national benchmark. Whilst retaining this approach as a possible option, it does not seem the most reasonable way forward. With the existing consents in mind we must ensure that whatever option we take forward is reasonable, deliverable and one that can be supported by evidence.

8.13 We could also insist on 100% affordable provision on certain sites within particular communities. However we do not believe, in light of the current market and funding constraints that this will achieve any units delivered on the ground. Our housing delivery partners are clear that we should retain as much flexibility as possible to allow them to develop projects of mixed tenure in appropriate locations when funding streams becomes available. We therefore think that our approach should not rule out any reasonable option which helps those in need find the right type of accommodation.

8.14 We therefore propose a level of affordable provision in line with the national benchmark<sup>21</sup>. When looked at in a purely mathematical way, this will provide more affordable units than we are shown to need. However, we know that we need to provide for all communities, not just those where existing permissions may skew provision. We therefore propose to include allocations for development of all forms of housing in all the main and other settlements in the Park.

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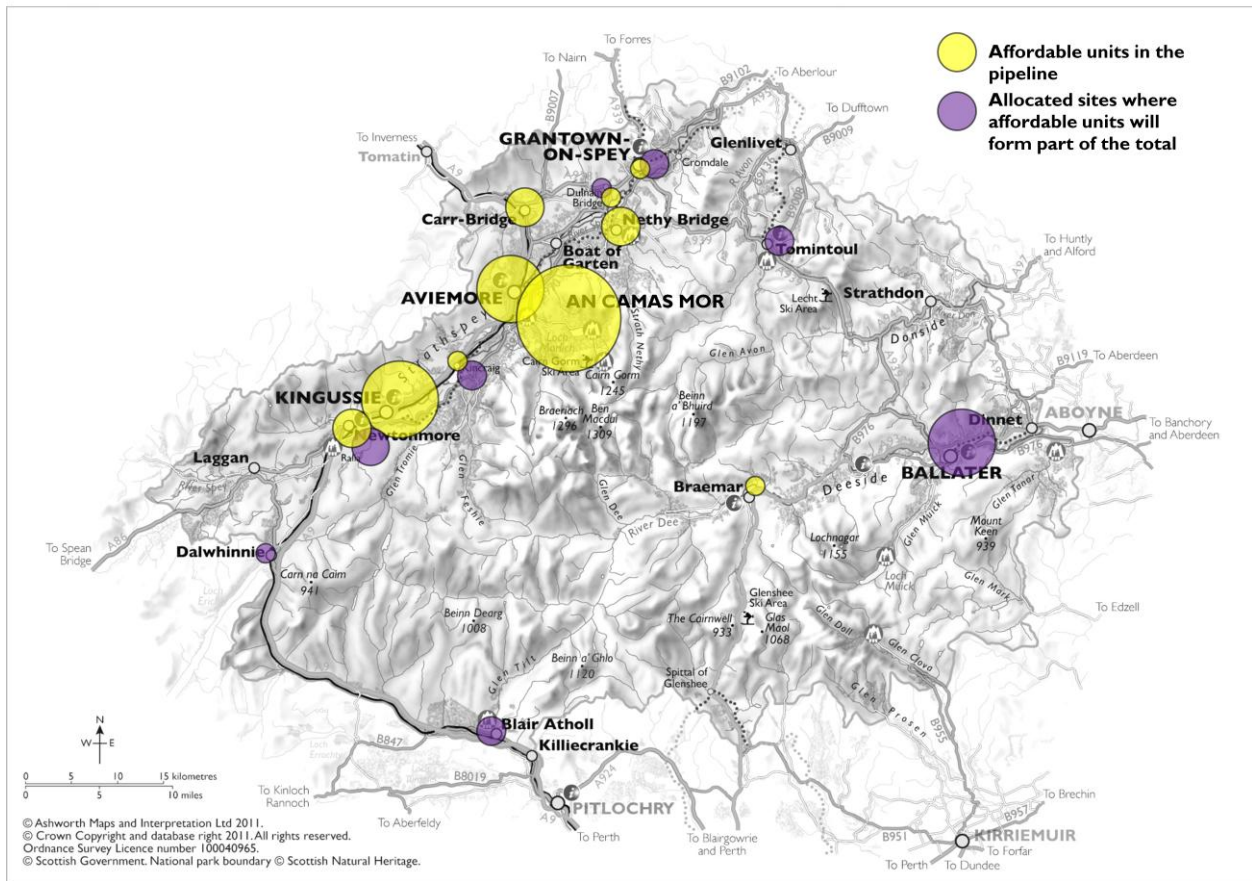
<sup>19</sup> LDP Background Evidence Report 4 Other Information

<sup>20</sup> LDP Background Evidence Report 1 Housing and Population

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<sup>21</sup> Planning Advice Note 2/2010

**CAIRNGORMS NATIONAL PARK AUTHORITY**  
**Board Paper 3 Annex I 08/07/11**



**Map 4 Affordable Housing**

Issue 4 Affordable Housing	
How and where can we meet the housing need in our communities – open market, affordable, local needs?	
Options	Implications of this option
Option 1	
Limit new housing development to provide that identified as required in the housing assessments. This will take into account those sites with permission, focus new development opportunities on sites which are allocated in the existing adopted local plans. On those sites we would require a proportion of between 25-40% affordable units.	<ul style="list-style-type: none"> <li>• Shows agreed development sites that have permission</li> <li>• Gives continuity to the allocation of sites in existing plans which are yet to gain permission</li> <li>• There will be little new development other than that which has permission already limiting the amount of affordable development.</li> </ul>
Option 2	
Focus all new development on the provision of affordable housing only, by identifying sites only for 100% affordable (bear in mind the existing consents)	<ul style="list-style-type: none"> <li>• Shows agreed development sites that have permission</li> <li>• Focuses new development solely on the provision of much needed affordable development</li> <li>• Relies on all new development finding appropriate funding streams to ensure projects are economically viable</li> <li>• With limited land identified there will be little new development other than that which has permission already, limiting the amount of affordable development.</li> </ul>
Option 3 – the preferred approach	
Support the needs of communities by ensuring all main and other settlements have some options for development for future. Focus those additional on those which are already in adopted local plans. On these sites require a benchmark of 25% affordable development. (again, bear in mind existing consents)	<ul style="list-style-type: none"> <li>• Shows agreed development sites that have permission</li> <li>• Gives continuity to the allocation of sites in existing plans which are yet to gain permission</li> <li>• Gives additional flexibility to make sure all communities have options for new development</li> <li>• Ensures a reasonable number of affordable units within all new developments.</li> </ul>
<p><b>QUESTION 4</b></p> <ul style="list-style-type: none"> <li>• Do you agree with the preferred option?</li> <li>• If no, do you support either of the alternative approaches?</li> <li>• If no, do you wish to put forward another alternative that helps us increase the supply of affordable houses?</li> </ul>	

## 9. Issue 5 – Spatial strategy

### Introduction

9.1 “Achieving the vision for the National Park needs communities that are sustainable in economic, social and environmental terms. It needs settlements that create a sense of place, where people want to live and work, and that encourage mixed and balanced communities.”<sup>22</sup>

9.2 The strategic settlement strategy for the Local Development Plan is set out in the draft National Park Plan.

#### Settlement Strategy

The settlement strategy for the Park is to reinforce the existing pattern of settlement by supporting greater growth in the main settlements that are better serviced and can best accommodate future growth in a sustainable way. For other settlements, the strategy supports growth that meets community needs, where growth is likely to be incremental, building on the existing settlement character and infrastructure.

In Badenoch and Strathspey, where there has been significant pressure for growth and where future growth is expected, the new settlement of An Camas Mor will main focus for the most significant settlement growth, relieving pressure from other small settlements.

This strategy is supported by the existing planning consents for housing development in the Park that should meet future needs for around the next 20 years, and by allocations for development in the current Cairngorms Local Plan.

9.3 The draft National Park Plan also sets out the settlement hierarchy.

#### Settlement Hierarchy

The Cairngorms National Park has a range of settlements that provide different services to surrounding areas and other settlements. Some settlements are larger than others and provide a particular set of services that others do not.

The settlements of Aviemore, Ballater, Grantown-on-Spey, Kingussie and Newtonmore each support a range of services, from schools, shops, visitor infrastructure, transport infrastructure, and service points that are particularly important to their surrounding areas. These are the main settlements of the National Park. The new settlement of An Camas Mor close to Aviemore will become a main settlement in the Park in the longer term.

There are many other settlements within the National Park, each important to the communities and people who live and work in them or visit them.

9.4 Taking this strategy and hierarchy, the Local Development Plan must then consider where development should and should not go. We must also take into account direction from the Scottish Government which states that the Local Development Plan should be key in facilitating sustainable economic growth matched with the delivery of sustainable development.<sup>23</sup> The draft National Park Plan<sup>24</sup> is clear that the key settlements should continue to play a strategic role in the wider region. It encourages a population that can continue to support thriving communities and make proactive provision to focus settlement growth in

<sup>22</sup> Draft Cairngorms National Park Plan 2012-2017

<sup>23</sup> SPP 2010

<sup>24</sup> Draft Cairngorms National Park Plan 2012-2017

the main settlements. There are good reasons for this direction from the draft National Park Plan. It facilitates the most sustainable way to service infrastructure delivery. It helps promote local services that meet the needs of communities in the most economical way and it helps strengthen local communities building on existing networks, expertise and experience.

- 9.3 However we must be realistic about what we can achieve. SPP is clear that the development plan should be aspirational but realistic.<sup>25</sup> We must have a full understanding of what is in the development pipeline already, and also a clear understanding of the way communities work in the National Park. The rural nature of our communities, who are primarily car borne in the way they move around, and interact with each other, is not something which is going to be easily changed.
- 9.4 It is important to set out development proposals which have permission already, so we can match these with options for additional growth. We must establish the demand for land, particularly for housing development and economic growth, and then see what is in the pipeline which will help provide this.
- 9.5 Looking at housing development, there are over 3000 housing units with existing permission phased over the next 20 years<sup>26</sup>. Information from the Local Authority Housing need and demand assessments shows that we have a projected demand for approximately 2900 units over the next 20 years. There appears to be enough land with permission to meet the overall demand for new housing.

9.6 Looking at options for economic development, the picture is less clear. As we have set out in Issue 3, we have not identified a lot of empirical data to support the identification of large areas of land for economic growth. However to meet the sustainable economic growth aspirations of the Scottish Government and needs of the Park's communities it is important that we identify some land to meet the demand that exists at present, and for the future.<sup>27</sup>

- 9.7 The Local Development Plan must also consider options for growth which support local communities which fall outwith the larger allocated sites. It is important that there are options within the plan to allow for good development that meets the needs of smaller communities across the Park.
- 9.8 The challenge for the Local Development Plan is to give sufficient flexibility to meet the needs of all communities across the Park, but working within the parameters of the existing permissions for housing development.

### **Current policy approach**

9.9 The adopted local plan identifies a hierarchy of settlements – strategic, intermediate, rural. The majority of development and provisions of facilities are to be provided within the strategic settlements. This is supportive of sustainable approaches to site selection and ensures the key areas of growth are focused in a number of areas where development pressures can be managed appropriately. To take the pressure off some of the existing settlements within the Strathspey area, the current Plan also supports the development of a new settlement at An Camas Mor. This will provide not only for its residents, but for the wider area in terms of services and facilities. It will form a key strategic role in this part of the Park for the long term.

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<sup>25</sup> SPP 2010 para 15

<sup>26</sup> LDP Background Evidence Report 1 Housing and Population

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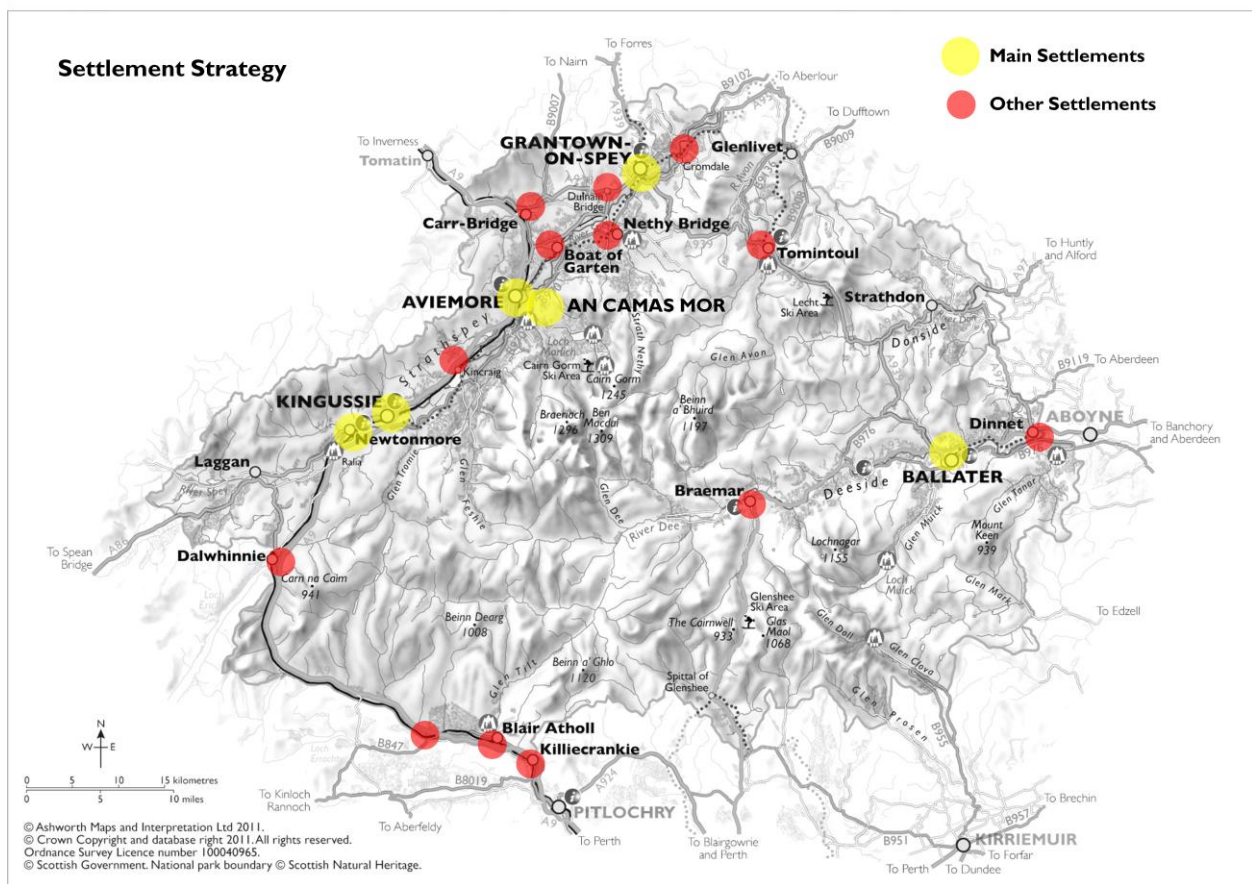
<sup>27</sup> LDP Background Evidence Report 2 The Economy



9.10 Within intermediate settlements developments should support local communities and ensure their sustainability for the future. Small areas of housing land are included for this purpose. Within rural settlements there are opportunities for limited growth which helps consolidate the settlement. New facilities which support the community are also encouraged. Outwith these 3 types of settlement developments are measured against a supportive policy framework. A flexible approach is therefore in place to allow well designed schemes which have a particular locational need and which support sustainability in local dispersed communities. All such allocations and policies are subject to compliances with other policies to ensure the special qualities of the Park are conserved and enhanced.

### Proposed changes to approach/ implications

9.11 The role of the Main Issues Report is to set out key changes that have occurred since the last local plan, and set out one or more reasonable alternatives for the future. These alternatives must set out how they differ from the spatial strategy in the existing adopted plan (if any). In light of the existing planning consents, we believe that there are no reasonable alternatives to the current approach. The permissions will result in development across the Park which provide principally housing development to meet the needs of communities. It would therefore be unreasonable to put forward ways of meeting this need in another way which ignores the existing consents.



Map 5 Settlement Strategy



**Key Settlements**

- An Camas Mor
- Aviemore
- Ballater
- Grantown on Spey
- Kingussie
- Newtonmore

**Other settlements**

- Blair Atholl
- Boat of Garten
- Braemar

- Bruar
- Carr-bridge
- Cromdale
- Dalwhinnie
- Dinnet
- Dulnain Bridge
- Killiecrankie
- Kincaig
- Nethy Bridge
- Tomintoul

Issue 5 Spatial Strategy	
How and where should development happen in the National Park?	
Options	Implications of this option
<b>Option 1 - Preferred Option</b>	
<p>Clarify the settlement hierarchy so communities are clear what they are likely to see in the future. This would include land for housing and economic investment.</p> <p>Clarify what will be expected in rural communities outwith identified settlements.</p>	<ul style="list-style-type: none"> <li>• Focuses development on areas most suitable to accommodate it</li> <li>• Gives a sustainable approach to the development of housing and economic development</li> <li>• Shows agreed development sites that have permission</li> <li>• Provides for ad hoc development outside the settlement hierarchy to meet local need</li> <li>• Maintains the status quo – follows the spatial strategy set out in the adopted local plan</li> <li>• Does not raise unrealistic expectations on alternatives which are not deliverable</li> </ul>
<p><b>QUESTION 5</b></p> <ul style="list-style-type: none"> <li>• Do you agree with the preferred option?</li> <li>• If no, do you wish to put forward another alternative that helps us set out a reasonable spatial strategy for the future?</li> </ul>	

9.12 A simple traffic light system has been used to consider sites within the preferred settlement strategy which might be appropriate for development. These sites have come forward as a result of our initial ‘call for sites’ and from the existing allocations contained in adopted local plans. Using the settlement hierarchy, land is identified in each settlement to meet the needs and demands for various forms of development. Sites which are not considered to provide reasonable and realistic alternatives to the preferred sites are not included in the Main Issues Report, but are included in Background Evidence Report 5.

9.13 The tests used to assess acceptability of sites included

- Landscape
- Ecology
- Flood Risk
- Settlement relationship
- Accessibility to local transport
- Effectiveness

9.14 You may feel some of the sites contained in Background Evidence Report 5 are preferable to those chosen in the Main Issues Report. You should therefore indicate this in your response.

