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GRANTOWN-ON-SPEY

Grantown-on-Spey lies in the north of the National Park. It was designed as a planned town and is the historic capital of Strathspey. The town itself has a wide range of businesses and facilities, many of which are located along the town's High Street and main square.

Settlement objectives



- Protect the role of Grantown-on-Spey as a service centre for Strathspey
- Conserve and enhance Grantown-on-Spey's distinctive built heritage and the integrity of its Conservation Area
- Support the delivery of housing that meets local needs
- Support opportunities to increase the attraction of Grantown-on-Spey as a tourist and recreation destination, particularly the Strathspey Railway extension
- Support proposals for business development, growth and diversification
- Maintain a range of community facilities
- Support proposals for safe active travel around Grantown-on-Spey and beyond to Dulnain Bridge and Carr-Bridge

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Increasing capacity at strategic community leisure facilities serving Grantown-on-Spey

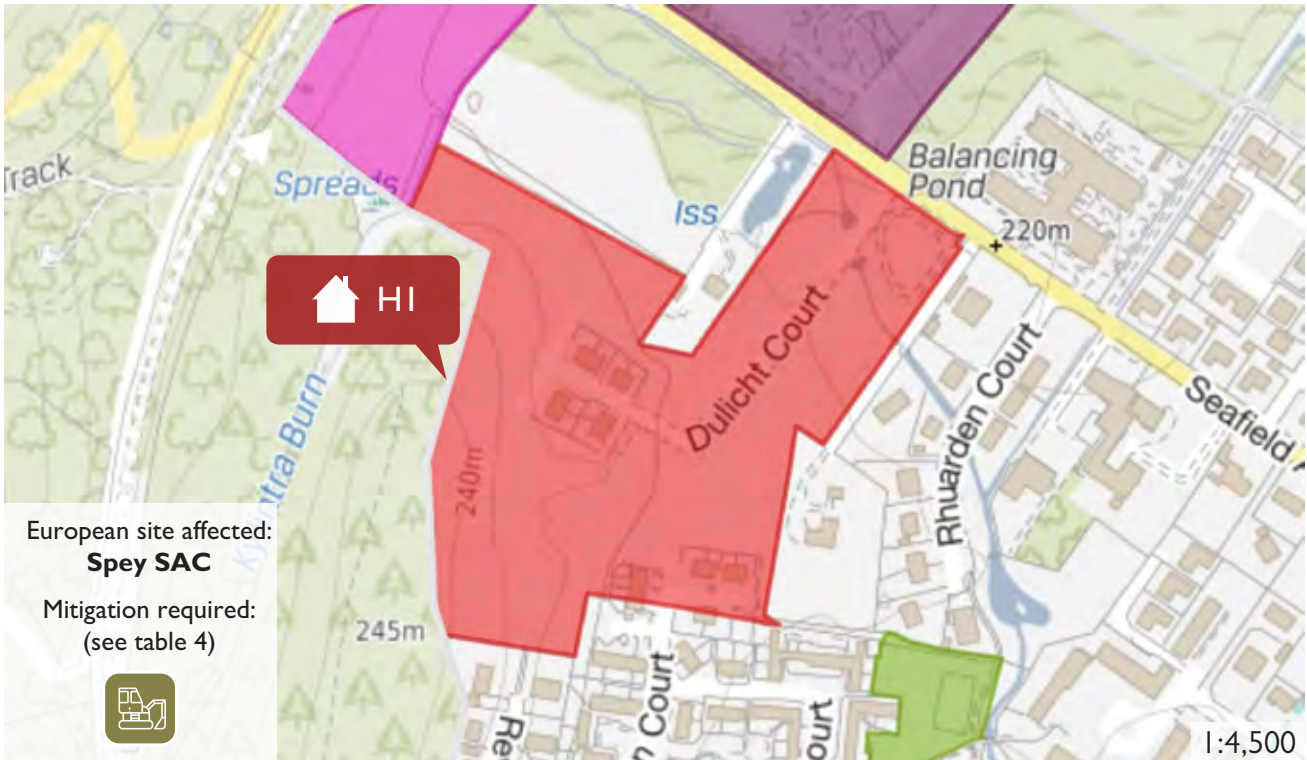
Other infrastructure considerations

- Waste Water Treatment Works capacity

PROPOSALS

 **HI: Beachen Court** | Allocated for Housing
 Indicative Residential Capacity: 53 units 5.1ha

The site has an approved Development Brief and an existing planning permission for 53 dwellings. It is currently under construction. Any future/amended development proposals should be in general accordance with the principles in the Development Brief.



Should the extant permission expire or be varied:



A revised Flood Risk Assessment will be required.



A revised Drainage Impact Assessment will be required and any new development must take account of and ensure integration with the existing SuDS scheme.



H2: Castle Road | Allocated for Housing
Indicative Residential Capacity: 50 units

3.6ha

The site is allocated for up to 50 dwellings. A masterplan for the whole site will be required as part of any planning application.



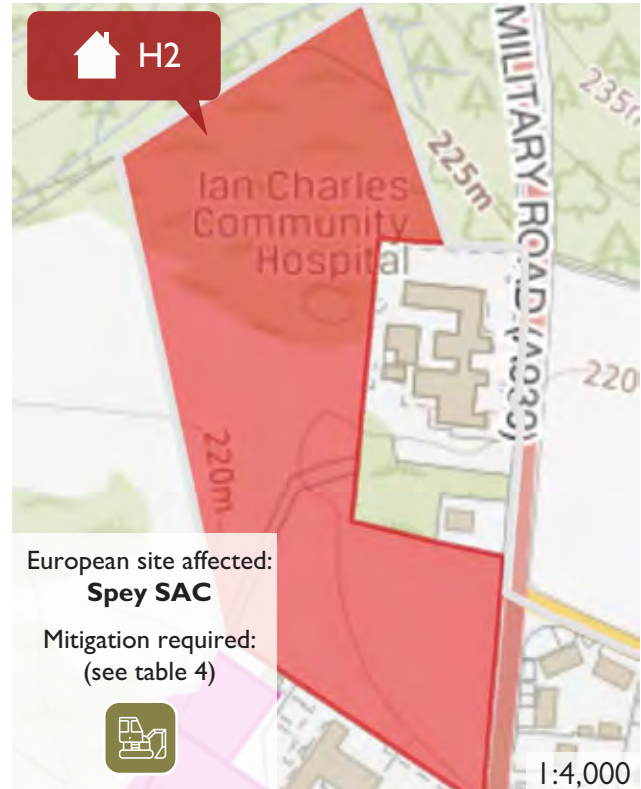
There are small watercourses on the boundary of the site and a Flood Risk Assessment or other supporting information will be required.



Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and ancient woodland to the north of the site.



A Drainage Impact Assessment is required and should address existing surface water flooding issues. Enhancement of the small watercourses running through the site, which have been historically straightened, is encouraged.



EDI: Woodlands Industrial Estate | Allocated for Economic Development


7.4ha

The site is an existing Industrial Estate. It is largely developed and in operation with some limited capacity for future economic development to the east of the proposed Strathspey Railway extension. Any future proposals should complement existing uses, safeguard the railway extension proposal and seek to enhance the area and its surroundings.

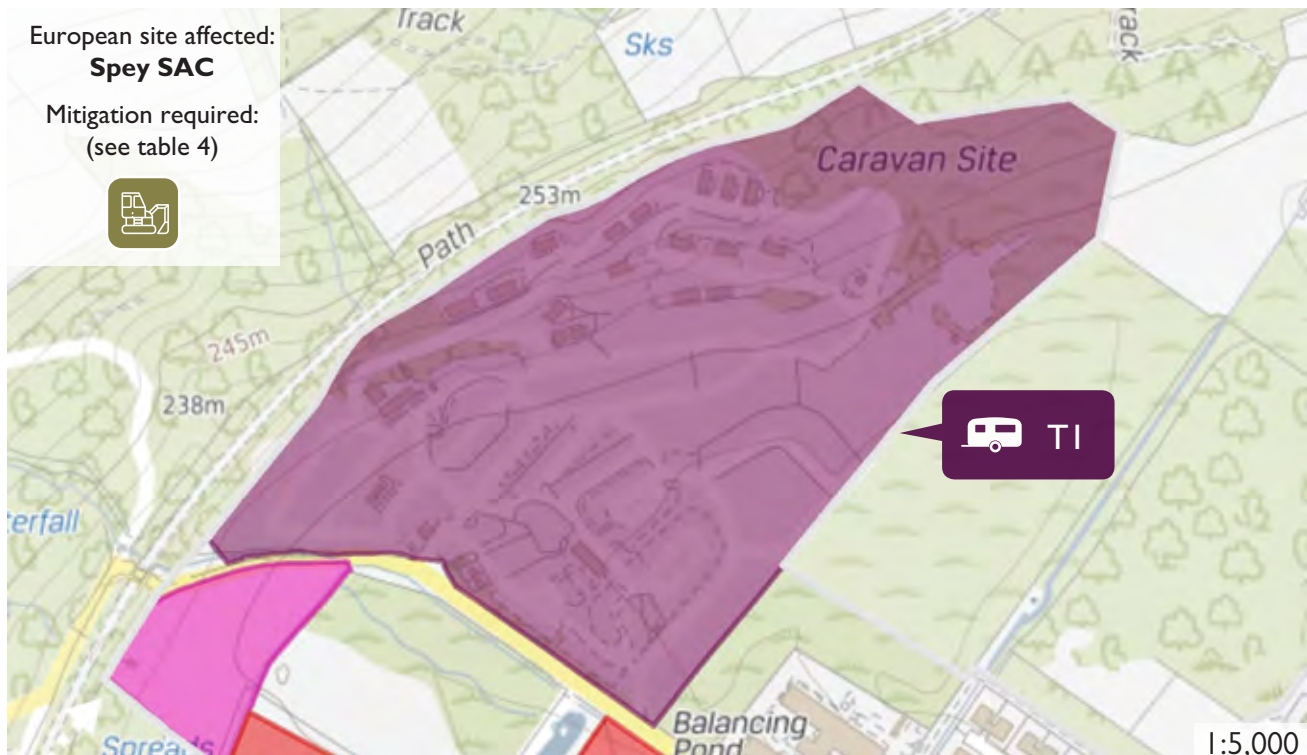


Proposals for further development on the site would require a Drainage Impact Assessment, which should address existing surface water flooding issues. Enhancement of the small watercourses running through the site, which have been historically straightened, is encouraged. A water trunk main runs through this site.



 **TI: Caravan Park | Allocated for Tourism** 11.3ha

An existing established caravan and camping site continuing to support the provision of tourism accommodation and should be protected from adverse development. There is some capacity for further development, particularly in the north eastern part of the site. Any future development on the site must be for tourism uses and compatible with the existing operational business.



Medium to High probability of flood risk adjacent to the site. Further development or any proposed increase in caravan numbers will require a Risk Assessment or other supporting information to identify the functional floodplain and developable area.



Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape. Any future development will be required to protect ancient woodland on and adjacent to the site.



Enhancement of the small watercourses running through the site, which have been historically straightened, is encouraged.



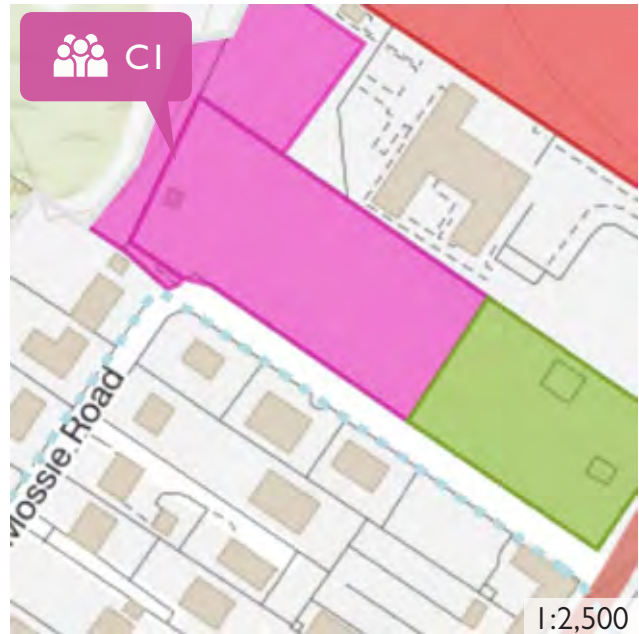
CI: Mossie Road | Allocated for Community Uses

0.5ha

The site lies adjacent to an existing playpark and provides an opportunity for development within Granttown-on-Spey that can benefit the community.



A Drainage Impact Assessment will be required.



C2: Strathspey Railway extension | Allocated for Community Uses

1ha

The site is allocated for the future terminus for the proposed Strathspey Railway extension. A community project is currently being progressed to extend the Strathspey Railway from its current terminus at Broomhill to Granttown-on-Spey.



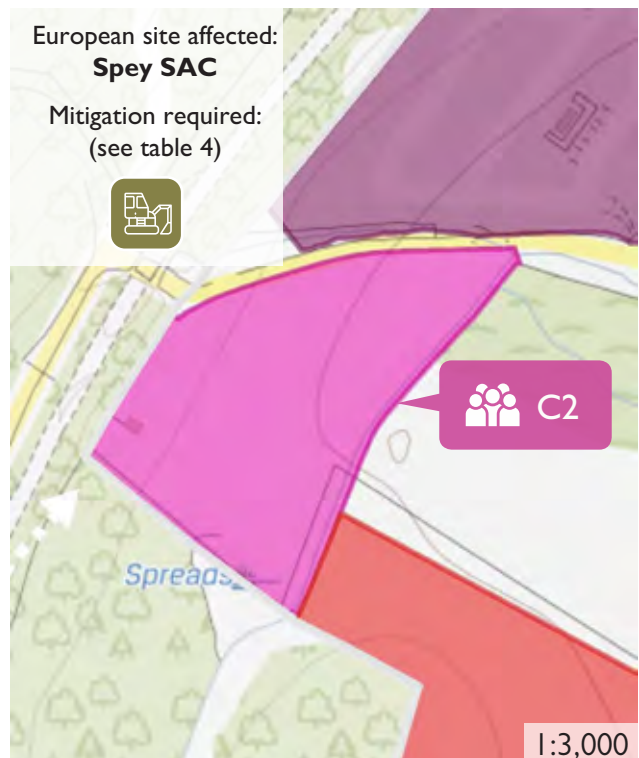
Owing to the presence of small watercourses and an area of Medium to High probability of flood risk adjacent to the site, a Flood Risk Assessment is required to identify the functional floodplain and developable area.



A Drainage Impact Assessment is required. Enhancement of the small watercourses running through the site, which have been historically straightened, is encouraged. A water main runs through this site.



Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and woodland to the west of the site.

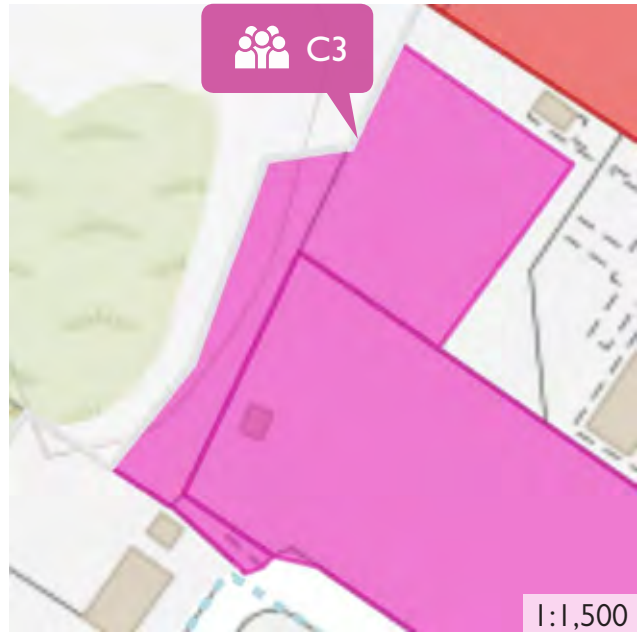




C3: Land at Mossie Road | Allocated for Community Uses

0.22ha

The site is allocated for allotments and has planning permission.





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KINGUSSIE

Kingussie is the historic capital of Badenoch and a traditional Highland town with a long central High Street. The town has a thriving community and is a focus for local services and facilities. Future development should complement the historic character of the town and enhance economic development and tourism.

Settlement objectives



- Support Kingussie's role as a service centre for Badenoch
- Support proposals for business development, growth and diversification
- Improve tourist and recreation facilities
- Support the delivery of housing to meet local needs, particularly affordable housing
- Ensure Kingussie's built heritage is preserved and enhanced
- Support the regeneration of Am Fasgadh
- Increase and enhance flood management and resilience
- Support opportunities that utilise the benefits of the A9 dualling for Kingussie
- Support Kingussie's status as an exemplar walking and cycling friendly settlement