9.15 The sites shown in section 10 of the Main Issues Report show sites for housing and employment. While other allocations may be needed in the Local Development Plan, for example to protect certain land from development, the Main Issues Report intends to show land to be allocated for development.

9.16 Sites are therefore shown for Housing over 3 phases –

Years 1-5	
Years 6 – 11	+
Years 12 – 20	+

Sites for employment are also shown

employment	
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Existing permissions for housing (including those where there is a Planning Committee resolution to grant permission subject to the completion of a legal agreement) are also shown to give a clear picture of likely development options in the next 20 years. This is for information only.

Consent/pending consent subject to completion of legal agreement	
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## **10. Main Settlements**

*10.1 The settlements of Aviemore, Ballater, Grantown-on-Spey, Kingussie and Newtonmore each support a range of services, from schools, shops, visitor infrastructure, transport infrastructure, and service points that are particularly important to their surrounding areas. These are the main settlements of the National Park. The new settlement of An Camas Mor close to Aviemore will become a main settlement in the Park in the longer term.*<sup>28</sup>

10.2 These main settlements are best placed to accommodate most development that will occur in the next 20 years. These settlements therefore have the majority of land allocations which set the framework for development through the Local Development Plan.

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<sup>28</sup> Draft Cairngorms National Park Plan 2012-2017

### 10.3 An Camas Mor

10.3.1 An Camas Mor is planned as a new sustainable community in the heart of Badenoch and Strathspey that will meet growth demands over the next 20 years. It will create an inclusive and vibrant community with a demographically balanced resident population, building on existing communication links. It will make a significant contribution to the delivery of the National Park aims and set an outstanding example of what is possible in a National Park context. It is also identified as a strategic settlement within the settlement hierarchy. While a community in its own right, it will have a special relationship with Aviemore sharing some services and facilities, and work with Aviemore in partnership.

10.3.2 An Camas Mor will make a significant contribution to the provision of housing need for the medium and long term, including affordable housing to meet local needs within the National Park. It will also actively encourage jobs within the community and seek to minimise levels of commuting.

10.3.3 It has a Planning Committee resolution to grant permission, subject to the completion of a legal agreement, for the development of up to 1500 houses delivered over at least the next 20 years. The development details will be the subject of a detailed masterplan. This will be based on the development principles for the settlement, contained in Background Evidence Report 4<sup>29</sup>. It has also been included in the Scottish Sustainable Communities Initiative run by the Scottish Government.

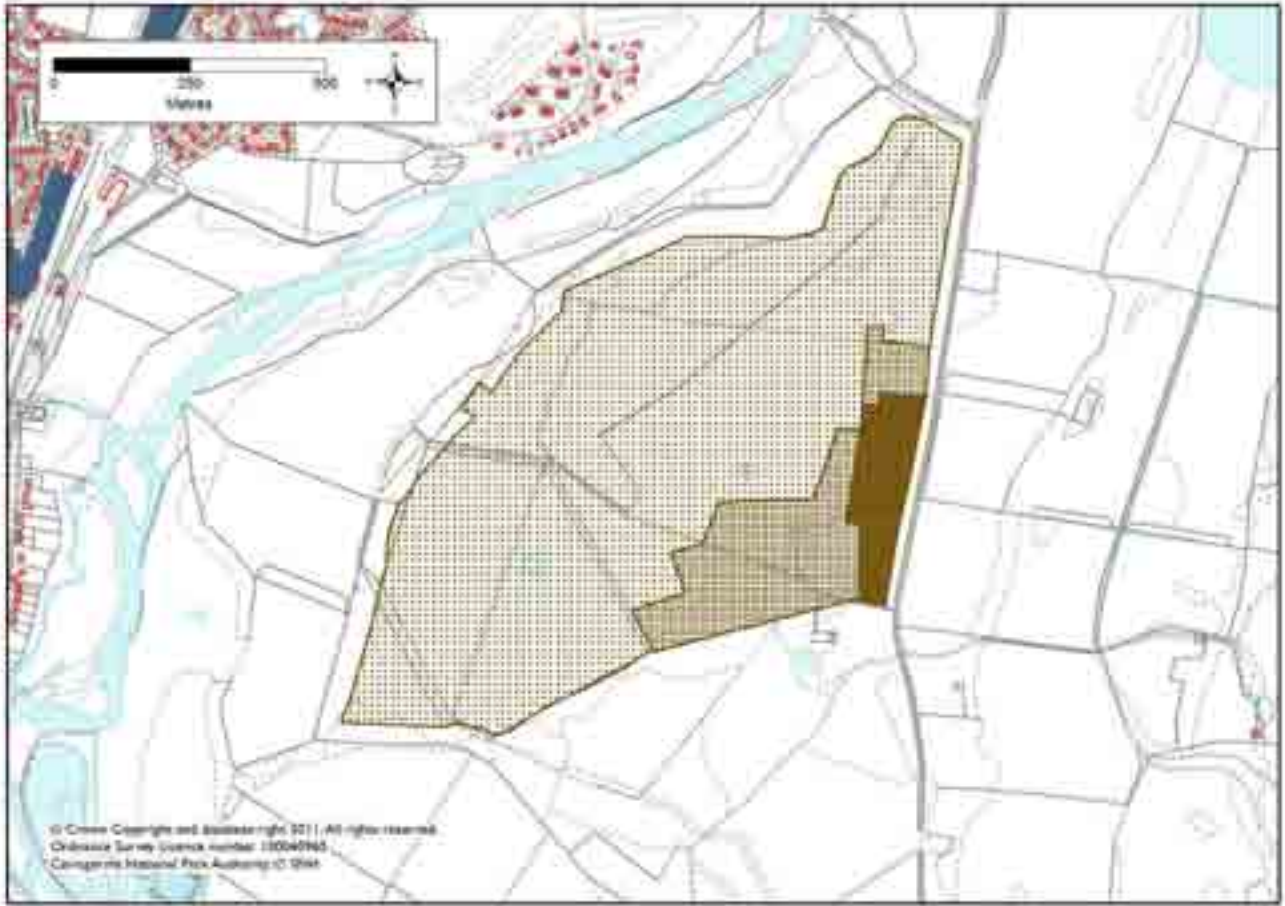
10.3.4 In light of the position with existing consents, it is not considered reasonable to propose any alternative options.

However it is considered important that this new settlement is clearly shown in the Main Issues Report as a proposal to address the long term growth demands of the area. It will serve a function much beyond the 20 year time span of the Local Development Plan and should therefore be seen in the same way as the other settlements identified in the settlement strategy.

10.3.5 The first phase of development will focus on that area to the east and, over a period of at least 20 years, radiate out across the whole site. The development will provide housing, jobs, a school, shops, a high street, in short a full and active community. However for the purposes of this consultation, the phasing of the proposed housing is shown only.

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<sup>29</sup> LDP Background Evidence Report 4 Other Information



**Map 6** An Camas Mor

**Issue 5 Spatial Strategy – An Camas Mor**

What are the options for growth in An Camas Mor?

**Preferred Option**

- Use the land with an existing permission (pending completion of legal agreement) to provide opportunities for housing and economic growth.
- Use the Development Principles to guide a masterplan for the whole settlement

**QUESTION 6**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the long term growth demands in Badenoch and Strathspey for the next 20 years?

## 10.4 Aviemore

10.4.1 Aviemore is the largest settlement in the Cairngorms National Park. It plays a key role in the wider region, and is a significant economic driver and growth centre. It is identified as strategic settlement within the settlement hierarchy. The community, in thinking about their future, recognised this significant role. Its excellent access links to the A9 and the railway network help encourage visitors, but the community see an imbalance between the continuing growth of the economy and the community infrastructure which is failing to keep pace. If the village is to continue to thrive there is a need to improve its look, particularly in the design of new development.<sup>30</sup>

10.4.2 All existing housing allocations<sup>31</sup> in Aviemore have now gained permission. These are in addition to considerable development, particularly new housing, seen in recent years. The existing permissions will play a significant part in the way the village will look in the next 20 years. With up to 316 houses, on a variety of sites, having permission they will provide for the demand for new housing for the next plan period and beyond.

10.4.3 Support for the economy is vital to retain Aviemore as a vibrant and sustainable community. It is therefore important to protect options for inward investment, and growth and expansion of existing businesses. Capacity for some further growth remains in the land identified in the adopted Local Plan.

10.4.4 As a strategic settlement in the settlement hierarchy it is appropriate that there should be opportunity for development for both housing and the economy. However, in light of the

position with existing consents for housing development, it is not considered reasonable to propose any alternative or additional sites. No alternatives are proposed to provide for economic growth opportunities in light of the remaining capacity within the land identified in the current local plan<sup>32</sup>.

10.4.5 The map shows existing housing consents (grey). No additional land is proposed for any further housing. Also shown are 3 employment sites (dark blue). These are carried forward from the existing local plan and have some remaining capacity for development. These are the only allocations identified in Aviemore.

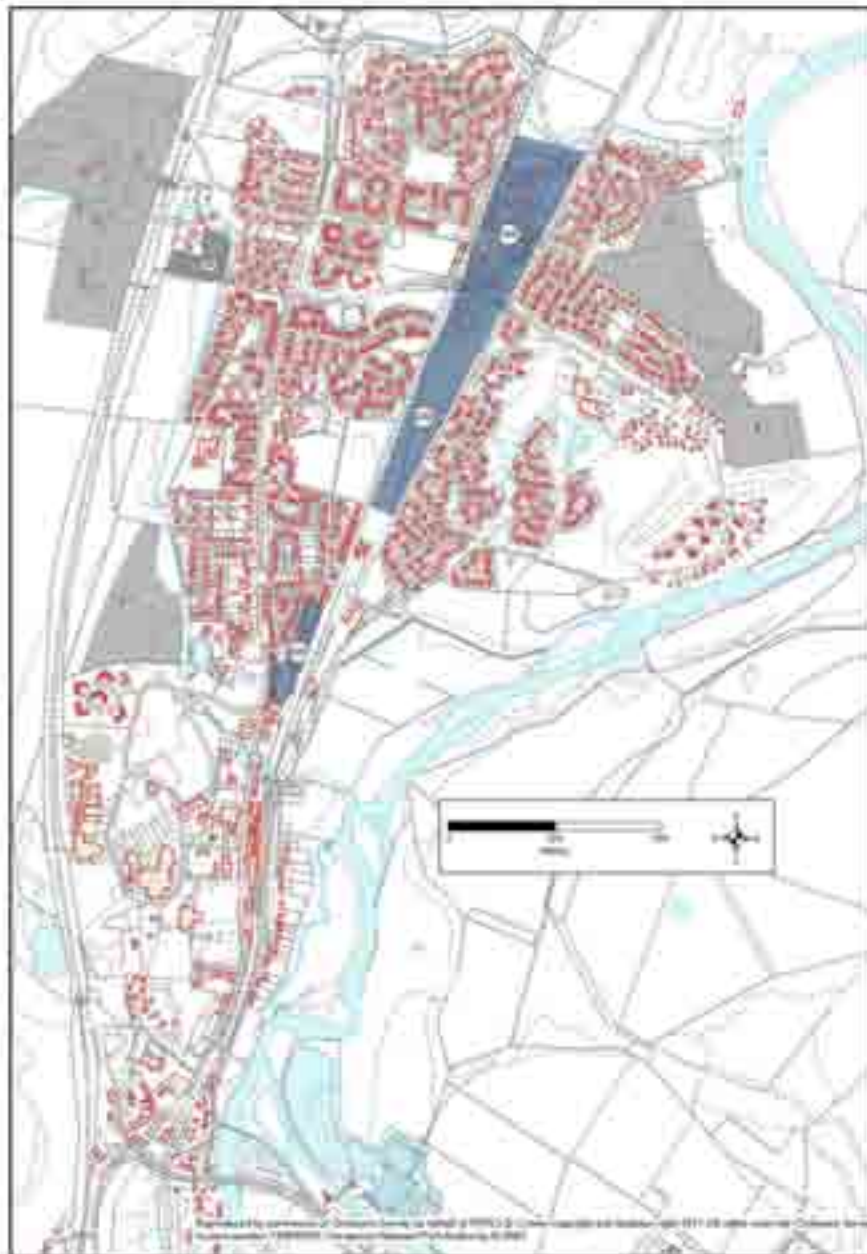
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<sup>30</sup> LDP Background Evidence Report 4 Other Information

<sup>31</sup> Cairngorms National Park Local Plan 2010

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<sup>32</sup> Cairngorms National Park Local Plan 2010



Map 7 Aviemore

**Issue 5 Spatial Strategy – Aviemore**

What are the options for growth in Aviemore?

**Preferred Option**

- Use the land with an existing permission to provide opportunities for housing.
- Use the land identified in the current local plan to provide opportunities for economic growth.
- Identify no additional land.

**QUESTION 7**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Aviemore?

## 10.5 Ballater

10.5.1 Ballater is the largest settlement in the east of the Cairngorms National Park. It plays an important role in the wider area, and is a significant tourism destination in this part of the Park. It is identified as strategic settlement within the settlement hierarchy and has the greatest variety of facilities to support a sustainable and vibrant community.

10.5.2 The community, in thinking about their future, recognised this significant role. The Ballater community<sup>33</sup> see quality and affordable housing to meet local needs as a priority, preferably using existing real estate and redevelopment to avoid harming the exception environment of the village. Employment opportunities are also needed to help support the community and visitors.

10.5.3 The quality of the environment of the village stems from its origins as a spa resort and its planned design which is designated as a conservation area. Any new development must therefore respect this. The best way to ensure any housing proposed in this Main Issues Report is of the highest quality is via a masterplan. This will be based on the development principles for the settlement, contained in Background Evidence Report<sup>34</sup> which was established in the adopted Local Plan<sup>35</sup>.

10.5.4 As a strategic settlement in the settlement hierarchy it is appropriate that there should be opportunity for development for both housing and the economy. To accommodate this, it is proposed to identify land for growth and investment in Ballater. The existing allocations remain undeveloped/with capacity for growth and it is proposed to use these as the basis for future

development opportunities. Adjustments have however been made to the housing allocation to take account of the area of the housing site put forward by the developer which is affected by flooding.

10.5.5 The map shows the land proposed for housing (brown). Phase I will focus on the area of the site closest to the village. Any future development on the site, in phases 2 and 3 (shown hatched) would only follow if demand existed and once the initial phase was complete. The employment sites (dark blue) are carried forward from the existing local plan and have some remaining capacity for development.

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<sup>33</sup> LDP Background Evidence Report 4 Other Information

<sup>34</sup> LDP Background Evidence Report 4 Other Information

<sup>35</sup> Cairngorms National Park Local Plan 2010





**Map 8** Ballater

**Issue 5 Spatial Strategy – Ballater**

What are the options for growth in Ballater?

**Preferred Option**

- Use the land identified in the current local plan to provide opportunities for housing and economic growth.
- Identify no additional land.

**QUESTION 8**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Ballater?

## 10.6 Grantown on Spey

10.6.1 Grantown-on-Spey was designed as a planned town and has a distinctive and special quality which the community wish to support and promote. Its centre is designated as a conservation area and its built environment is of the highest quality. It has a good variety of community facilities which add to the overall quality of life of residents and visitors. They see the need for additional support for economic prosperity, not least through support for the railway extension. A strategy to redress recent decline of the high street is seen as a priority. Residents also see the need for housing for young people.<sup>36</sup> .

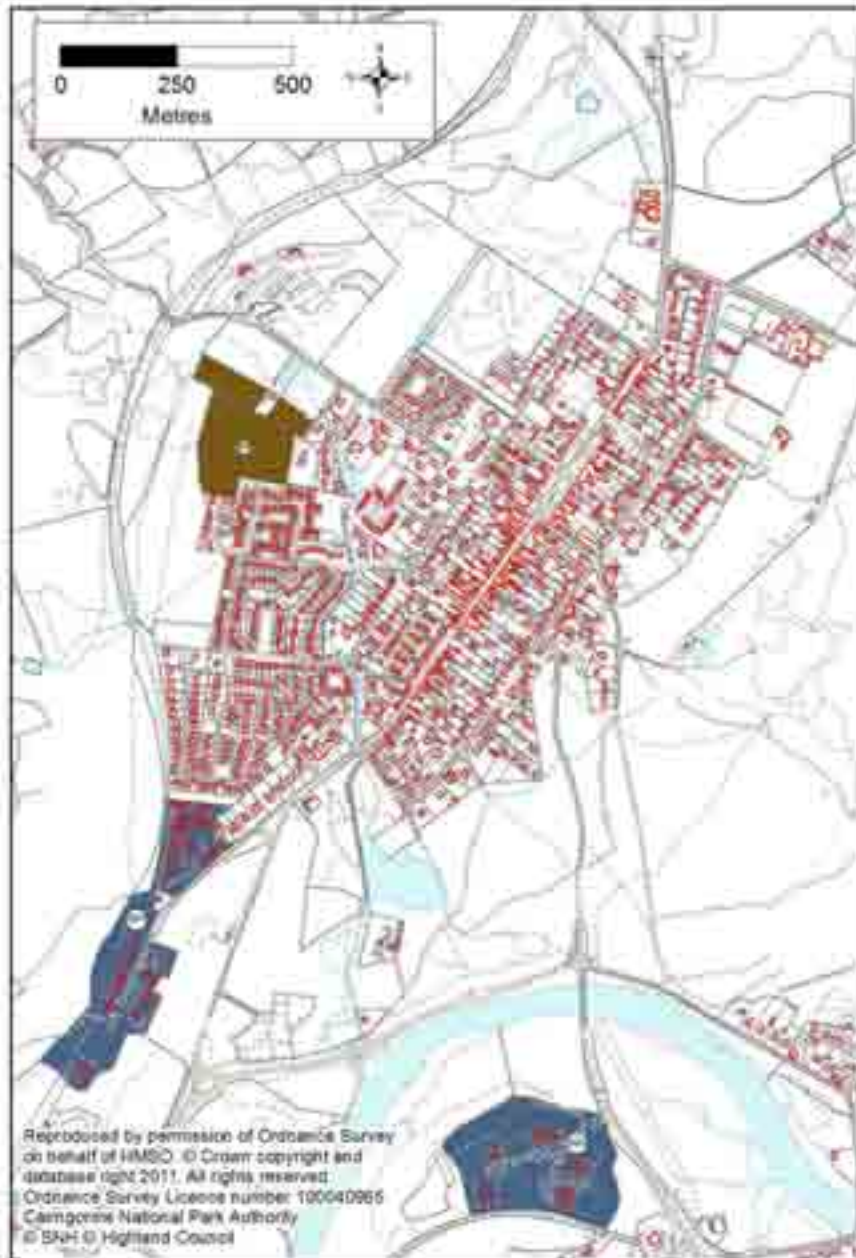
10.6.2 As a strategic settlement in the settlement hierarchy it is appropriate that there should be opportunity for development for both housing and the economy. A number of existing allocations identified in the adopted Local Plan<sup>37</sup> remain undeveloped or have remaining capacity. It is proposed to use these as the basis for future development opportunities.