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Kingussie

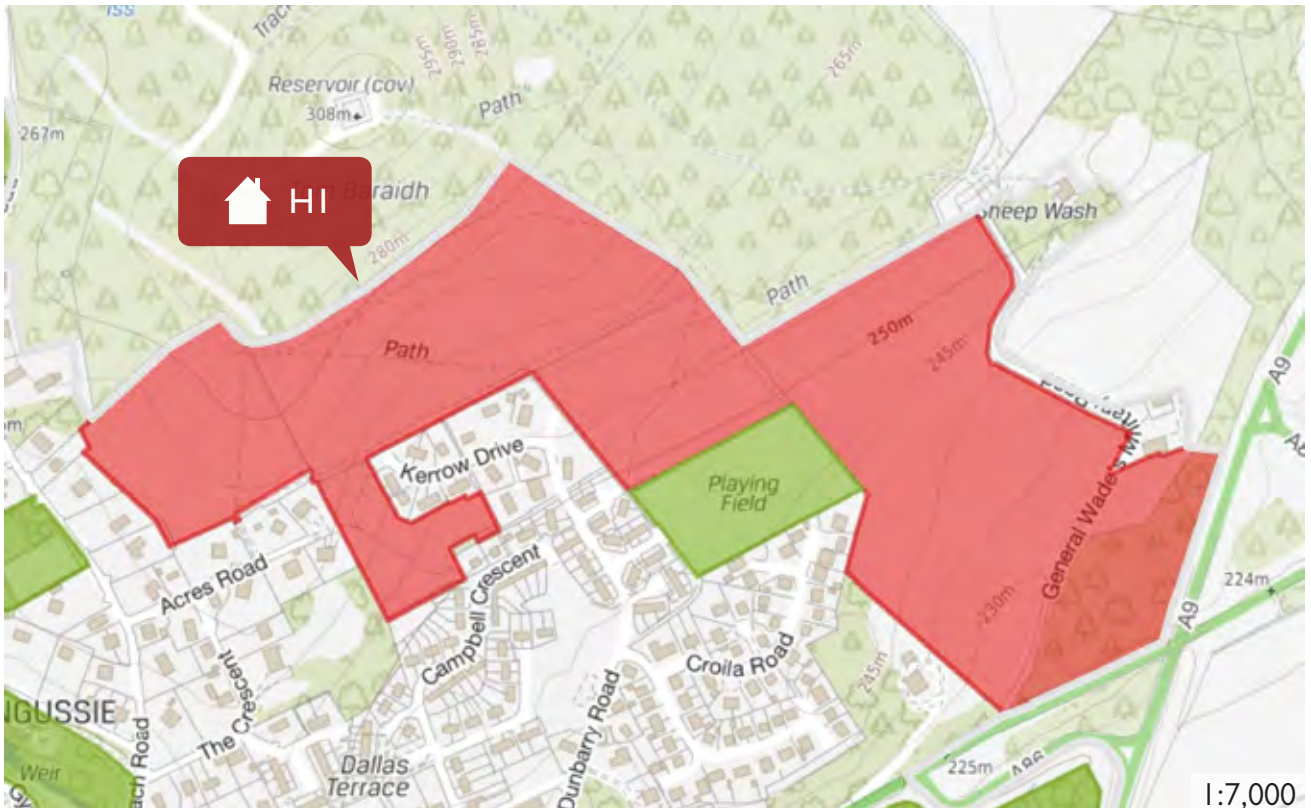
Other infrastructure considerations

- Waste Water Treatment Works capacity

PROPOSALS

 **HI: Land between Ardbroilach Road and Craig an Darach | Allocated for Housing** 19.6ha
 Indicative Residential Capacity: 300 units

The site has capacity for a phased development of 300 dwellings with opportunities for economic development and community uses. Any future proposals on the site will need to be supported by a masterplan. The site will provide for housing demand in Kingussie over the Plan period and beyond 2025.



A Drainage Impact Assessment is required and should assess potential surface water flooding. A water main runs through this site.



Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and ancient woodland surrounding the site.



Appropriate transport access will be required to service the site from the A86 Trunk Road.



Development proposals should incorporate and enhance the area of protected open space along the southern boundary of the site, accessed via Dunbarry Terrace.

 ED1: Council Depot | Allocated for Economic Development 0.9ha

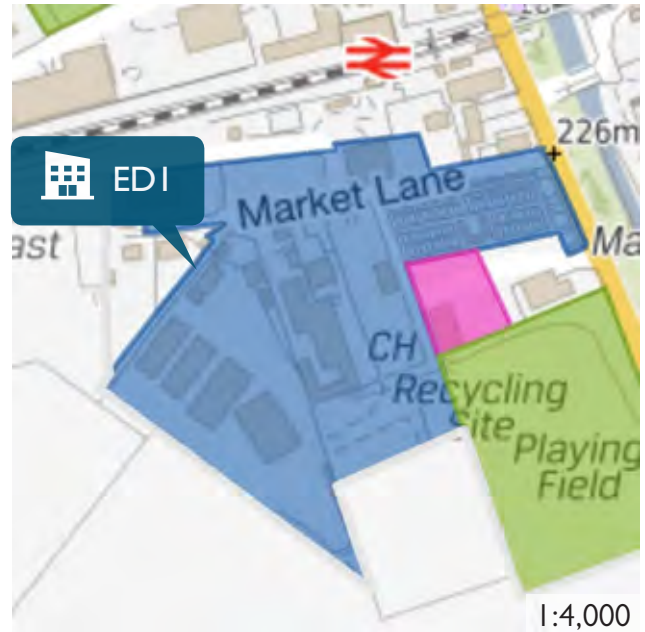
The council depot provides much needed economic development in the community and should be protected from adverse development or any reduction in facilities which support the wider economy.



Medium to High probability flood risk exists on part of the site. A Flood Risk Assessment will be required to accompany any further development proposals.



A Drainage Impact Assessment is required and should assess surface water flooding.



 ED2: McCormacks Garage | Allocated for Economic Development 0.1ha

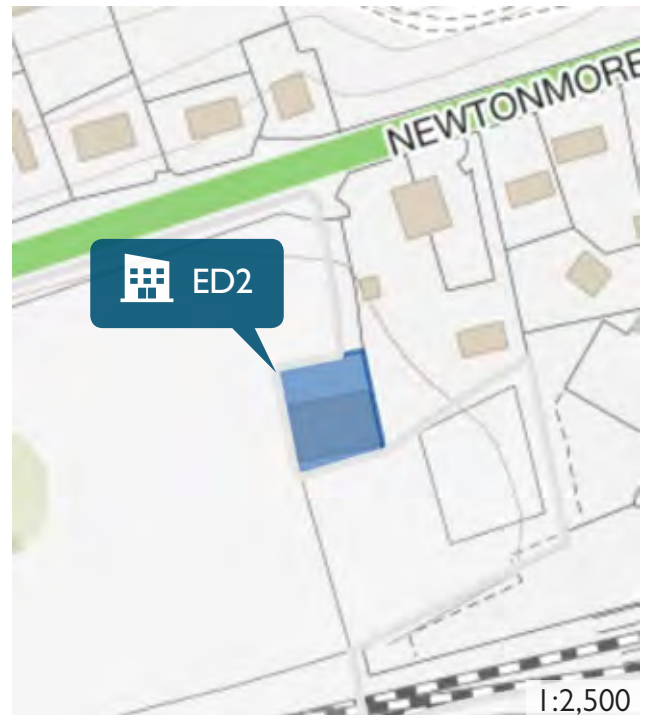
A small area of land that is currently occupied by a garage. Allocated to protect the site from adverse uses not compatible with economic development.



Medium to High probability flood risk lies adjacent to the site. A Flood Risk Assessment or other supporting information will be required to accompany any further development proposals.



Sewer mains cross this site.



TI: Kingussie Golf Club Caravan Park | Allocated for Tourism 2.7ha

An existing established caravan and camping site which plays an important role in supporting the provision of tourism accommodation within Kingussie. The site should be protected from adverse uses which are not compatible with tourism development. There is some capacity for further development, particularly on the south western part of the site. Any future development must be for tourism uses and compatible with the existing operational business.



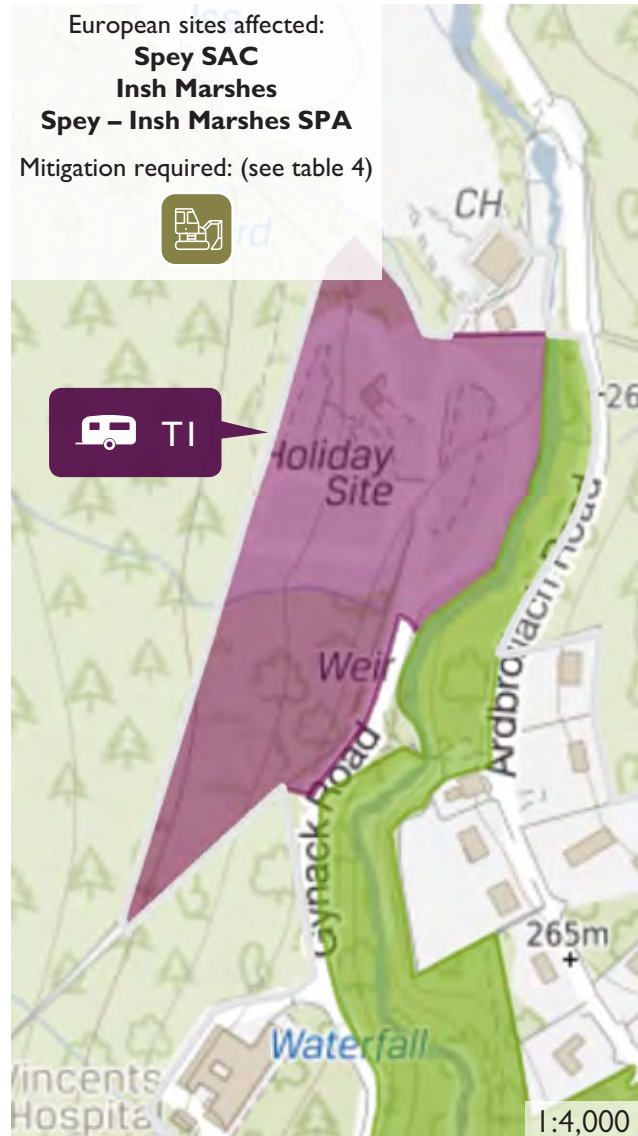
Medium to High probability flood risk across parts of the site. A Flood Risk Assessment will be required to accompany any further development proposals to identify the functional floodplain and inform site layout.



A Drainage Impact Assessment may be required to assess surface water flooding issues. A water main crosses this site.

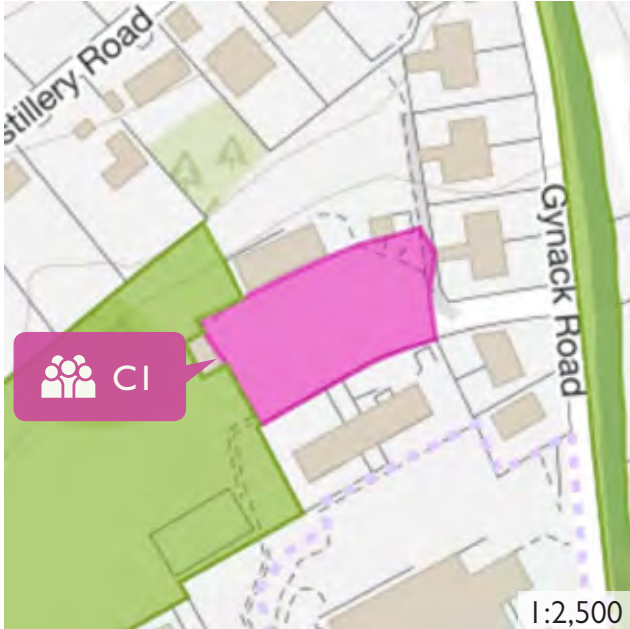


Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and to protect the ancient woodland within and surrounding the site.



CI: Ardvonie Car Park | Allocated for Community Uses 0.2ha


Community car park identified in recognition of the role it serves in supporting the needs of the community. The site will be protected from alternative forms of development.




C2: Car Park | Allocated for Community Uses 0.2ha


Community car park identified in recognition of the role it serves in supporting the needs of the community. The site will be protected from alternative forms of development.

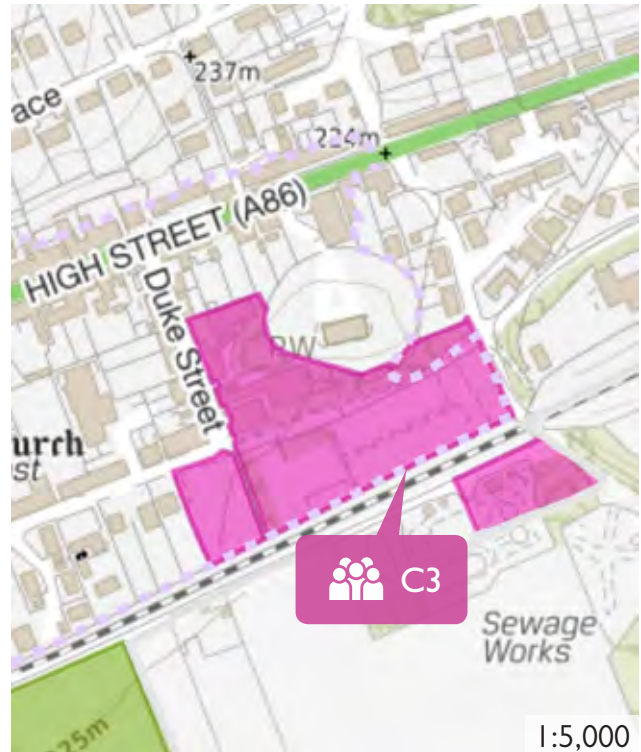


 C3: Land west of Spey Street (Am Fasgadh) | Allocated for Community Uses 1.9ha

The site lies to the west of Spey Street and adjacent to the railway line. It is identified to support the reuse and redevelopment of the site for community uses.