10.6.2 The map shows the land proposed for housing (brown). This is a site carried forward from the adopted Local Plan and remains undeveloped. The employment sites (dark blue) are also carried forward from the existing local plan. Achnaganolin Industrial Estate has also been included to provide a more complete picture of the opportunities within and close to Grantown on Spey. These sites have remaining capacity for development.

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<sup>36</sup> LDP Background Evidence Report 4 Other Information

<sup>37</sup> Cairngorms National Park Local Plan 2010



Map 9 Granttown on Spey

**Issue 5 Spatial Strategy – Granttown on Spey**

What are the options for growth in Granttown on Spey?

**Preferred Option**

- Use the land identified in the current local plan to provide opportunities for housing and economic growth.
- Identify no additional land.

**QUESTION 9**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Granttown on Spey?

## 10.7 Kingussie

10.7.1 Kingussie is the oldest settlement in Badenoch and Strathspey and takes the form of a traditional Highland town. The community would like the physical appearance and atmosphere of the village protected, and are concerned about inappropriate development which would detract from this.<sup>38</sup>

10.7.2 Kingussie has a wide variety of facilities to support its community and tourists visiting the area. The existing housing allocation<sup>39</sup> in Kingussie has now gained permission (pending the completion of a legal agreement). This permission will play a significant part in the way the village will look in the next 20 years. Providing up to 300 houses this site will provide for the demand for new housing for the next plan period and beyond.

10.7.3 As a strategic settlement in the settlement hierarchy it is appropriate that there should be opportunity for development for both housing and the economy. However, in light of the position with an existing consent for housing development, it is not considered reasonable to propose any alternative or additional sites.

10.7.4 Support for the economy is vital to retain Kingussie as a vibrant and sustainable community. It is therefore important to protect options for inward investment, and growth and expansion of existing businesses. A number of existing allocations identified in the adopted Local Plan<sup>40</sup> remain undeveloped or have capacity for growth, and it is proposed to use these as the basis for future economic development opportunities.

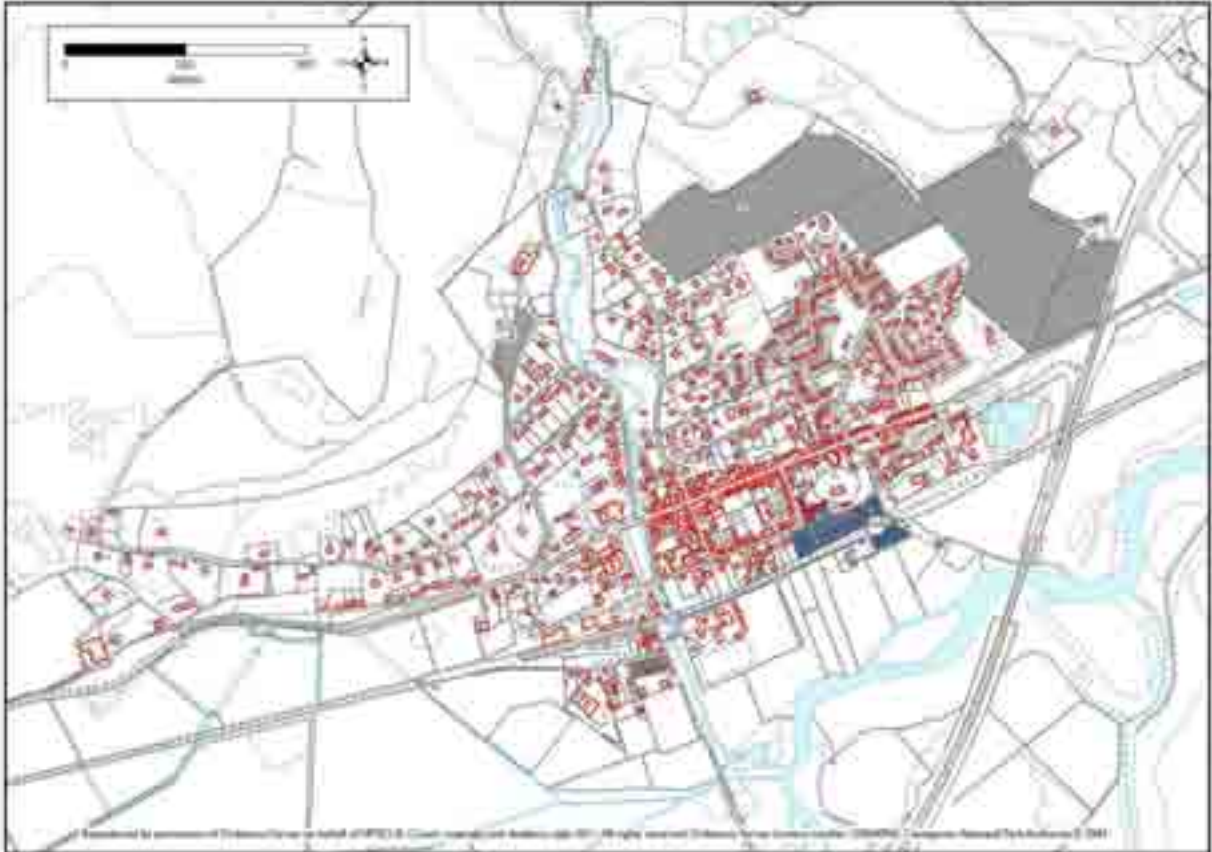
10.7.5 The map shows the existing housing consent (grey). This site also contains land which has permission for employment development. No additional land is proposed for any further housing. Also shown is one small employment site (dark blue). This is carried forward from the existing local plan and has some remaining capacity for development. This is the only allocation identified in Kingussie.

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<sup>38</sup> LDP Background Evidence Report 4 Other Information

<sup>39</sup> Cairngorms National Park Local Plan 2010

<sup>40</sup> Cairngorms National Park Local Plan 2010



Map 10 Kingussie

**Issue 5 Spatial Strategy – Kingussie**

What are the options for growth in Kingussie?

**Preferred Option**

- Use the land with existing permission to provide opportunities for housing.
- Use the land identified in the current local plan to provide opportunities for economic growth.
- Identify no additional land.

**QUESTION 10**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Kingussie?

## 10.8 Newtonmore

10.8.1 Newtonmore has an environment which the community are keen to protect and enhance. It has a healthy tourist trade which is balanced with a traditional working environment. The continued movement of young people is highlighted as an issue which stems from limited employment opportunities and an inability to access appropriate housing. Keeping young people is regarded as a priority. Small groupings of new dwellings are seen as the preferred way to provide for the need.<sup>41</sup>

10.8.2 Newtonmore has a wide variety of facilities that supports its communities and is tourists and visitors. Part of one housing allocation has now gained consent for up to 80 houses. This permission will play a significant part in the way the village will look in the short term. But there is additional capacity within the existing local plan allocations<sup>42</sup> for development for the long term. This land provides opportunity for large and small scale developers to work together to bring forward development that meets the communities aspirations for incremental growth.

10.8.3 As a strategic settlement in the settlement hierarchy it is appropriate that there should be opportunity for development for both housing and the economy. The existing consent will help provide for this. However in light of the capacity within the existing allocated sites, it is not considered reasonable to propose any alternative or additional sites to these.

10.8.4 Support for the economy is vital to retain Newtonmore as a vibrant and sustainable community. It is therefore important to protect options for inward investment, and growth and expansion of

existing businesses. A number of existing allocations<sup>43</sup> remain undeveloped or have capacity for growth, and it is proposed to use these as the basis for future economic development opportunities.

10.4.5 The map shows the existing housing consent (grey). This will meet the short term demand for new housing. The map also shows further land proposed for housing (brown). The next phase should build on the existing consented site. A further Phase 3 could then come forward on land to the north west of the village. Any future development on the sites, in phases 2 and 3 (shown hatched) would only follow if demand existed and once the initial phase with consent was complete. The employment sites (dark blue) are carried forward from the existing local plan and have some remaining capacity for development.

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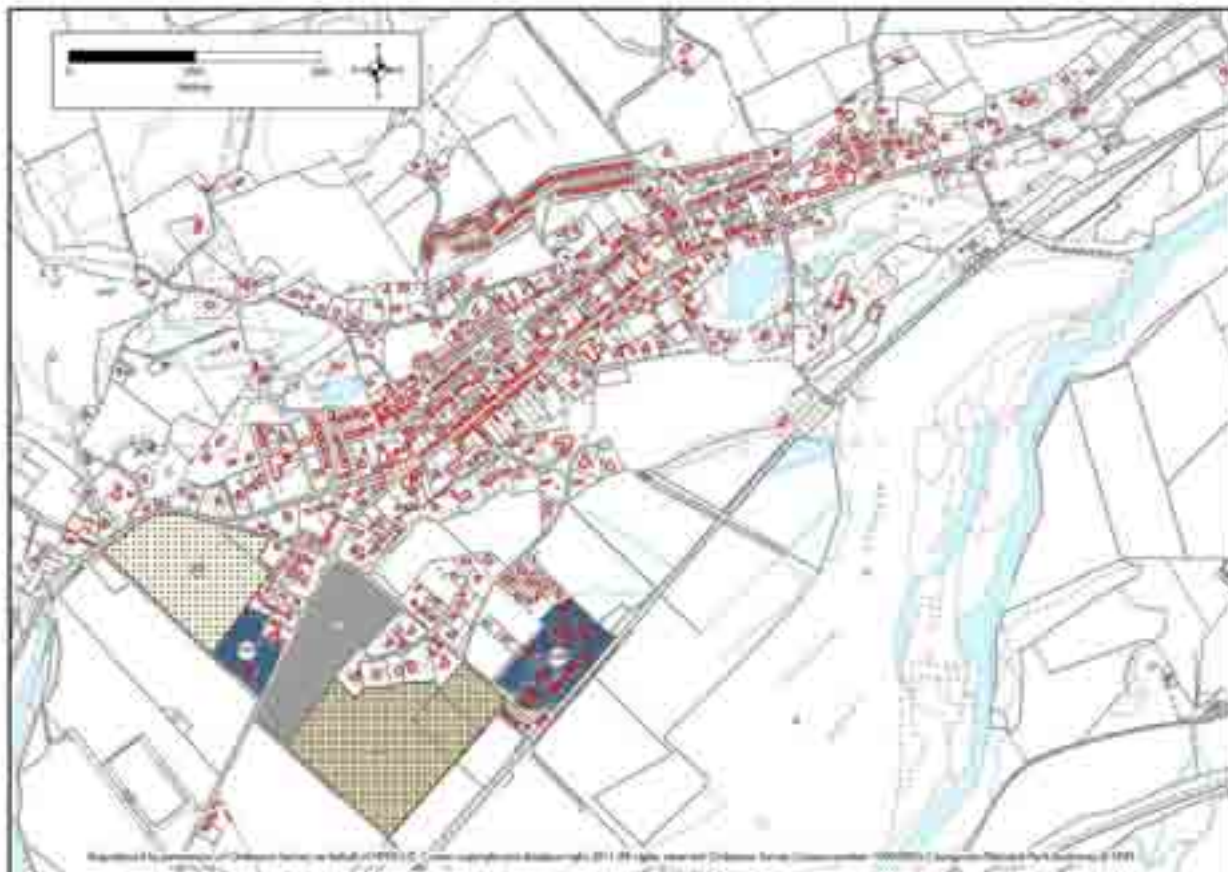
<sup>41</sup> Your Community – Your Plan Community Statements

<sup>42</sup> Cairngorms National Park Local Plan 2010

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<sup>43</sup> Cairngorms National Park Local Plan 2010





Map II Newtonmore

**Issue 5 Spatial Strategy – Newtonmore**

What are the options for growth in Newtonmore?

**Option 1 - Preferred Option**

- Use the land with existing permission to provide opportunities for housing in the short term.
- Use the land identified in the current local plan to provide opportunities for housing in the long term.
- Use the land identified in the current local plan to provide opportunities for economic growth.
- Identify no new land.

**Option 2 – Alternative Option**

- Use the land with existing permission to provide opportunities for housing in the short and medium term
- Use **only part** of the land identified in the current local plan to provide opportunities in the long term.
- Use the land identified in the current local plan to provide opportunities for economic growth.
- Identify no new land.

**QUESTION II**

- Do you agree with the preferred option?
- If no, do you support the alternative approach?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Newtonmore?

## 11. Other Settlements

11.1 *There are many other settlements within the National Park, each important to the communities of people who live and work in and visit them.*<sup>44</sup>

11.2 The Local Development Plan must also ensure that there are opportunities for all communities across the Park, not just in the main settlements. These smaller settlements serve local needs and are key to the success of our communities.

11.3 The Main Issues Report therefore sets out opportunities for development within some of them. This is not however an exhaustive list of other settlements. It focuses on those where there is greatest pressure for development. Within other settlements, and in more rural locations there will be opportunities for appropriate development, which will be further explained in the proposed Local Development Plan.

## 11.4 Blair Atholl

11.4.1 Blair Atholl is greatly influenced by Blair Castle, its designed landscape and related activities. The village sits in a traditional rural setting in an area rich in military history. The community are keen to maintain its traditional character, but recognise the need to growth in housing, job opportunities and the strengthening of the trade sector involving service and tourist industries.<sup>45</sup>

11.4.2 The existing local plan<sup>46</sup> identifies 2 sites for housing, both of which have issues relating to flooding. An alternative site has been suggested to the east and whilst it has its own problems, relating to landscape impact, it is a more effective solution to the provision of some housing opportunity in the village.

11.4.3 The preferred option is to include the land to the south east. However the land included in the existing local plan is shown for information and comment.

11.4.4 The map shows a small existing housing consent (grey). This may go some way to meeting the short term demand for new housing. But to compliment this further land is identified. As explained about the existing sites are constrained, but are shown for comment. Our preferred option is to include the land to the south east (brown). The map also shows 2 economic development sites (blue) identified in the adopted local plan. These are to be carried forward, that one adjacent to the railway, to be protected for its use, the other to the west for industrial/employment use.

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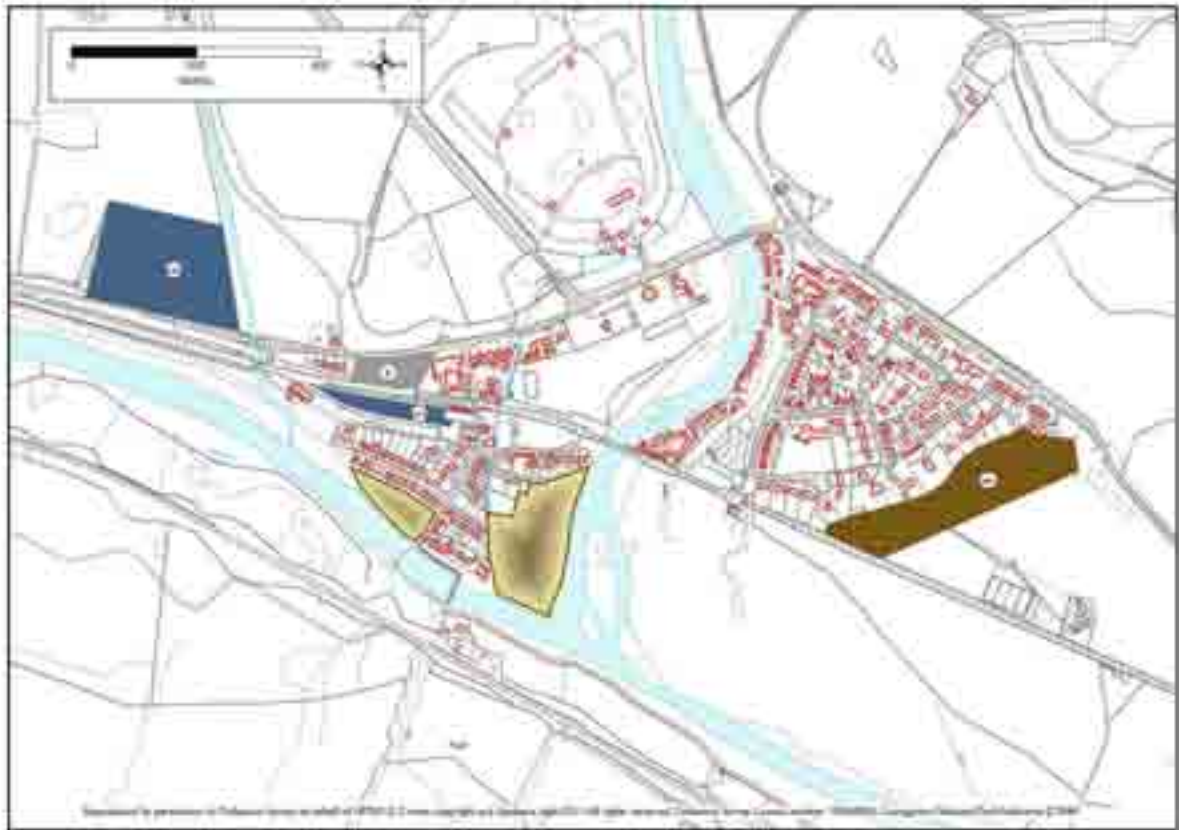
<sup>44</sup> Draft Cairngorms National Park Plan 2012-2017

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<sup>45</sup> LDP Background Evidence Report 4 Other Information

<sup>46</sup> Perth & Kinross Council Highland Area Local Plan 2000





Map 12 Blair Atholl

**Issue 5 Spatial Strategy – Blair Atholl**

What are the options for growth in Blair Atholl?

**Option 1 - Preferred Option**

- Include the site to the South East of the village to provide opportunities for housing
- Use the land identified in the current local plan to provide opportunities for economic growth.

**Option 2 – Alternative Option**

- Retain the sites included in the current local plan to provide opportunities for housing.
- Use the land identified in the current local plan to provide opportunities for economic growth.
- Identify no new land.

**QUESTION 12**

- Do you agree with the preferred option?
- If no, do you support the alternative approach?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Blair Atholl?

## 11.5 Boat of Garten

11.5.1 The village has a good range of facilities with an active community who have two key concerns – loss of tourist business and lack of suitable housing for young people and families to stay and keep the village thriving. Opportunities for small business units and support for the railway and its environs are key. Coupled with this is the need for appropriate affordable housing.<sup>47</sup>

11.5.2 With no current allocations in the village for housing development<sup>48</sup>, it is proposed to include new land to provide for the need identified. The sites shown all provide options for short and medium term development. Support for the existing economic development sites<sup>49</sup> is also important to protect options for inward investment, and growth and expansion of existing businesses.

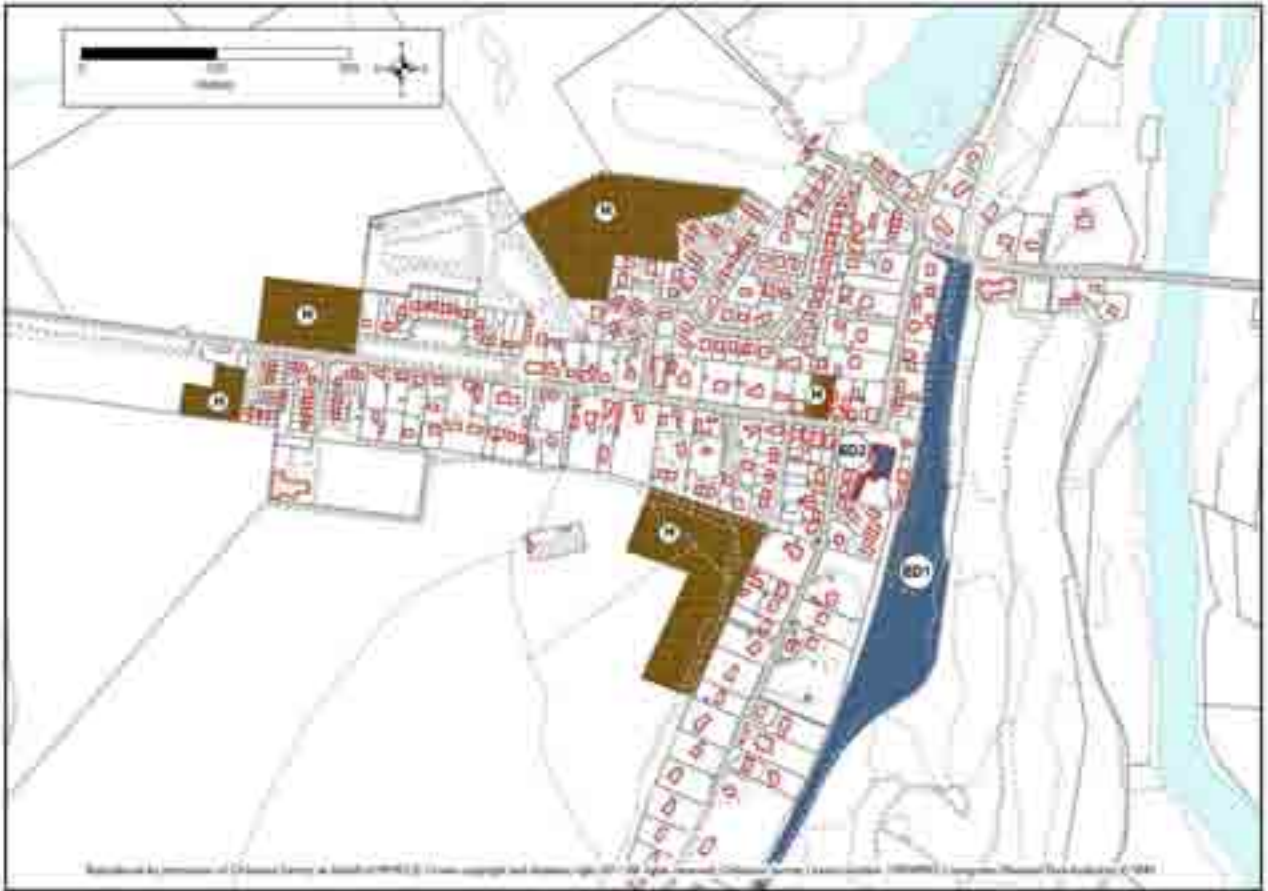
11.5.3 With no current permissions or allocations there is a need to identify new sites in Boat of Garten. The map shows a number of the small sites (brown) which give opportunity for incremental housing development. The employment sites (dark blue) are carried forward from the existing local plan and have some remaining capacity for development.

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<sup>47</sup> LDP Background Evidence Report 4 Other Information

<sup>48</sup> Cairngorms National Park Local Plan 2010

<sup>49</sup> Cairngorms National Park Local Plan 2010



Map 13 Boat of Garten

**Issue 5 Spatial Strategy – Boat of Garten**

What are the options for growth in Boat of Garten?

**Option 1 - Preferred Option**

- Include the sites identified to provide options for short and medium term development of housing.
- Use the land identified in the current local plan to provide opportunities for economic growth.

**Option 2 – Alternative option**

- Include only some of the sites identified for short term development of housing.
- Add longer term phasing on the remainder of site to provide for a more incremental level of housing growth.
- Use the land identified in the current local plan to provide opportunities for economic growth.

**QUESTION 13**

- Do you agree with the preferred option?
- If no, do you support the alternative approach?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Boat of Garten?

## 11.6 Braemar

11.6.1 Braemar is a tight knit community and the village serves many small outlying settlements. This community is keen to maintain itself as a vibrant and viable community into the future. To do this there is a need for housing for local people, support for local businesses, improved communications, and maintenance of local services.<sup>50</sup>

11.6.2 As part of the implementation of the existing Local Plan<sup>51</sup> a review of the options for development has commenced. This will take a long term view, setting out how the village could develop in the long term. Ultimately it will feed into the process of identifying sites and opportunities for development for the long term.

11.6.3 In the mean time we must consider the current position in the village. With up to 66 dwellings with permission or pending formal consent subject to the completion of legal agreements, we do not believe there is need to include a lot of additional land for housing development during the next five years.

11.6.4 However we must identify options for the longer term. Support for the existing economic development sites is also important to protect options for inward investment, and growth and expansion of existing businesses.

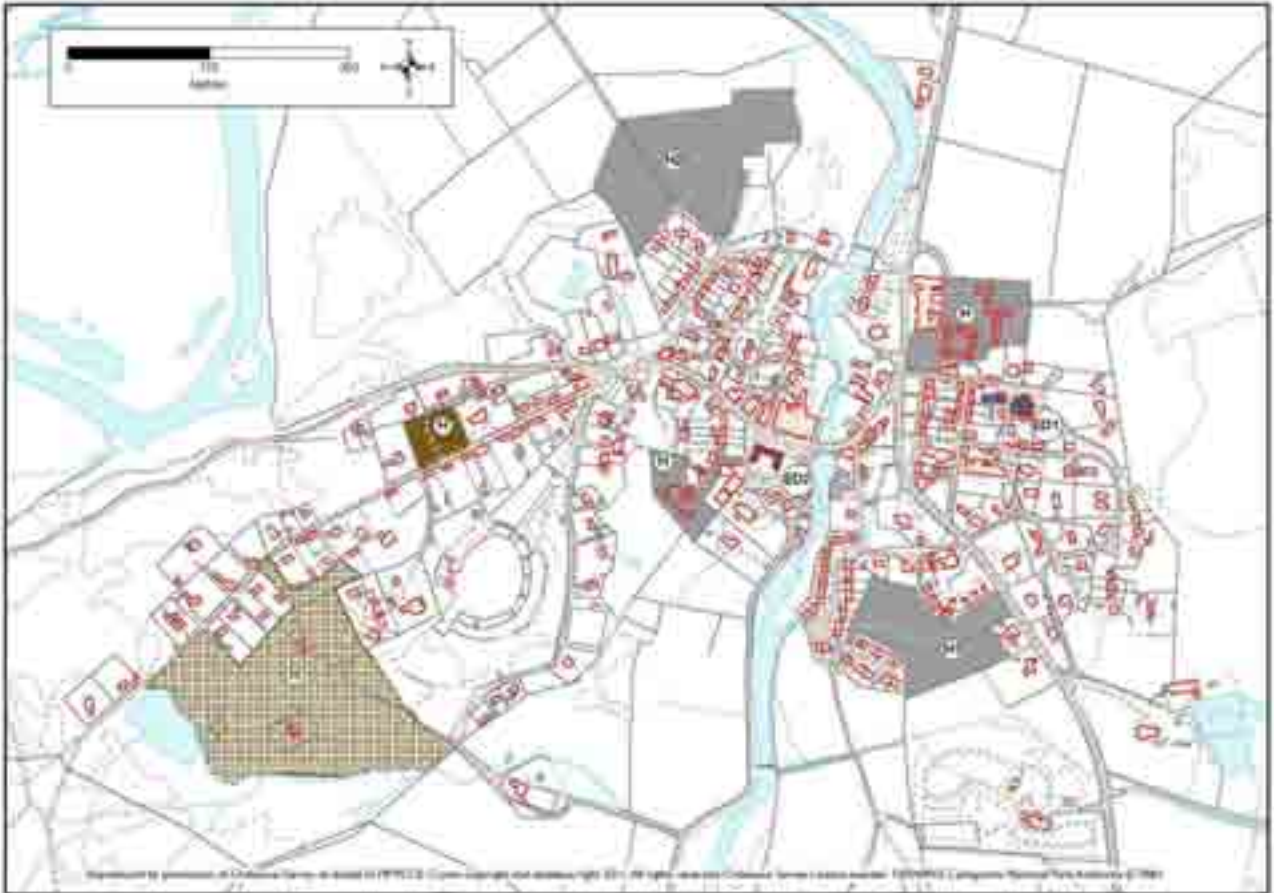
11.6.5 It is therefore proposed to rely on the existing consents to provide for the short term need. Land can then come forward to meet the longer term need. Should further options come from consultation with the community, via the masterplan exercise, these may be considered in the future.

11.6.6 The map shows the existing housing consents (grey). These will meet the short term demand for new housing. The map also shows one further site (brown) which could compliment these existing consents. To meet the longer term demand a further site is proposed (hatched). Any later phase of development will only come forward if demand existed and once the initial phases with consent was complete. The employment sites (dark blue) are carried forward from the existing local plan and have some remaining capacity for development.

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<sup>50</sup> Your Community – Your Plan Community Statements

<sup>51</sup> Cairngorms National Park Local Plan 2010



Map 14 Braemar

**Issue 5 Spatial Strategy – Braemar**

What are the options for growth in Braemar?

**Option 1 - Preferred Option**

- Use land with existing permissions to provide for the housing needs in the short term.
- Include the sites identified to provide options for medium and long term development of housing.
- Use the land identified in the current local plan to provide opportunities for economic growth.

**Option 2 – Alternative Option**

- Use land with existing permissions to provide for the housing needs of the village
- Identify no additional land for housing
- Use the land identified in the current local plan to provide opportunities for economic growth.

**QUESTION 14**

- Do you agree with the preferred option?
- If no, do you support the alternative approach?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Braemar

## 11.7 Bruar and Pitagowan

11.7.1 Bruar and Pitagowan is identified as a separate settlement in the current adopted Local Plan<sup>52</sup> The community of this area considered their future together with the wider community of Blair Atholl. The proximity of the House of Bruar retail outlet provides the area with a second major employer, in addition to the estate. This retail outlet is a major draw for tourists who are the corner stone of the community's economy.<sup>53</sup>

11.7.2 It is important to support this important business which provides direct employment, and draws people to the area with associated knock on effects. The existing local plan<sup>54</sup> identifies the site as one with opportunity for industrial, business and tourist uses. It is proposed to continue this support.

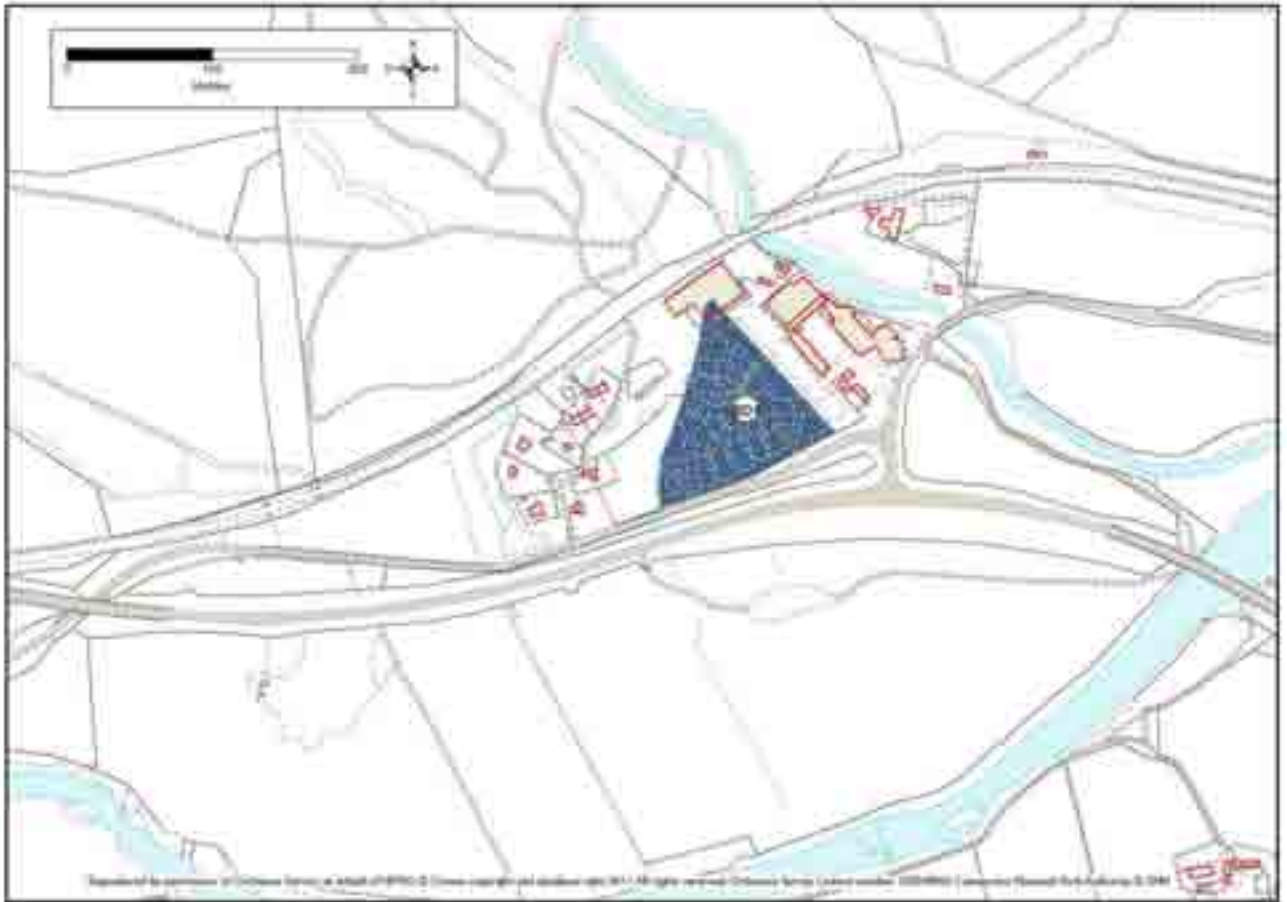
11.7.3 The map therefore shows this existing site, as allocated in the adopted local plan. It indicates continued support for further development which supports this important employer.

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<sup>52</sup> Perth & Kinross Council Highland Area Local Plan 2000

<sup>53</sup> LDP Background Evidence Report 4 Other Information

<sup>54</sup> Perth & Kinross Council Highland Area Local Plan 2000



Map 15 Bruar and Pitagowan

**Issue 5 Spatial Strategy – Bruar and Pitagowan**

What are the options for growth in Ballater?

**Preferred Option**

- Use the land identified in the current local plan to provide opportunities for economic growth.
- Identify no additional land.

**QUESTION 15**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Bruar and Pitagowan



## 11.8 Carr-bridge

- 11.8.1 Situated at the north west entrance to the Park Carr-bridge has a strong identity which the community are keen to protect. Steps are needed however to support younger people to remain in the village, both to live and work.<sup>55</sup> It has a good variety of shops and services, and is also the home to Landmark Forest Adventure, a major tourist draw to the area. It is located in close proximity to the A9 which gives it a strategic significance in terms of the role it can play in the local and wider economy.
- 11.8.2 The existing housing allocation<sup>56</sup> in the village has gained permission, and with up to 117 houses with permission, we do not see a need to allocate any additional land for housing for the next short, medium and long term. This site will play a significant part in the way the village will look in the next 20 years. It is therefore not proposed to include any additional or new sites for housing development.
- 11.8.3 Support for the economy is important to retain Carr-bridge as a vibrant and sustainable community. It is therefore proposed to support the opportunities for inward investment, and growth and expansion of existing businesses. Capacity for growth remains in the land identified in the current local plan<sup>57</sup> and it is proposed to use these as the basis for future development opportunities.
- 11.8.4 The map shows the existing housing consent (grey). This large site will meet the short, medium and long term demand for new housing. The employment sites (dark blue) are carried forward from the existing local plan and have some remaining capacity for development.