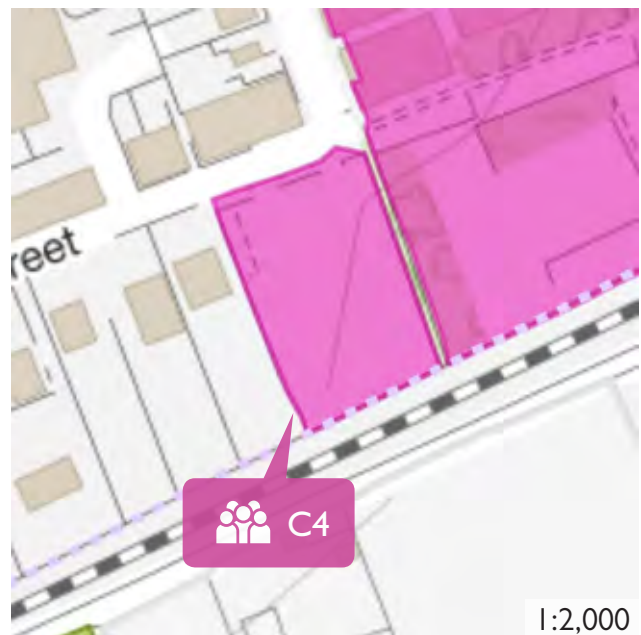
 Medium to High probability flood risk exists across the site. A Flood Risk Assessment will be required to identify the developable area.

 A Drainage Impact Assessment is required and should assess surface water flooding. Various water and sewer mains cross this site.



 C4: Car Park | Allocated for Community Uses 0.2ha

Community car park identified in recognition of the role it serves in supporting the needs of the community. The site will be protected from alternative forms of development.





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NEWTONMORE

Newtonmore is a traditional highland village located in south Badenoch. The village contains a number of local services and is also home to the Highland Folk Museum which attracts many visitors to the village.

Settlement objectives



- Support and enhance local services
- Support opportunities to increase the attraction of Newtonmore for tourism and recreation
- Support proposals for business growth, diversification and development
- Support the delivery of housing to meet local needs
- Increase and enhance flood management and resilience
- Support opportunities that utilise the benefits of the A9 dualling for Newtonmore

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

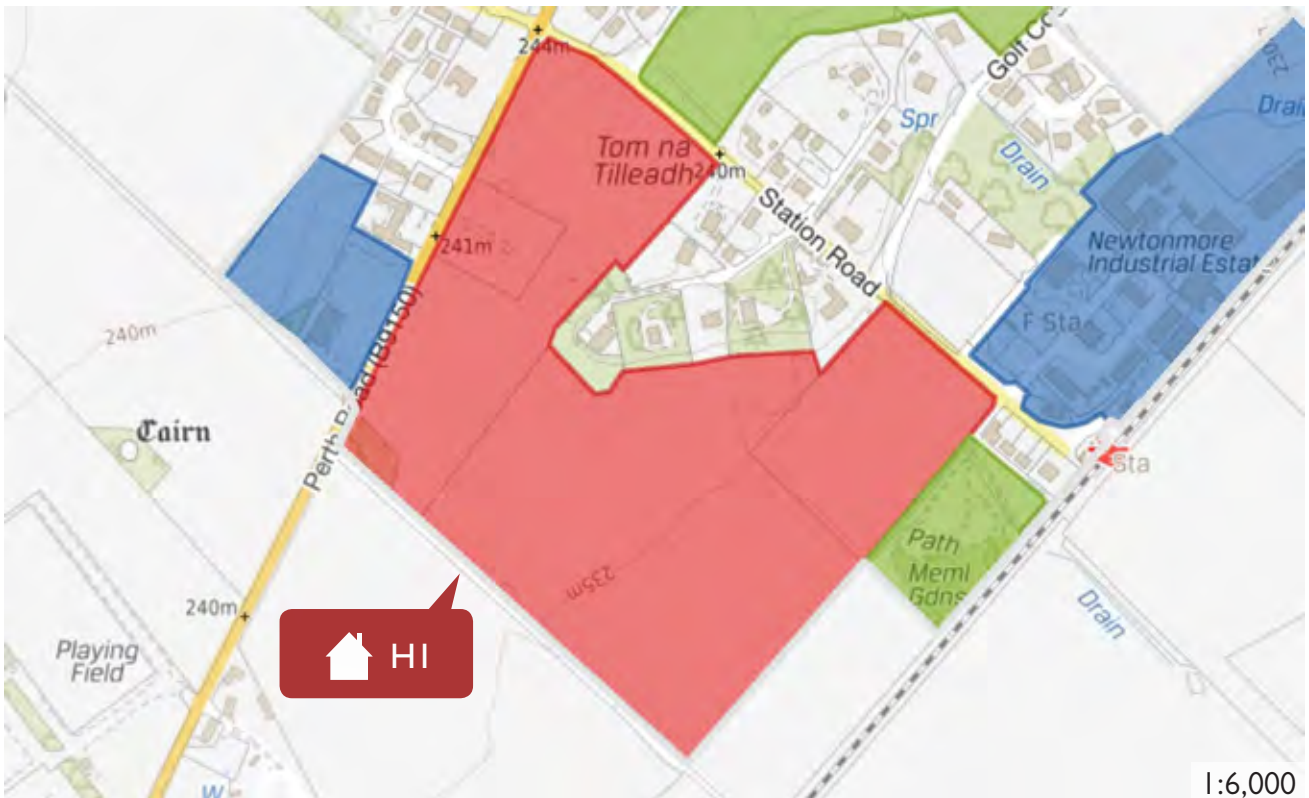
Planning obligations

Contributions will be sought from any housing developments towards:

- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Newtonmore

 **HI: Land between Perth Road and Station Road | Allocated for Housing** 11.9ha
 Indicative Residential Capacity: 120 units

The site is allocated for a total of 120 dwellings. There is currently an existing planning consent on part of the site for 81 dwellings. As a visually prominent site, the design of any detailed proposals must take account of the sensitive setting of the village, and should be designed in a way which promotes the highest standards of access, layout, building design and public realm.