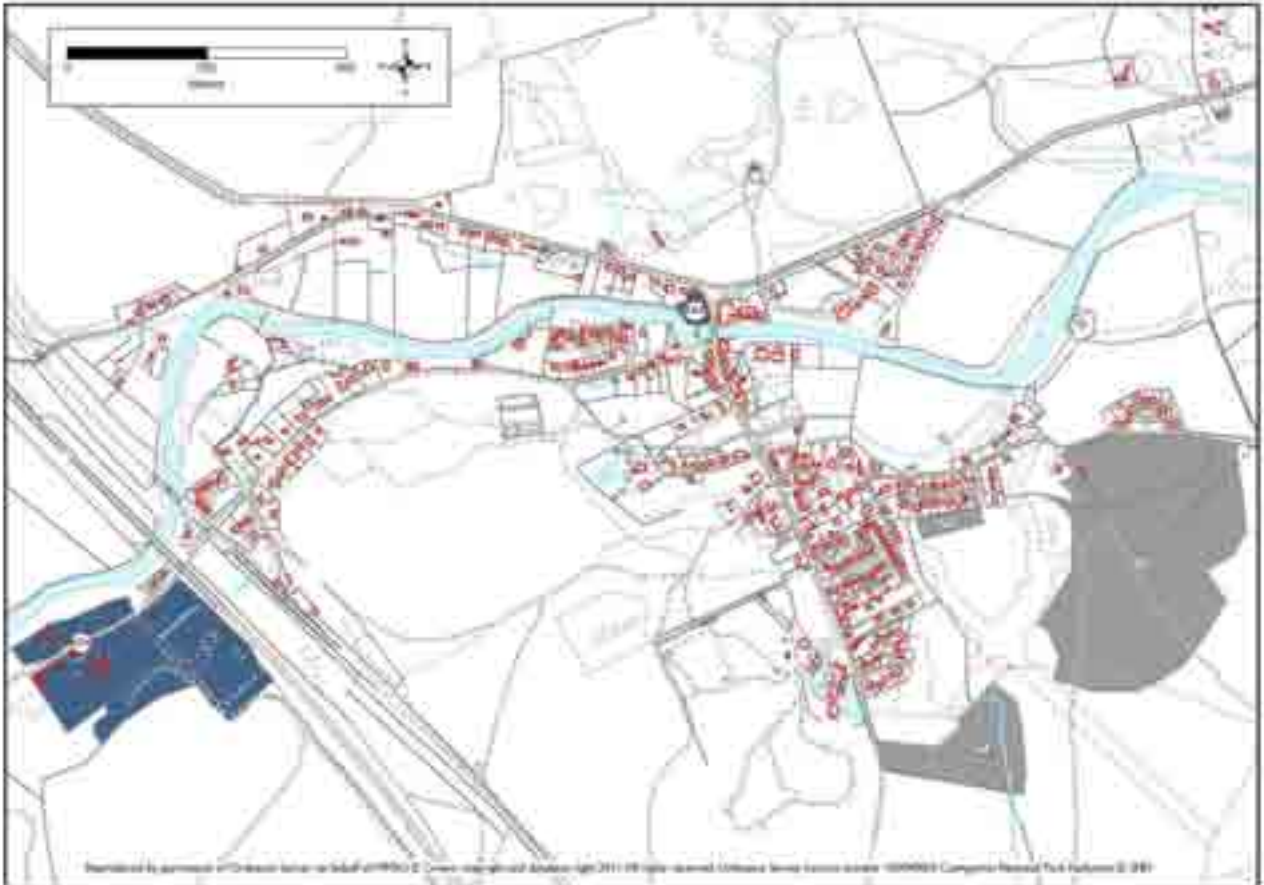
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<sup>55</sup> LDP Background Evidence Report 4 Other Information

<sup>56</sup> Cairngorms National Park Local Plan 2010

<sup>57</sup> Cairngorms National Park Local Plan 2010





**Map 16 Carr-bridge**

**Issue 5 Spatial Strategy – Carr-bridge**

What are the options for growth in Carr-bridge?

**Preferred Option**

- Use land with existing permissions to provide for the housing needs in the future.
- Use the land identified in the current local plan to provide opportunities for economic growth.

**QUESTION 16**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Carr-bridge

## 11.9 Cromdale

### 11.9.1 Located on the Speyside Way

Cromdale is a fragile community which needs housing for young and old people and business opportunities established to make the most of its sense of identity.<sup>58</sup>

11.9.2 With no current allocations in the village for housing development<sup>59</sup>, we must look at existing consents for development. Up to 22 houses have permission, and it is proposed to use this to provide for the short term need.

11.9.3 Additional land has been suggested which could provide for the medium and long term needs of the community. This could help consolidate the centre of the village.

11.9.4 There is limited opportunity within the village for business development, and no evidence to support the identification of additional land<sup>60</sup>, the existing allocation in the Local Plan is to be retained.

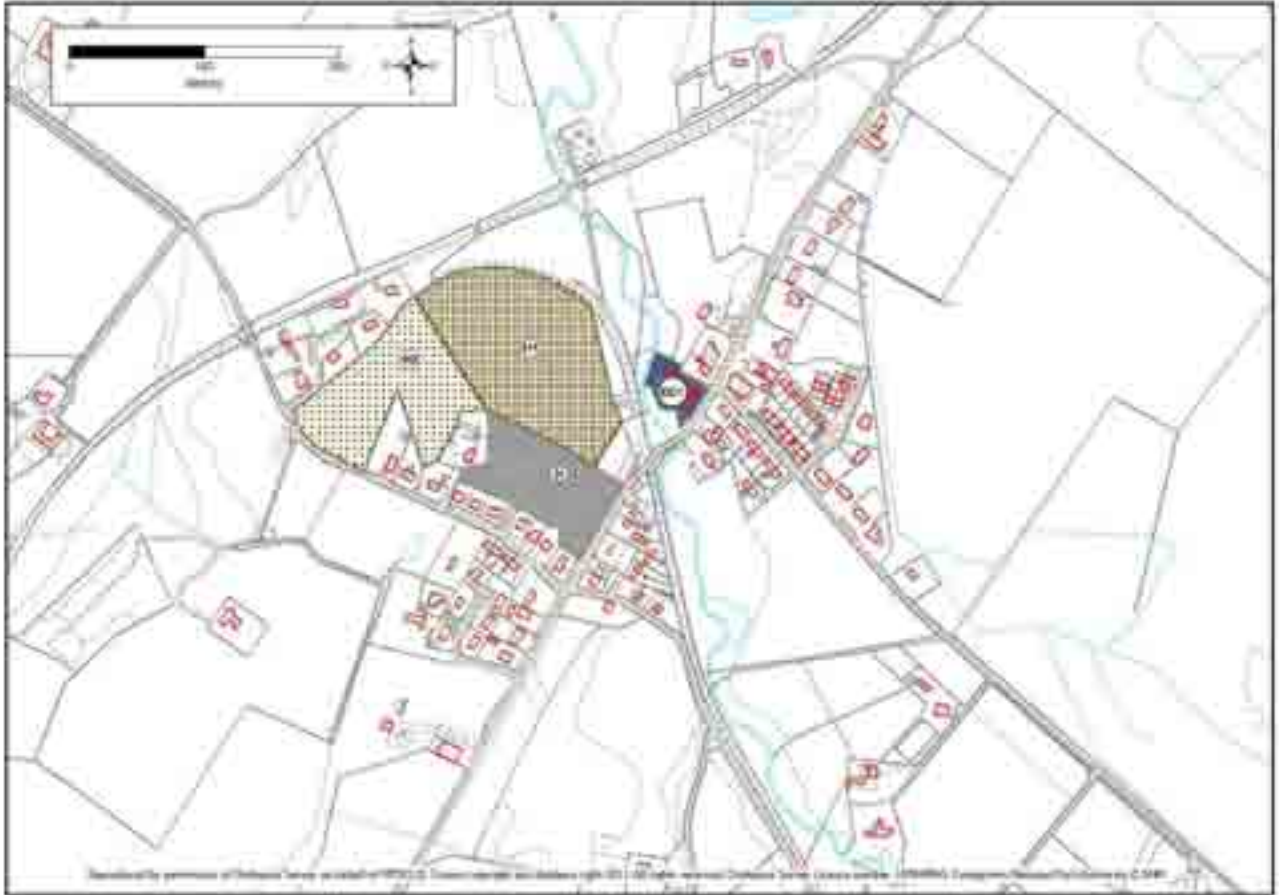
11.9.5 The map shows the existing housing consent (grey). This will meet the short term demand for new housing. The map also shows further land proposed for housing (hatched). The next phase should compliment the existing consented site. A further Phase 3 will then come forward on land to the west of these two sites. Any future development on these sites, in phases 2 and 3 (hatched) would only follow if demand existed and once the initial phase with consent was complete. The small employment site (dark blue) is carried forward from the existing local plan and has some capacity for development.

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<sup>58</sup> LDP Background Evidence Report 4 Other Information

<sup>59</sup> Cairngorms National Park Local Plan 2010

<sup>60</sup> LDP Background Evidence Report 2 The Economy



Map 17 Cromdale

**Issue 5 Spatial Strategy – Cromdale**

What are the options for growth in Cromdale?

**Option 1 - Preferred Option**

- Use land with existing permission to provide for the housing needs in the short term.
- Include one additional site to provide options for medium and long term development of housing.
- Use the land identified in the current local plan to provide opportunities for economic growth.

**Option 2 – Alternative Option**

- Use the land with existing permission to provide opportunities for housing in the short and medium term
- Use **only part** of the land identified in the current local plan to provide opportunities in the long term.
- Use the land identified in the current local plan to provide opportunities for economic growth.

**QUESTION 17**

- Do you agree with the preferred option?
- If no, do you support the alternative approach?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Cromdale

## 11.10 Dalwhinnie

11.10.1 Dalwhinnie lies at the southern end of Badenoch with an economy which is based on the work of the area's estates. A declining school roll and limited community facilities both cause concern to the community. In response, they seek new housing initiatives which support young families, better transport links, and improved opportunities for employment and leisure are all seen as important if Dalwhinnie is to remain viable.<sup>61</sup> The distillery is also an important employment provider which also attracts tourists to the village.

11.10.2 A number of existing small allocations remain undeveloped and it is proposed to use these as the basis for future development opportunities.

11.10.3 The map shows one small existing housing consent (grey). This will meet the short term demand for new housing. To compliment this further land proposed for housing (brown) is shown. These are carried forward from the existing local plan. The small employment site (dark blue) is also carried forward from the existing local plan and has some capacity for development.

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<sup>61</sup> LDP Background Evidence Report 4 Other Information



Map 18 Dalwhinnie

<b>Issue 5 Spatial Strategy – Dalwhinnie</b>
What are the options for growth in Dalwhinnie?
<b>Preferred Option</b>
<ul style="list-style-type: none"><li>• Use the land identified in the current local plan to provide opportunities for housing and economic growth.</li><li>• Identify no additional land.</li></ul>
<b>QUESTION 18</b>
<ul style="list-style-type: none"><li>• Do you agree with the preferred option?</li><li>• If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Dalwhinnie</li></ul>

## 11.11 Dinnet

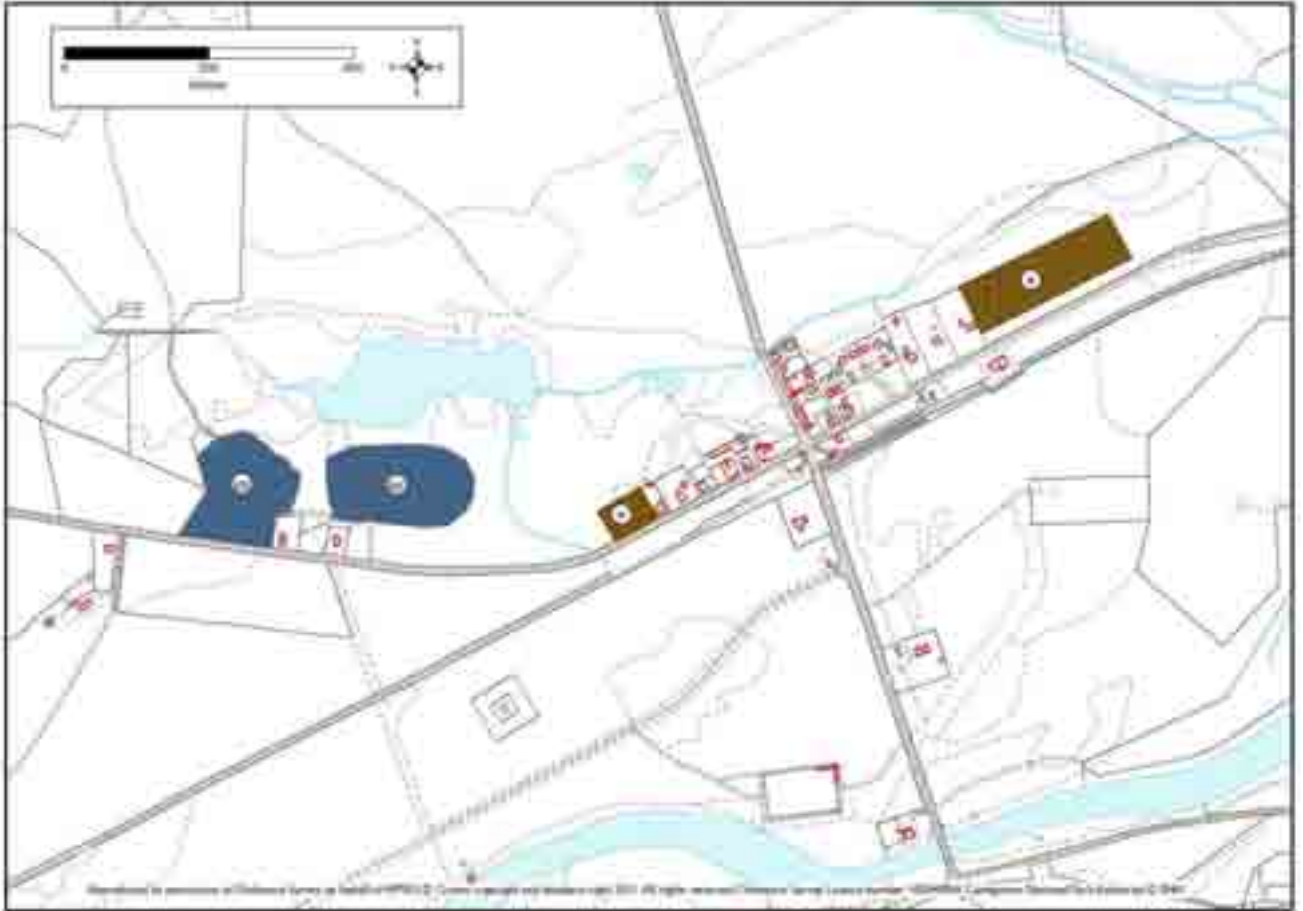
11.11.1 Dinnet commands an important location at one of the key entrances to the Park. The local economy is largely land based. But, there are also opportunities to enhance tourism and recreation facilities. The village has a compact core but new development could help consolidate this, which would also help support the community as a sustainable one. The estate in Dinnet are keen to grow the community, and to make Dinnet a more vibrant village. As part of this several housing and economic development proposals have been suggested.

11.11.2 With no current allocations in the village for housing or economic development<sup>62</sup>, it is proposed to include new land to provide for both. The housing sites provide options for short and medium term development. Options to grow the economic base of the village are also shown, and these are proposed as a commercial/retail venture, and new caravan and chalet development.

11.11.3 The map therefore shows two sites for housing development (brown) which give opportunity for incremental housing development. Two new employment sites (dark blue) are also identified.

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<sup>62</sup> Cairngorms National Park Local Plan 2010



Map 19 Dinnet

**Issue 5 Spatial Strategy – Dinnet**

What are the options for growth in Dinnet?

**Preferred Option**

- Include the sites identified to provide options for short and medium term development of housing.
- Use the land identified to provide opportunities for economic growth.

**QUESTION 19**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Dinnet

## 11.12 Dulnain Bridge

11.12.1 Dulnain Bridge has a strong sense of community and is made up of buildings of mixed and diverse design. Growth necessary to sustain the village should be done in a sympathetic way.<sup>63</sup>

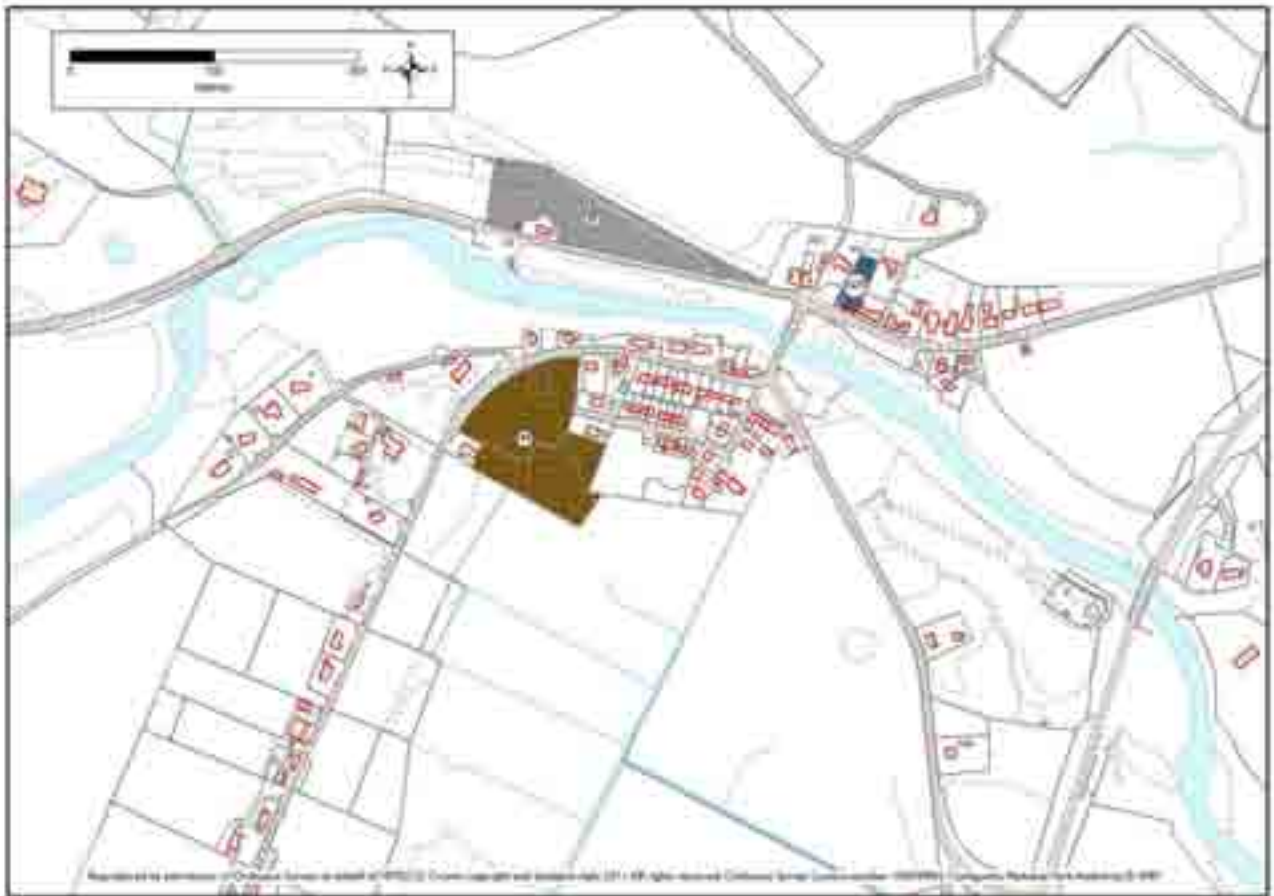
11.12.2 With permission for 10 dwellings already, and an existing local plan allocation for housing currently undeveloped, we propose to use these as the basis for future development opportunities in the village.

11.12.3 The map shows one existing housing consent (grey). This will meet the short term demand for new housing. To compliment this further land proposed for housing (brown) is shown. This is carried forward from the existing local plan. The small employment site (dark blue) is also carried forward from the existing local plan and has some capacity for development.

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<sup>63</sup> LDP Background Evidence Report 4 Other Information





**Map 20** Dulnain Bridge

**Issue 5 Spatial Strategy – Dulnain Bridge**

What are the options for growth in Dulnain Bridge?

**Preferred Option**

- Use the land with existing permission to provide opportunities for housing in the short term.
- Use the land identified in the current local plan to provide opportunities for housing in the short, medium and long term.

**QUESTION 20**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Dulnain Bridge

### 11.13 Killicrankie

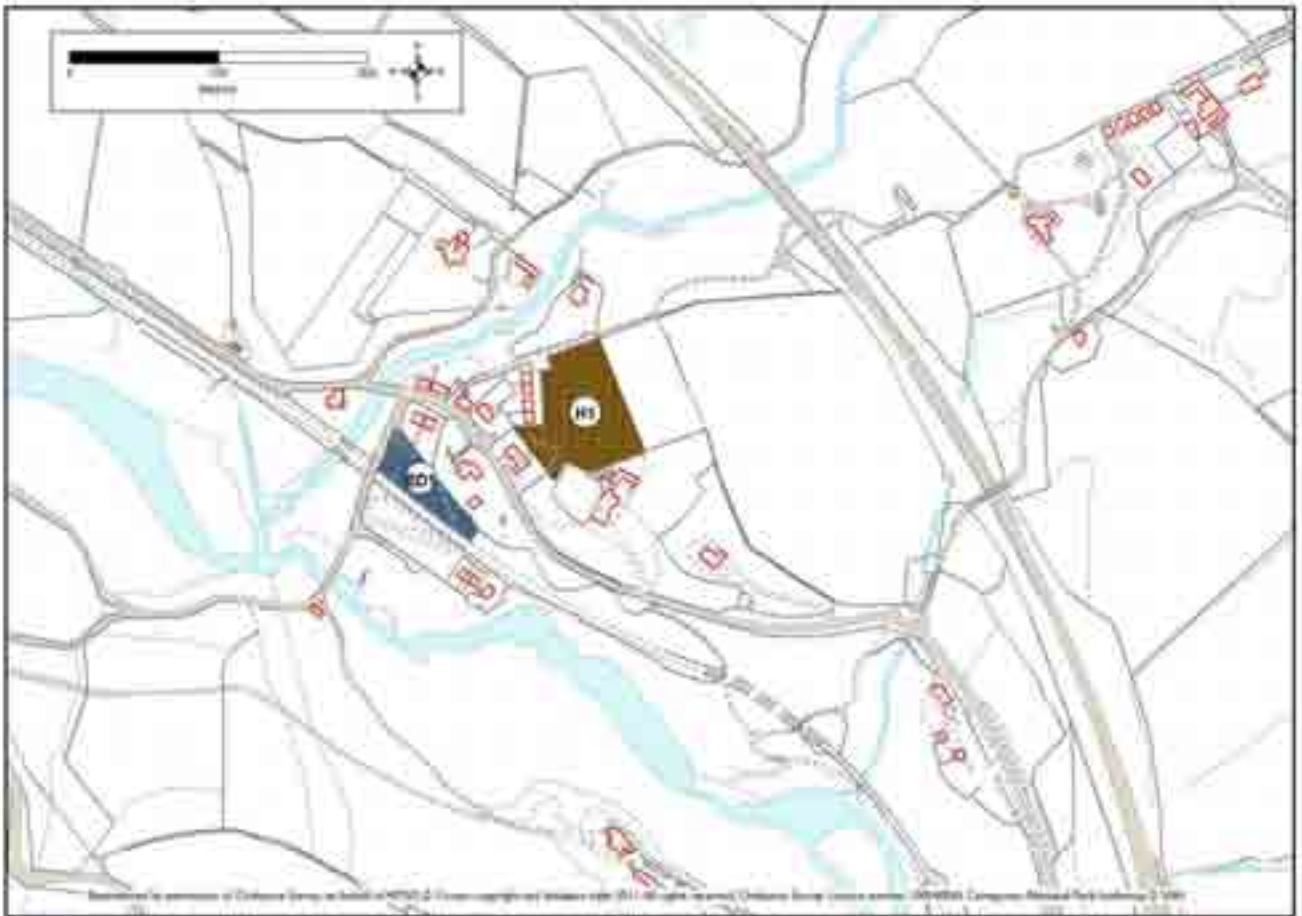
11.13.1 Killiecrankie marks the southernmost entrance to the Park. A community with tremendous spirit, the residents see the need to enhance the provision of tourist facilities in the area, balancing this with the needs of residents. Local housing, particularly for young people and families is seen as a key priority<sup>64</sup>.

11.13.2 The current adopted Local Plan<sup>65</sup> includes one housing site at Shiel Brae. We propose to use as the basis for future development opportunities in the village. The village is also strategically located beside the railway, and land was identified in the current Local Plan to support the railway. We proposed to protect this site for similar use for the future. The map shows this small housing site (brown) and railway site (blue).

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<sup>64</sup> LDP Background Evidence Report 4 Other Information

<sup>65</sup> Perth & Kinross Council Highland Area Local Plan 2000



**Map 21** Killiecrankie

**Issue 5 Spatial Strategy – Killiecrankie**

What are the options for growth in Killiecrankie?

**Preferred Option**

- Use the land identified in the current local plan to provide opportunities for housing and economic growth.
- Identify no additional land.

**QUESTION 21**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Killiecrankie

## 11.14 Kincaig

- 11.14.1 Approximately half way between Aviemore and Kingussie, Kincaig's community see social cohesion, excellent communications and the transport system as key areas of concern. Diversification of the economy is also seen as important if the community is to remain sustainable. Some organic growth is considered necessary.<sup>66</sup>
- 11.14.2 With an existing local plan allocation for housing as yet undeveloped and small economic development site with some capacity, we propose to use these as the basis for future development opportunities in the village.
- 11.14.3 The map therefore shows the existing housing site (brown) which will provide for future housing development in the village. The small employment site (dark blue) is also carried forward from the existing local plan and has some capacity for development.

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<sup>66</sup> LDP Background Evidence Report 4 Other Information



Map 22 Kincaig

**Issue 5 Spatial Strategy – Kincaig**

What are the options for growth in Kincaig?

**Preferred Option**

- Use the land identified in the current local plan to provide opportunities for housing and economic growth.
- Identify no additional land.

**QUESTION 22**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Kincaig

### 11.15 Nethy Bridge

11.15.1 Nethy Bridge is an attractive village with a resourceful community. It has seen considerable development in recent years and the community are keen that unsympathetic development does not detract from what makes their village special. Employment opportunities and affordable housing to retain young people are both essential for the future sustainability of the village.<sup>67</sup>

11.15.5 The map shows existing housing consents (grey). No additional land is proposed for any further housing. There are therefore no allocations for development in Nethy Bridge.

11.15.2 The current Local Plan<sup>68</sup> recognises the recent levels of development and suggests a comprehensive review of appropriate levels of development for the future. This will take a long term view, setting out how the village could develop in the long term. Ultimately it will feed into the process of identifying sites and opportunities for development for the long term. Work on this has yet to commence.

11.15.3 In the mean time we must consider the current position in the village. With permission for up to 42 dwellings which will provide new housing for the short, medium and long term, we do not believe there is need to include additional land for housing development during the next twenty years. Should further options come from consultation with the community, via the masterplan exercise, these may be considered in the future.

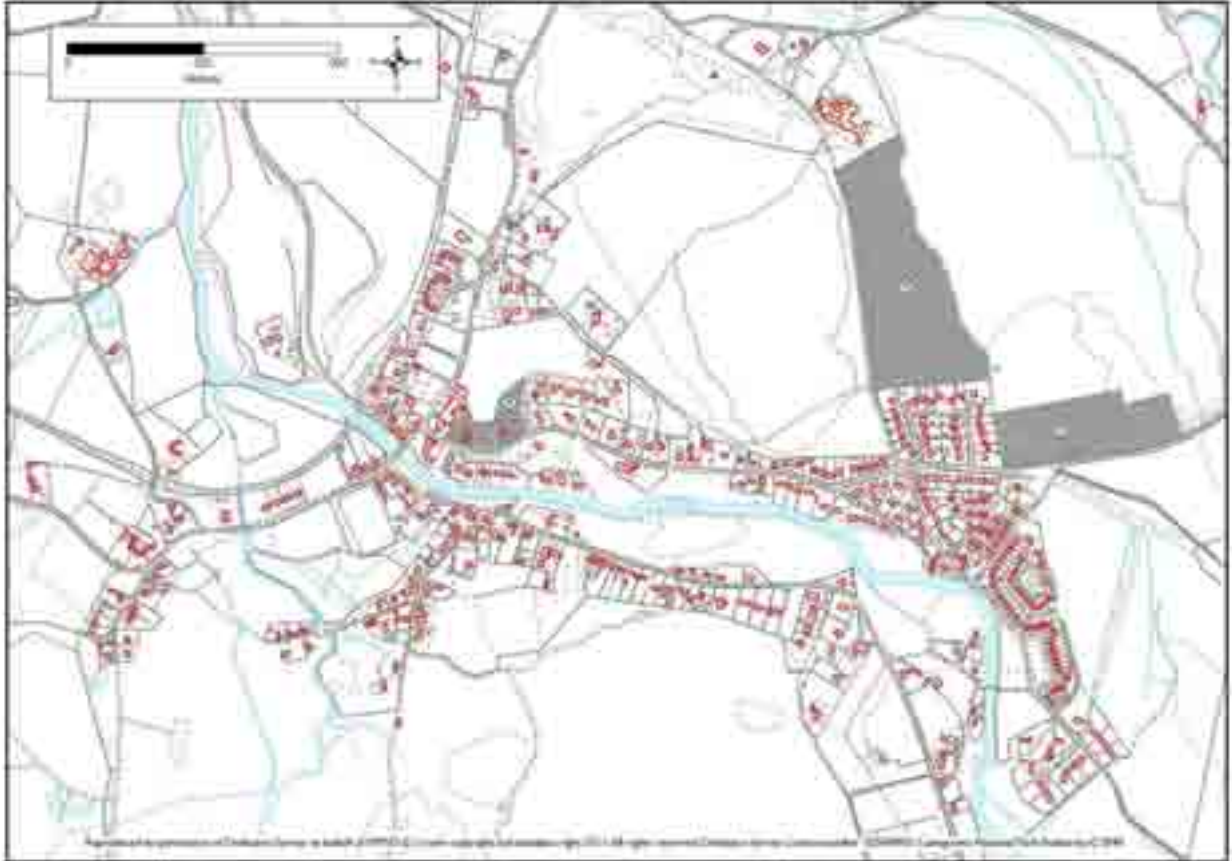
11.15.4 Support for the existing economic development sites is also important to protect options for inward investment, and growth and expansion of existing businesses. One site adjacent to School Wood has consent and it is proposed to rely on this existing consent to provide opportunities for economic development.

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<sup>67</sup> LDP Background Evidence Report 4 Other Information

<sup>68</sup> Cairngorms National Park Local Plan 2010





Map 23 Nethybridge

**Issue 5 Spatial Strategy – Nethybridge**

What are the options for growth in Nethy Bridge?

**Preferred Option**

- Use land with existing permissions to provide for the housing and economic needs in the future.
- Identify no additional land.

**QUESTION 23**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Nethy Bridge

## 11.16 Tomintoul

11.16.1 Tomintoul sees itself as a gateway to the Cairngorms in the north. It has limited employment opportunities and has seen recent closures to key buildings and facilities all of which cause community concern. The need for housing to meet the needs of young people is also an issue.<sup>69</sup>

11.16.2 As part of the implementation of the existing Local Plan<sup>70</sup> a review of the options for growth and development has commenced. This will take a long term view, setting out how the village could develop in the long term. Ultimately it will feed into the process of identifying sites and opportunities for development for the long term. Should further options come from consultation with the community, via the masterplan exercise, these may be considered in the future.

11.16.3 In the mean time we must consider the current position in the village. With 8 dwellings with permission, and 3 sites in the current Local Plan as yet undeveloped, we propose to use these as the basis for future housing development opportunities in the short to medium to term.

11.16.4 However we must identify options for the longer term and one additional site is proposed.

11.16.5 Support for the existing economic development sites is also important to protect options for inward investment, and growth and expansion of existing businesses. A number of sites identified in the current plan have some remaining capacity for growth and it is proposed to retain these as the basis for future development opportunities in the village.

11.16.6 The map shows the existing housing consent (grey). This will meet the short term demand for new housing. The map also shows further land proposed for housing (hatched). Future phases for development on these sites, in phases 2 and 3 (hatched) would only follow if demand existed and once the initial phase with consent was complete. The employment sites (dark blue) are carried forward from the existing local plan and have some capacity for development.

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<sup>69</sup> LDP Background Evidence Report 4 Other Information

<sup>70</sup> Cairngorms National Park Local Plan 2010



**Map 24** Tomintoul

<b>Issue 5 Spatial Strategy – Tomintoul</b>
What are the options for growth in Tomintoul?
<b>Preferred Option</b>
<ul style="list-style-type: none"><li>• Use land with existing permissions together with the land identified in the current local plan to provide opportunities for housing and economic growth.</li><li>• For the long term, include an additional site for housing.</li></ul>
<b>QUESTION 24</b>
<ul style="list-style-type: none"><li>• Do you agree with the preferred option?</li><li>• If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Tomintoul</li></ul>

## 12. Issue 6 – Support for our rural areas

### Introduction

12.1 While the preferred spatial strategy directs growth to the main settlements (Issue 5), the communities outwith these settlements also need support and opportunity to thrive.

12.2 The Scottish Government encourages development plans to promote economic activity and diversification in all small towns and rural areas. This includes development linked to tourism and farm diversification. Development plans should support more opportunities for small scale housing development in all rural areas, including clusters and groups, replacement houses and plots, amongst other forms of housing development. Small scale development which supports diversification and other opportunities for sustainable economic growth whilst respecting and protecting the natural and cultural heritage should also be supported.<sup>71</sup>

12.3 In discussions with communities across the Park, there is recognition that small scale development is needed to support local communities and retain young people. Diversification of the economy is seen as essential for long term prosperity.<sup>72</sup>

12.4 At the same time, we must try to achieve the most sustainable forms of development possible. Despite often remote and isolated in location, new development in rural communities can play its part in adapting to climate change. Design, siting and use of materials can make significant contributions to the sustainability credentials of rural development sites.

12.5 The Local Development Plan therefore must find a way to accommodate the appropriate level of development to meet and support our more rural areas' needs while protecting the special qualities of those areas, and the things their local communities find so important.

### Current policy approach

12.6 The adopted Local Plan recognises the need to create opportunities of investment and diversification across the Park. While it focuses the majority of development on the identified hierarchy of settlements, it goes on to set out a policy framework to guide development outwith that hierarchy. Separate policies set the standards for housing, tourism, and business development. There is however no spatial element to this framework. As a result it is a reactive, rather than proactive approach, relying on individual applications for development coming forward in an ad hoc way. It does not therefore set development within the rural parts of the Park in any context.

12.7 The Plan does not however go on to provide guidance in a spatial way to guide investment and growth outside settlements. Nor does it set out any guidance on the level of development which may be considered appropriate in different areas across the Park.