Medium to High probability flood risk exists in the southern part of the site. A Flood Risk Assessment will be required to identify the developable area for any further development proposals.





A Drainage Impact Assessment may be required to address surface water flooding. Sewer mains run through this site.

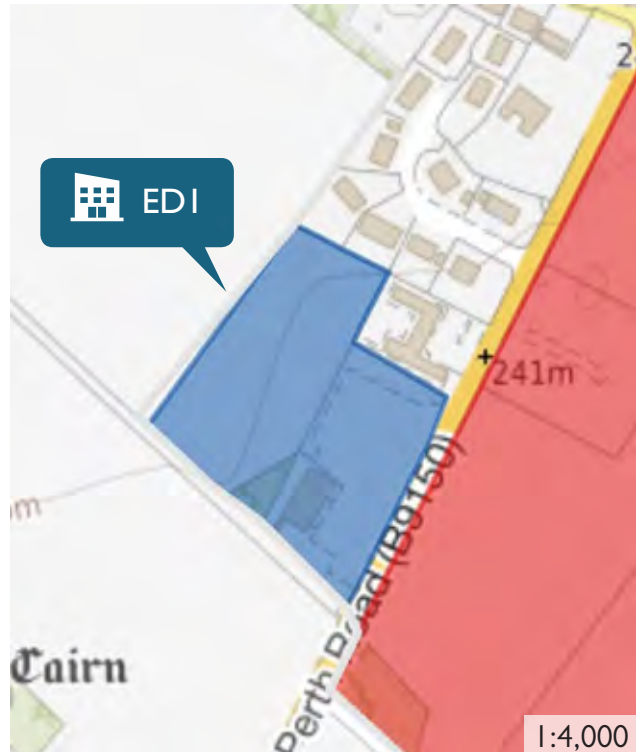


Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape.

ED1: Rear of Café | Allocated for Economic Development 1.3ha



Land to the rear of the café provides some opportunity for low-impact economic development to support the sustainability of the community.

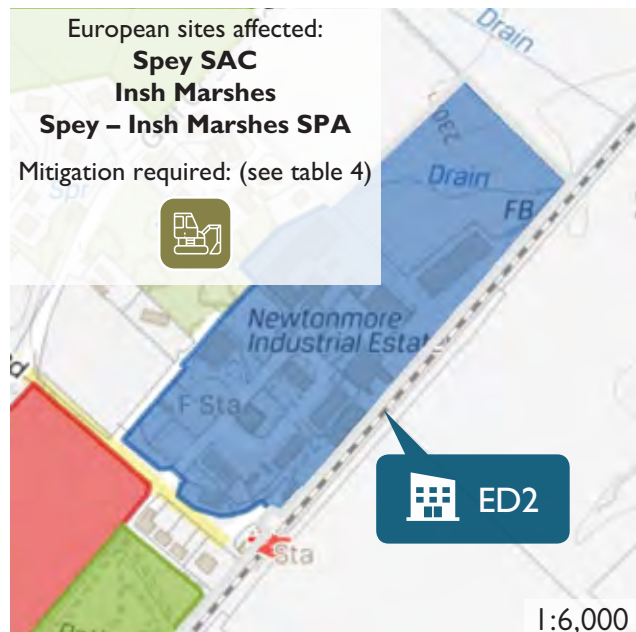
-  Medium to High probability flood risk adjacent to the site. A Flood Risk Assessment or other supporting information will be required to identify the functional floodplain and developable area.
-  A Drainage Impact Assessment would be required to accompany development proposals.
-  Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape.



ED2: Industrial Park | Allocated for Economic Development 4ha

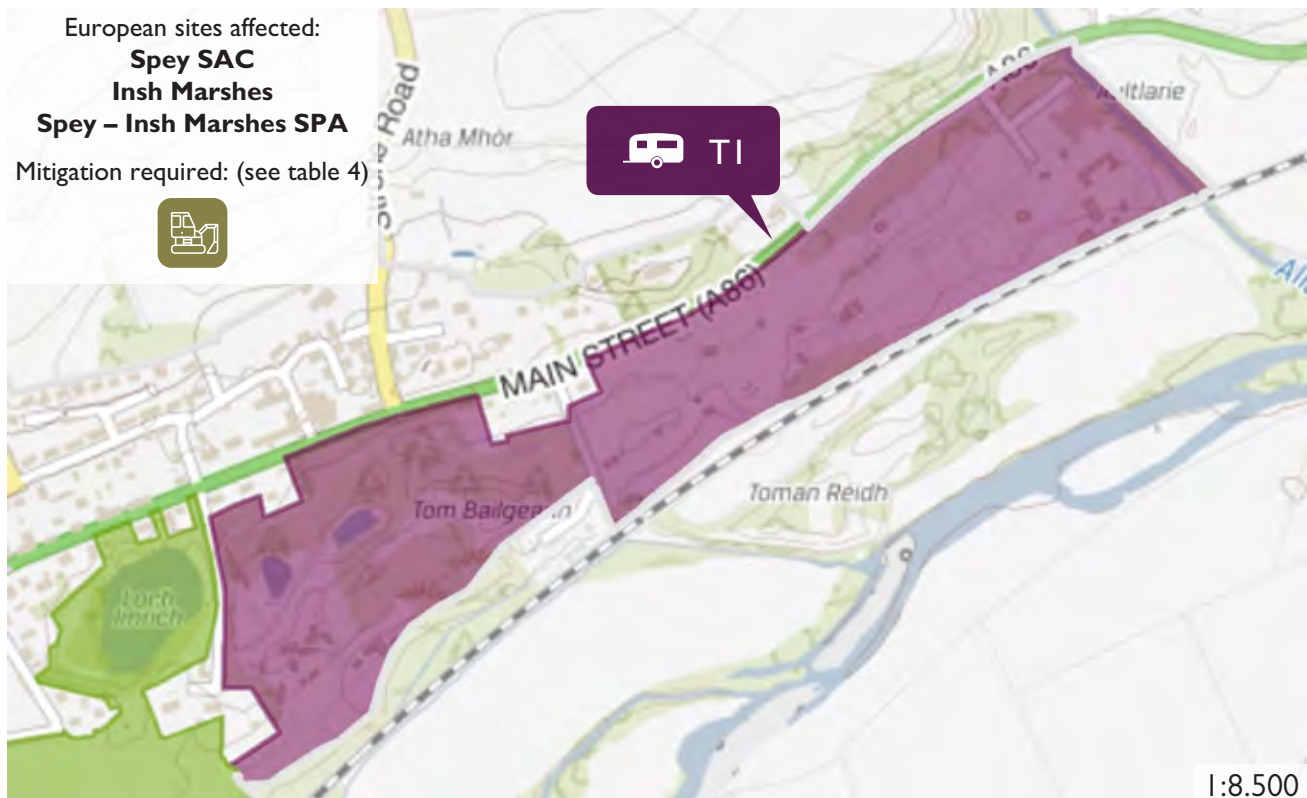
The existing industrial estate/business park will be protected and developments which consolidate the economic provision of this site will be supported providing they demonstrate that a safe and convenient access can be achieved.