### Options for change

12.8 We are keen to retain the flexibility provided by the policy framework set out in the current Plan.<sup>73</sup> This supports ad hoc benefits brought about by economic development and the provision of accommodation in the peripheral areas of the Park. This flexibility is often essential in securing the developments communities need to remain sustainable

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<sup>71</sup> Scottish Planning Policy 2010 para 93-95

<sup>72</sup> LDP Background Evidence Report 4 Other Information

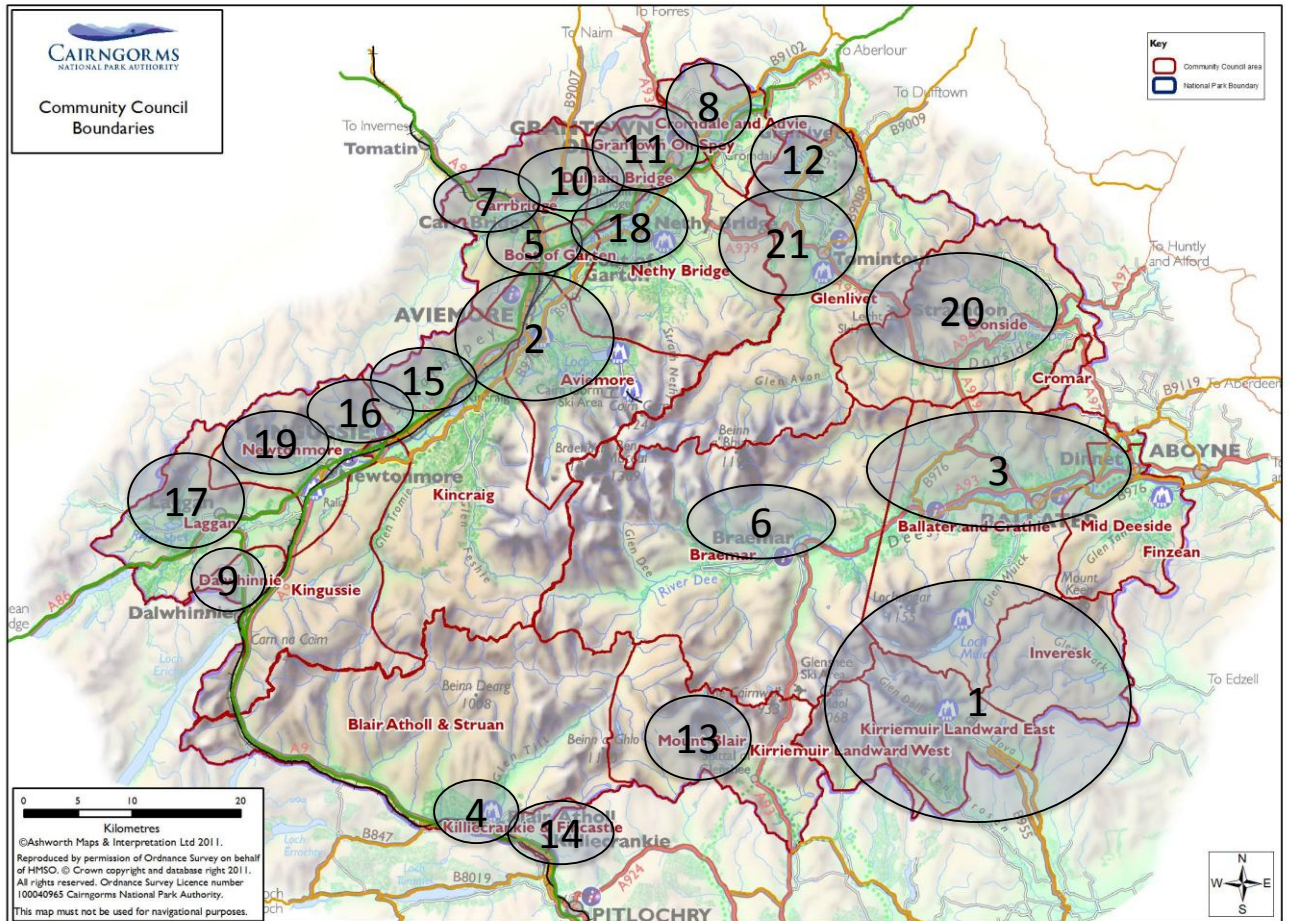
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<sup>73</sup> Cairngorms National Park Local Plan 2010



and thrive in the future. However we understand the benefits of a more spatial approach to development outside the main settlements. This would allow communities to see how possible future developments might benefit them. It will help direct investors to particular

locations within the Park, with a mind to ensuring their development provides benefit to the local community.



Map 25 Rural Communities

Issue 6 Support for rural areas	
How do we plan for development that supports our rural areas - follow the existing patterns of development or take a different approach?	
Options	Implications of this option
Option 1 – the current approach	
Deal with development in an ad hoc way	<ul style="list-style-type: none"> <li>• Maximum flexibility</li> <li>• No spatial guidance on how development helps communities</li> <li>• Some clarity on the forms of appropriate development</li> <li>• No clear direction to service providers</li> </ul>
Option 2	
Focus development on key settlements  Restrict development outside settlements to particular forms of development/use.	<ul style="list-style-type: none"> <li>• Most sustainable way of providing services and infrastructure</li> <li>• Limits development in rural areas</li> <li>• Would allow for some suitable development which would help maintain sustainable communities in the countryside</li> </ul>
Option 3 – the preferred approach	
Support rural communities by providing for growth which matches historic growth patterns. Use the landscape character assessment to protect these important rural areas from inappropriate development.	<ul style="list-style-type: none"> <li>• Allows different approaches in different communities</li> <li>• Communities and developers understand how new growth builds on existing development.</li> <li>• Restricts unacceptable development in the open countryside</li> <li>• Allows development in areas where previously dispersed development has determined the character.</li> </ul>
<p><b>QUESTION 27</b></p> <ul style="list-style-type: none"> <li>• Do you agree with the preferred option?</li> <li>• If no, do you support either of the alternative approaches?</li> <li>• If no, do you wish to put forward another alternative that helps us plan for development that supports rural areas</li> </ul>	



### 13. Issue 7 – Connectivity and Communications

#### Introduction

13.1 The way we move around and through the Park, and communicate with others is an important issue if we are to improve our efficiency and sustainability. Connectivity is vital to the way the Park functions as a tourism destination. It is fundamental to economic activity and impacts on how our communities work and play. The Cairngorms National Park is, after all, one of the best places to enjoy the outdoors.

13.2 It is essential to the efficiency of our economy. Escalating fuel costs have a direct impact on our rural communities whose lifestyle is often car borne. But, this is not something we have control over. However we can make sure that development is as accessible as possible, and in doing so we can find ways to reduce our need to travel, and ways to improve our connectivity in other ways.

13.3 We must also think about the impact our travel methods have on emissions, and ultimately on climate change. We need to make sure our transport system is as efficient as it can be both to meet the needs of our communities and the many visitors who come to the Park. This is important on all levels of access. It is not just our road system that is important. How we move about the Park on foot, cycle or horseback during our recreation time is vital to our understanding and enjoyment of the Park.

13.4 We increasingly rely on other forms of infrastructure to communicate. In looking to their futures, communities across the Park consistently raised the issue of improved broad band connectivity as a key constraint to their evolution.<sup>74</sup>

13.5 The draft National Park Plan has as one of its policy directions, the need to develop

sustainable patterns of settlement growth, infrastructure and communications.<sup>75</sup>

13.6 The work already done on the development of a core path network provides further direction on the future of this important paths network. The core paths network stretches to 932km and includes existing paths, proposed new paths and the River Spey. The vision of the Core Paths Plan is that it will “*help people to enjoy and understand the special qualities of the Cairngorms National Park by identifying a network of paths which offer a wide range of high quality outdoor access opportunities*”.<sup>76</sup>

13.7 The monitoring of the core paths in the National Park is work which helps us understand where to focus our actions in the future. It helps inform the work needed in local communities, and will in future form an integral part of the Local Development Plan.

#### Current policy approach

13.8 The adopted Local Plan directs the majority of development to key settlements where services and infrastructure are focused. Separate policies then set standards for all development, looking separately at transport, telecommunications, and outdoor access. We promote the importance and use of active travel plans. We also endeavour to link close communities through active travel, not simply through the use of footpaths. Supporting guidance is provided in the Core Path Plan.

13.9 However the Plan does not look holistically at the issue of connectivity and access. It does not direct development to build on existing infrastructure provision. It does not address in a proactive way existing problems in areas of particular pressure in visitor management. Nor

<sup>74</sup> LDP Background Evidence Report 4 Other Information

<sup>75</sup> Draft Cairngorms National Park Plan 2012-2017

<sup>76</sup> Cairngorms National Park Core Paths Plan 2010

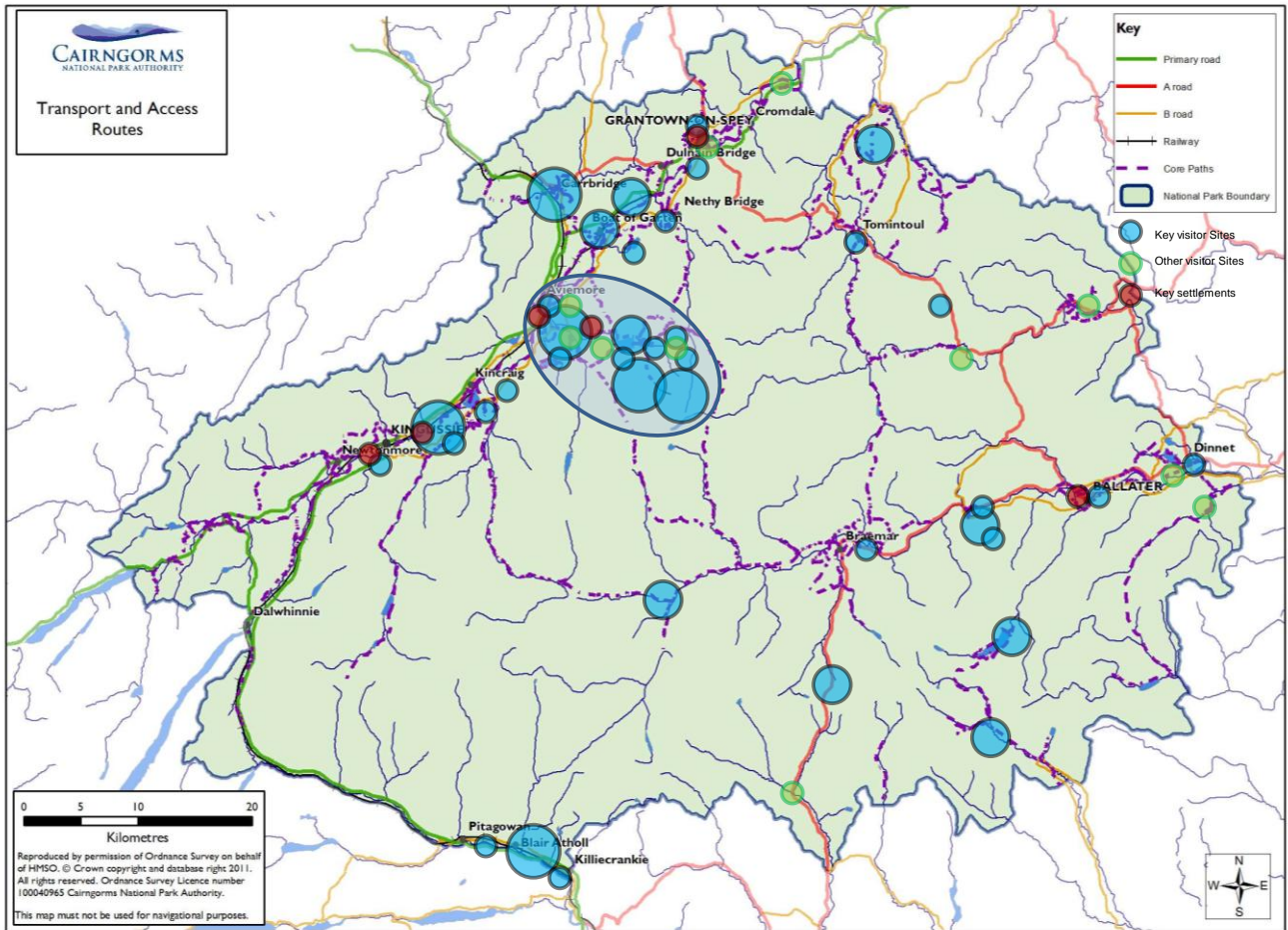
does it deal with the issues raised by communities relating to telecommunications, other than to provide a policy framework.

**Options for change**

13.10 There is a need to take a more spatial approach to looking at connectivity across the Park. But we will still need some flexibility to ensure that all developments make a positive contribution to this issue where they can.

Issue 7 Connectivity and communications	
How can we help people move around the Park – local access, tourists, people travelling through the Park?	
Options	Implications of this option
Option 1 – the current approach	
Secure improvements to the transport and access routes throughout the Park by providing a clear framework for development.	<ul style="list-style-type: none"> <li>• Maximum flexibility</li> <li>• Does not address the needs of different communities</li> <li>• Does not encourage a balanced provision of access across all Park communities</li> </ul>
Option 2 – the preferred approach	
Having identified weaknesses in the communications network, focus on the ‘hot spots’ of activity and key links/routes across the Park, and areas where key improvements are needed by requiring developments to make a contribution towards existing and new routes	<ul style="list-style-type: none"> <li>• Shows the areas of pressure and opportunity</li> <li>• Focuses development to areas best placed to accommodate it</li> <li>• Flexibility</li> <li>• Allows infrastructure providers to focus investment in key areas</li> <li>• It may increase problems in pressured areas</li> </ul>
<b>QUESTION 26</b>	
<ul style="list-style-type: none"> <li>• Do you agree with the preferred option?</li> <li>• If no, do you support the alternative approach?</li> <li>• If no, do you wish to put forward another alternative that helps us improve the communications links across, into and out of the National Park in the future?</li> </ul>	

MAP 26 Transport Infrastructure



## 14. Other issues

### Introduction

14.1 The Main Issues Report deals with 7 broad planning issues. These are the main issues which the Local Development Plan must address. There are also a number of other policy areas and approaches which we propose to take forward from the current adopted plan into the Proposed Local Development Plan, or Supplementary Guidance associated with it.

### General Topics to be carried forward

- **Cultural Heritage** which will include issues associated with archaeology, conservation areas, listed buildings and other cultural heritage which is of local or wider cultural heritage importance to the Park
- **Developer contributions** which will include direction on the types of development that will require the making of a contribution, the way that contribution can be made and the levels of contribution to be made by the developer.
- **Design** which will include guidance on all aspects of design in the landscape, and design to improve sustainability credentials.
- **Development standards** to set any required standards for development which will be taken into account during the assessment of planning applications
- **House extensions and alterations** which will set out the standards to be reached for common household modifications which require planning consent
- **Replacement Houses** which will set out the circumstances when an existing house can be replaced by a new one
- **Conversion and Reuse of existing traditional and vernacular buildings** which will set out the standards to be reached for this form of development
- **Gypsies and Travellers and Travelling Showpeople** which will set out the standards to be reached for this form of development
- **Tourism related development** which supports appropriate development to enhance the range and quality of tourism attractions, infrastructure and accommodation.

### QUESTION 27 Other Issues

- Do you agree with the topics to be taken forward from the adopted Local Plan and the general approach they set out?
- Should the general direction given under these topics be revisited? If so, please indicate the way in which the direction should change to better achieve the guidance provided.
- Do you wish to put forward alternatives or additions which you think would be more appropriate?

## 15. Supplementary Guidance.

15.1 To support the adopted Local Plan we currently have a suite of supplementary planning guidance. It is our intention to have similar guidance to support the next Local Development Plan. It is the view of Scottish Government that the plan itself should be more focused on vision, spatial strategy, overarching and other key policies and proposals. It is therefore intended to expand the topics covered by supplementary guidance at present. This guidance will then be formally adopted by the Cairngorms National Park Authority and will form part of the development plan in a more formal way than is currently the case.

15.2 The topics to be included as supplementary guidance include:

- Cultural Heritage
- Water Resources
- Sustainable Design
- Landscape
- Carbon Emissions
- Development Standards
- Housing
- Use of resources
- Natural Heritage
- Sustainable Communities
- Developer Contributions
- Core Paths

15.3 We will use the existing supplementary planning guidance as the basis for some of these. We will revisit all guidance to ensure it provides the best guidance to support the new Local Development Plan. Our current guidance covers:

- Sustainable Design Guide
- Open Space
- Core Paths Plan
- Natural Heritage
- Water Resources
- Conversion and Reuse of existing traditional and vernacular buildings
- Housing development in rural groups
- Wildness
- Developer contributions
- Carbon emissions
- Site specific development briefs.

### QUESTION 28

- Do you agree with the topics to be covered by Supplementary Guidance which will support the Local Development Plan?
- Do you agree that we use the general direction given in our current Supplementary Guidance as a starting point? Should the general direction given under these be revisited? If so, please indicate the way in which the direction should change to better achieve the guidance provided.
- Do you wish to put forward alternatives or additions which you think would be more appropriate?

**Next steps**

To follow



**Summary of issues/questions**

Issue 1 - Special Qualities of the Park	
How can we protect the special qualities of the Park and provide clarity on where development should and should not go?	
Options	Implications
Option 1 – the current approach	
Protect the special qualities from inappropriate development through a policy based approach	<ul style="list-style-type: none"> <li>• Clarifies what is expected from all developments</li> <li>• Deals with the whole Park in an even way</li> <li>• Allows for ad hoc development in a flexible way</li> <li>• Does not highlight or promote particular sites</li> <li>• May not provide adequate confidence for developers, communities, or those thinking about the National Park and its future</li> </ul>
Option 2 – the preferred approach	
Protect the special qualities through a policy based approach. Provide additional spatial guidance to conserve and enhance designated nature conservation sites, habitat connectivity, wildness and landscape character.	<ul style="list-style-type: none"> <li>• Maintains clear expectations for all developments</li> <li>• Provides greater help in identifying some of the special qualities and their sensitivities to development</li> <li>• Protects designated sites through a clear spatial approach</li> <li>• Restrictions in sensitive areas may restrict specific appropriate ad hoc development</li> </ul>
<p><b>QUESTION 1</b></p> <ul style="list-style-type: none"> <li>• Do you agree with the preferred option?</li> <li>• If no, do you support the alternative approach?</li> <li>• If no, do you wish to put forward another alternative that helps us protect the special qualities of the Park for the future?</li> </ul>	

Issue 2 - Resources	
How do we plan for the most effective use of the existing resources and respond to the effects of climate change eg water, energy, waste, carbon?	
Options	Implications
Option 1 – the current approach	
Protect those resources which are important to the National Park through a policy based approach, and set out options for appropriate development opportunities.	<ul style="list-style-type: none"> <li>• Clarifies what is expected from all developments</li> <li>• Deals with the whole Park in an even way</li> <li>• Allows for ad hoc development in a flexible way</li> <li>• Does not highlight or promote particular sites</li> <li>• May not provide adequate confidence for developers, communities, or those thinking about the National Park and its future</li> </ul>
Option 2	
Provide an 'areas of search' analysis to direct developers to specific opportunities by providing spatial information looking at particular resources (water, energy sources, agricultural	<ul style="list-style-type: none"> <li>• Gives positive direction to developers</li> <li>• May be difficult to identify opportunities for all forms of development</li> <li>• Risk of implying that the areas of opportunity have unconstrained options for development and may conflict with other policy directions</li> </ul>

land, waste, forestry, etc)	
<b>Option 3 – the preferred approach</b>	
Combine a policy based approach with clear spatial guidance identifying sensitivities and opportunities, building on the existing Sustainable Design Guide.	<ul style="list-style-type: none"> <li>Clearly shows the resources we are concerned about and their constraints on development</li> <li>Explains what must be considered when looking at development affecting each resource</li> <li>Provides clear information on sensitivities that should be considered and where greater opportunities lie.</li> </ul>
<b>QUESTION 2</b> <ul style="list-style-type: none"> <li>Do you agree with the preferred option?</li> <li>If no, do you support an alternative approach?</li> <li>If no, do you wish to put forward another alternative that helps us reduce our consumption and conserve the finite resources found in the Park?</li> </ul>	

<b>Issue 3 – Supporting our Communities</b>	
How and where can we make sure communities have what they need – jobs, tourism options, facilities etc?	
<b>Options</b>	<b>Implications of this option</b>
<b>Option 1 – the current approach</b>	
Highlight the general opportunities for economic development that fit within the settlement hierarchy, and also that support our rural communities	<ul style="list-style-type: none"> <li>Maximum flexibility</li> <li>Does not address the needs of different communities</li> <li>Provides some direction to large investment sites</li> </ul>
<b>Option 2 – the preferred approach</b>	
Highlight the different communities in the Park and support appropriate development opportunities for economic development, services and facilities within them.	<ul style="list-style-type: none"> <li>Promotes/highlights the different communities across the Park</li> <li>Opportunities for investment can be focused on communities</li> <li>Provides some structure to the needs of communities and to the assessment of development proposals</li> </ul>
<b>QUESTION 3</b> <ul style="list-style-type: none"> <li>Do you agree with the preferred option?</li> <li>If no, do you support the alternative approach?</li> <li>If no, do you wish to put forward another alternative that helps us identify what communities need to secure prosperity for the future?</li> </ul>	

<b>Issue 4 Affordable Housing</b>	
How and where can we meet the housing need in our communities – open market, affordable, local needs?	
<b>Options</b>	<b>Implications of this option</b>
<b>Option 1</b>	
Limit new housing development to provide that identified as required in the housing assessments. This will take into account those sites with permission, focus new development opportunities on sites which are allocated in the existing adopted local	<ul style="list-style-type: none"> <li>Shows agreed development sites that have permission</li> <li>Gives continuity to the allocation of sites in existing plans which are yet to gain permission</li> <li>There will be little new development other than that which has permission already limiting</li> </ul>

plans. On those sites we would require a proportion of between 25-40% affordable units.	the amount of affordable development.
<b>Option 2</b>	
Focus all new development on the provision of affordable housing only, by identifying sites only for 100% affordable (bear in mind the existing consents)	<ul style="list-style-type: none"> <li>• Shows agreed development sites that have permission</li> <li>• Focuses new development solely on the provision of much needed affordable development</li> <li>• Relies on all new development finding appropriate funding streams to ensure projects are economically viable</li> <li>• With limited land identified there will be little new development other than that which has permission already, limiting the amount of affordable development.</li> </ul>
<b>Option 3 – the preferred approach</b>	
Support the needs of communities by ensuring all main and other settlements have some options for development for future. Focus those additional on those which are already in adopted local plans. On these sites require a benchmark of 25% affordable development. (again, bear in mind existing consents)	<ul style="list-style-type: none"> <li>• Shows agreed development sites that have permission</li> <li>• Gives continuity to the allocation of sites in existing plans which are yet to gain permission</li> <li>• Gives additional flexibility to make sure all communities have options for new development</li> <li>• Ensures a reasonable number of affordable units within all new developments.</li> </ul>
<b>QUESTION 4</b> <ul style="list-style-type: none"> <li>• Do you agree with the preferred option?</li> <li>• If no, do you support either of the alternative approaches?</li> <li>• If no, do you wish to put forward another alternative that helps us increase the supply of affordable houses?</li> </ul>	

Issue 5 Spatial Strategy	
How and where should development happen in the National Park?	
Options	Implications of this option
Option 1 - Preferred Option	
<p>Clarify the settlement hierarchy so communities are clear what they are likely to see in the future. This would include land for housing and economic investment.</p> <p>Clarify what will be expected in rural communities outwith identified settlements.</p>	<ul style="list-style-type: none"> <li>• Focuses development on areas most suitable to accommodate it</li> <li>• Gives a sustainable approach to the development of housing and economic development</li> <li>• Shows agreed development sites that have permission</li> <li>• Provides for ad hoc development outside the settlement hierarchy to meet local need</li> <li>• Maintains the status quo – follows the spatial strategy set out in the adopted local plan</li> <li>• Does not raise unrealistic expectations on alternatives which are not deliverable</li> </ul>
<p><b>QUESTION 5</b></p> <ul style="list-style-type: none"> <li>• Do you agree with the preferred option?</li> <li>• If no, do you wish to put forward another alternative that helps us set out a reasonable spatial strategy for the future?</li> </ul>	

Issue 5 Spatial Strategy – An Camas Mor	
What are the options for growth in An Camas Mor?	
Preferred Option	
<ul style="list-style-type: none"> <li>• Use the land with an existing permission (pending completion of legal agreement) to provide opportunities for housing and economic growth.</li> <li>• Use the Development Principles to guide a masterplan for the whole settlement</li> </ul>	
<p><b>QUESTION 6</b></p> <ul style="list-style-type: none"> <li>• Do you agree with the preferred option?</li> <li>• If no, do you wish to put forward another alternative that helps us provide for the long term growth demands in Badenoch and Strathspey for the next 20 years?</li> </ul>	

Issue 5 Spatial Strategy – Aviemore	
What are the options for growth in Aviemore?	
Preferred Option	
<ul style="list-style-type: none"> <li>• Use the land with an existing permission to provide opportunities for housing.</li> <li>• Use the land identified in the current local plan to provide opportunities for economic growth.</li> <li>• Identify no additional land.</li> </ul>	
<p><b>QUESTION 7</b></p> <ul style="list-style-type: none"> <li>• Do you agree with the preferred option?</li> <li>• If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Aviemore?</li> </ul>	

<b>Issue 5 Spatial Strategy – Ballater</b>
What are the options for growth in Ballater?
<b>Preferred Option</b>
<ul style="list-style-type: none"> <li>• Use the land identified in the current local plan to provide opportunities for housing and economic growth.</li> <li>• Identify no additional land.</li> </ul>
<b>QUESTION 8</b>
<ul style="list-style-type: none"> <li>• Do you agree with the preferred option?</li> <li>• If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Ballater?</li> </ul>

<b>Issue 5 Spatial Strategy – Grantown on Spey</b>
What are the options for growth in Grantown on Spey?
<b>Preferred Option</b>
<ul style="list-style-type: none"> <li>• Use the land identified in the current local plan to provide opportunities for housing and economic growth.</li> <li>• Identify no additional land.</li> </ul>
<b>QUESTION 9</b>
<ul style="list-style-type: none"> <li>• Do you agree with the preferred option?</li> <li>• If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Grantown on Spey?</li> </ul>

<b>Issue 5 Spatial Strategy – Kingussie</b>
What are the options for growth in Kingussie?
<b>Preferred Option</b>
<ul style="list-style-type: none"> <li>• Use the land with existing permission to provide opportunities for housing.</li> <li>• Use the land identified in the current local plan to provide opportunities for economic growth.</li> <li>• Identify no additional land.</li> </ul>
<b>QUESTION 10</b>
<ul style="list-style-type: none"> <li>• Do you agree with the preferred option?</li> <li>• If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Kingussie?</li> </ul>

<b>Issue 5 Spatial Strategy – Newtonmore</b>
What are the options for growth in Newtonmore?
<b>Option 1 - Preferred Option</b>
<ul style="list-style-type: none"> <li>• Use the land with existing permission to provide opportunities for housing in the short term.</li> <li>• Use the land identified in the current local plan to provide opportunities for housing in the long term.</li> <li>• Use the land identified in the current local plan to provide opportunities for economic growth.</li> <li>• Identify no new land.</li> </ul>
<b>Option 2 – Alternative Option</b>
<ul style="list-style-type: none"> <li>• Use the land with existing permission to provide opportunities for housing in the short and medium term</li> </ul>

- Use **only part** of the land identified in the current local plan to provide opportunities in the long term.
- Use the land identified in the current local plan to provide opportunities for economic growth.
- Identify no new land.

### QUESTION 11

- Do you agree with the preferred option?
- If no, do you support the alternative approach?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Newtonmore?

### Issue 5 Spatial Strategy – Blair Atholl

What are the options for growth in Blair Atholl?

#### Option 1 - Preferred Option

- Include the site to the South East of the village to provide opportunities for housing
- Use the land identified in the current local plan to provide opportunities for economic growth.

#### Option 2 – Alternative Option

- Retain the sites included in the current local plan to provide opportunities for housing.
- Use the land identified in the current local plan to provide opportunities for economic growth.
- Identify no new land.

### QUESTION 12

- Do you agree with the preferred option?
- If no, do you support the alternative approach?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Blair Atholl?

### Issue 5 Spatial Strategy – Boat of Garten

What are the options for growth in Boat of Garten?

#### Option 1 - Preferred Option

- Include the sites identified to provide options for short and medium term development of housing.
- Use the land identified in the current local plan to provide opportunities for economic growth.

#### Option 2 – Alternative option

- Include only some of the sites identified for short term development of housing.
- Add longer term phasing on the remainder of site to provide for a more incremental level of housing growth.
- Use the land identified in the current local plan to provide opportunities for economic growth.

### QUESTION 13

- Do you agree with the preferred option?
- If no, do you support the alternative approach?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Boat of Garten?



**Issue 5 Spatial Strategy – Braemar**

What are the options for growth in Braemar?

**Option 1 - Preferred Option**

- Use land with existing permissions to provide for the housing needs in the short term.
- Include the sites identified to provide options for medium and long term development of housing.
- Use the land identified in the current local plan to provide opportunities for economic growth.

**Option 2 – Alternative Option**

- Use land with existing permissions to provide for the housing needs of the village
- Identify no additional land for housing
- Use the land identified in the current local plan to provide opportunities for economic growth.

**QUESTION 14**

- Do you agree with the preferred option?
- If no, do you support the alternative approach?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Braemar

**Issue 5 Spatial Strategy – Bruar and Pitagowan**

What are the options for growth in Ballater?

**Preferred Option**

- Use the land identified in the current local plan to provide opportunities for economic growth.
- Identify no additional land.

**QUESTION 15**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Bruar and Pitagowan

**Issue 5 Spatial Strategy – Carr-bridge**

What are the options for growth in Carr-bridge?

**Preferred Option**

- Use land with existing permissions to provide for the housing needs in the future.
- Use the land identified in the current local plan to provide opportunities for economic growth.

**QUESTION 16**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Carr-bridge

**Issue 5 Spatial Strategy – Cromdale**

What are the options for growth in Cromdale?

**Option 1 - Preferred Option**

- Use land with existing permission to provide for the housing needs in the short term.
- Include one additional site to provide options for medium and long term development of housing.

- Use the land identified in the current local plan to provide opportunities for economic growth.

#### Option 2 – Alternative Option

- Use the land with existing permission to provide opportunities for housing in the short and medium term
- Use **only part** of the land identified in the current local plan to provide opportunities in the long term.
- Use the land identified in the current local plan to provide opportunities for economic growth.

#### QUESTION 17

- Do you agree with the preferred option?
- If no, do you support the alternative approach?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Cromdale

#### Issue 5 Spatial Strategy – Dalwhinnie

What are the options for growth in Dalwhinnie?

#### Preferred Option

- Use the land identified in the current local plan to provide opportunities for housing and economic growth.
- Identify no additional land.

#### QUESTION 18

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Dalwhinnie

#### Issue 5 Spatial Strategy – Dinnet

What are the options for growth in Dinnet?

#### Preferred Option

- Include the sites identified to provide options for short and medium term development of housing.
- Use the land identified to provide opportunities for economic growth.

#### QUESTION 19

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Dinnet

#### Issue 5 Spatial Strategy – Dulnain Bridge

What are the options for growth in Dulnain Bridge?

#### Preferred Option

- Use the land with existing permission to provide opportunities for housing in the short term.
- Use the land identified in the current local plan to provide opportunities for housing in the short, medium and long term.

#### QUESTION 20

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Dulnain Bridge

**Issue 5 Spatial Strategy – Killiecrankie**

What are the options for growth in Killiecrankie?

**Preferred Option**

- Use the land identified in the current local plan to provide opportunities for housing and economic growth.
- Identify no additional land.

**QUESTION 21**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Killiecrankie

**Issue 5 Spatial Strategy – Kincaig**

What are the options for growth in Kincaig?

**Preferred Option**

- Use the land identified in the current local plan to provide opportunities for housing and economic growth.
- Identify no additional land.

**QUESTION 22**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Kincaig

**Issue 5 Spatial Strategy – Nethybridge**

What are the options for growth in Nethy Bridge?

**Preferred Option**

- Use land with existing permissions to provide for the housing and economic needs in the future.
- Identify no additional land.

**QUESTION 23**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Nethy Bridge

**Issue 5 Spatial Strategy – Tomintoul**

What are the options for growth in Tomintoul?

**Preferred Option**

- Use land with existing permissions together with the land identified in the current local plan to provide opportunities for housing and economic growth.
- For the long term, include an additional site for housing.

**QUESTION 24**

- Do you agree with the preferred option?
- If no, do you wish to put forward another alternative that helps us provide for the right amount of growth in Tomintoul

**Issue 6 Support for rural areas**

How do we plan for development that supports our rural areas - follow the existing patterns of development or take a different approach?

Options	Implications of this option
<b>Option 1 – the current approach</b>	
Deal with development in an ad hoc way	<ul style="list-style-type: none"> <li>• Maximum flexibility</li> <li>• No spatial guidance on how development helps communities</li> <li>• Some clarity on the forms of appropriate development</li> <li>• No clear direction to service providers</li> </ul>
<b>Option 2</b>	
<p>Focus development on key settlements</p> <p>Restrict development outside settlements to particular forms of development/use.</p>	<ul style="list-style-type: none"> <li>• Most sustainable way of providing services and infrastructure</li> <li>• Limits development in rural areas</li> <li>• Would allow for some suitable development which would help maintain sustainable communities in the countryside</li> </ul>
<b>Option 3 – the preferred approach</b>	
Support rural communities by providing for growth which matches historic growth patterns. Use the landscape character assessment to protect these important rural areas from inappropriate development.	<ul style="list-style-type: none"> <li>• Allows different approaches in different communities</li> <li>• Communities and developers understand how new growth builds on existing development.</li> <li>• Restricts unacceptable development in the open countryside</li> <li>• Allows development in areas where previously dispersed development has determined the character.</li> </ul>
<p><b>QUESTION 27</b></p> <ul style="list-style-type: none"> <li>• Do you agree with the preferred option?</li> <li>• If no, do you support either of the alternative approaches?</li> <li>• If no, do you wish to put forward another alternative that helps us plan for development that supports rural areas</li> </ul>	

<b>Issue 7 Connectivity and communications</b>	
How can we help people move around the Park – local access, tourists, people travelling through the Park?	
Options	Implications of this option
<b>Option 1 – the current approach</b>	
Secure improvements to the transport and access routes throughout the Park by providing a clear framework for development.	<ul style="list-style-type: none"> <li>• Maximum flexibility</li> <li>• Does not address the needs of different communities</li> <li>• Does not encourage a balanced provision of access across all Park communities</li> </ul>
<b>Option 2 – the preferred approach</b>	
Having identified weaknesses in the communications network, focus on the 'hot spots' of activity and key links/routes across the Park, and areas where key improvements are needed by requiring developments to make a contribution towards existing and new routes	<ul style="list-style-type: none"> <li>• Shows the areas of pressure and opportunity</li> <li>• Focuses development to areas best placed to accommodate it</li> <li>• Flexibility</li> <li>• Allows infrastructure providers to focus investment in key areas</li> <li>• It may increase problems in pressured areas</li> </ul>

**QUESTION 26**

- Do you agree with the preferred option?
- If no, do you support the alternative approach?
- If no, do you wish to put forward another alternative that helps us improve the communications links across, into and out of the National Park in the future?

**Question 27 Other Issues**

- Do you agree with the topics to be taken forward from the adopted Local Plan and the general approach they set out?
- Should the general direction given under these topics be revisited? If so, please indicate the way in which the direction should change to better achieve the guidance provided.
- Do you wish to put forward alternatives or additions which you think would be more appropriate?

**Question 28 Supplementary Guidance**

- Do you agree with the topics to be covered by Supplementary Guidance which will support the Local Development Plan?
- Do you agree that we use the general direction given in our current Supplementary Guidance as a starting point? Should the general direction given under these be revisited? If so, please indicate the way in which the direction should change to better achieve the guidance provided.
- Do you wish to put forward alternatives or additions which you think would be more appropriate?

**Glossary**

**Name or Word**

**Description**

Affordable Housing	Housing of a reasonable quality that is affordable to people on modest incomes. In some places the market provides some or all of the affordable housing needed, while in other places it will be necessary to make housing available at a cost below market value to meet an identified need.
Development	The carrying out of building, engineering, mining or other operations, in, on, over or under land, or the making of any material change in the use of any building or other land.
Development Brief	A document prepared to show in some detail, how best to develop a site, and can include details of access and other infrastructure, sub division of larger sites, proposed stages of development, design proposals.
Housing demand	The quantity and type/quality of housing which households wish to buy or rent and are able to afford
Housing need	Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance
Listed Buildings	Buildings are 'Listed' because they are considered to be of special architectural or historic interest and as a result require special protection.
National Parks	The National Parks (Scotland) Act 2000 enables the establishment of National Parks in Scotland.
Natura 2000	Natura 2000 is the name of the European Union-wide network of nature conservation sites established under the EC Habitats Directive. This network will comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).
Open Market Housing	Housing which is bought and sold on the open market.
Open Space	Greenspace consisting of any vegetated land or structure, water or geological feature in an urban area and civic space consisting of squares, market places, playgrounds and other paved or hard landscaped areas with a civic function.
Planning Advice Notes (PANs)	Planning Advice Notes are the Scottish Government's publications on best practice and other relevant planning information.
Scottish Planning Policy (SPP)	Scottish Planning Policy (SPP) provides the statement of Scottish Government policy on nationally important land use and other planning matters, supported where appropriate by a locational framework.
Strategic Environmental Assessment (SEA)	SEA is a process to ensure that significant environmental effects arising from policies, plans and programmes are identified, assessed, mitigated, communicated to decision-makers, monitored and that opportunities for public involvement are provided.
Sustainable	A way of living and working which uses and manages environmental, social and economic resources in such a way that future generations will also be able to enjoy them
Sustainable Communities	A population level and mix that meets the current and future needs of its communities and businesses, focused around settlements where services, networks, expertise and experience support the population.
Sustainable Development	Development which uses the resources and special qualities of the National Park in such a way that they are used and enjoyed by current



Viability

generations and that future generations can continue to use and enjoy them.

A measure of a town centres capacity to attract ongoing investment, for maintenance, improvement and adaption to changing needs