-  Medium to High probability flood risk exists over a large part of the site. A Flood Risk Assessment or other supporting information will be required to identify the functional floodplain and developable area for any further development proposals.
-  A Drainage Impact Assessment would be required to address any further development proposals.



 TI: Highland Folk Museum | Allocated for Tourism 20.3ha

The Highland Folk Museum plays an important role in supporting the economy by increasing the attraction of Newtownmore for tourism and recreation. The site will therefore be protected from adverse development. Future development proposals should enhance the tourism offering and be compatible with the existing operational business.



Medium to High probability flood risk lies within and adjacent to the site. A Flood Risk Assessment may be required to accompany any further development proposals.



A Drainage Impact Assessment may be required to address any further development proposals and should address existing surface water flooding issues. Enhancement of the small watercourses running through the site, which have been historically straightened, is encouraged.



Land outwith National Park Boundary

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BLAIR ATHOLL

Blair Atholl is a small village located in the south of the Cairngorms National Park. It is an attractive and historic village, home to Blair Castle and gardens, making it popular for visitors. The local economy is focused on tourism and land-based employment.

Settlement objectives



- Support Blair Atholl's role as a key gateway centre for recreation and tourism in this part of the National Park
- Conserve and enhance Blair Atholl's distinctive built heritage, the integrity of its Conservation Area and the setting of the village
- Support upgrades to the Village Hall
- Support proposals for safe active travel around the village and to surrounding settlements
- Deliver affordable housing
- Increase and enhance flood management and resilience
- Support appropriate inward investment opportunities arising from the A9 and Highland Main Line improvements
- Support opportunities that utilise the benefits of the A9 dualling for Blair Atholl

Developer obligations



Affordable housing

All housing developments should include 45% affordable housing

PROPOSALS

 **HI: Old Bridge of Tilt | Allocated for Housing** 1ha
 Indicative Residential Capacity: 20 units

The site is allocated for up to 20 dwellings to contribute to meeting Blair Atholl’s housing need. The development should seek to complement the existing character of Old Bridge of Tilt and ensure there is safe vehicular and pedestrian access between the site and the village.



A Drainage Impact Assessment will be required and should assess potential surface water flooding. There is no waste water network within the vicinity of the site and the installation of a connection will be the responsibility of the developer.

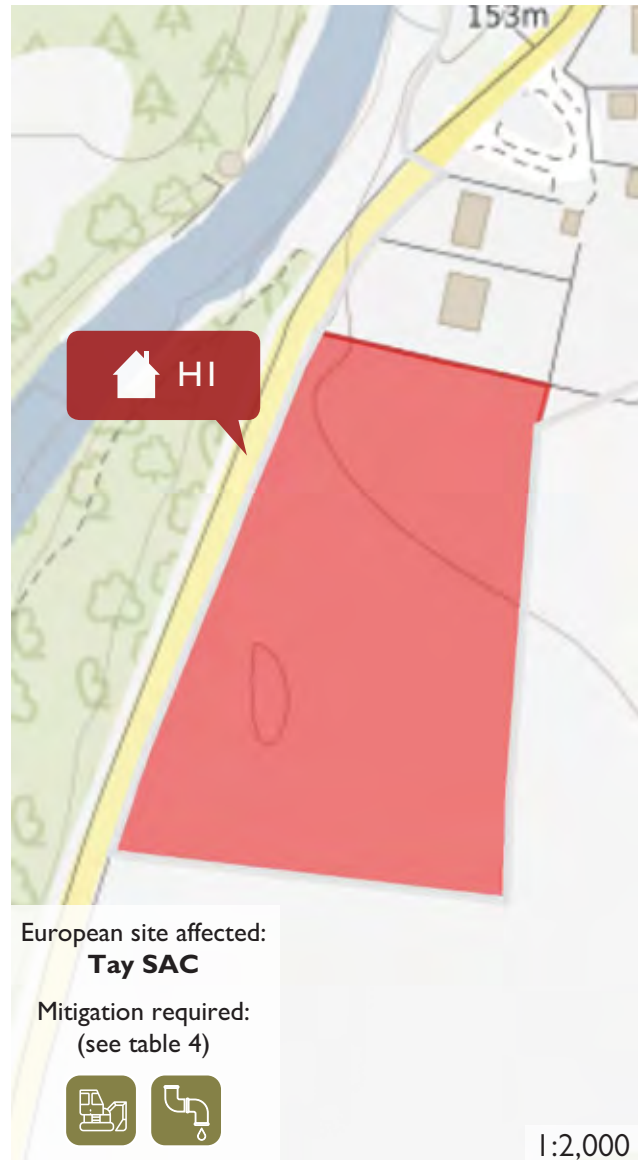
Depending on the size of the proposed development, further investigations such as a Water Impact Assessment and Flow and Pressure tests will be required. A water main runs through this site.



Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape.





Road improvements, specifically localised road widening around the entrance to the site, will be required.




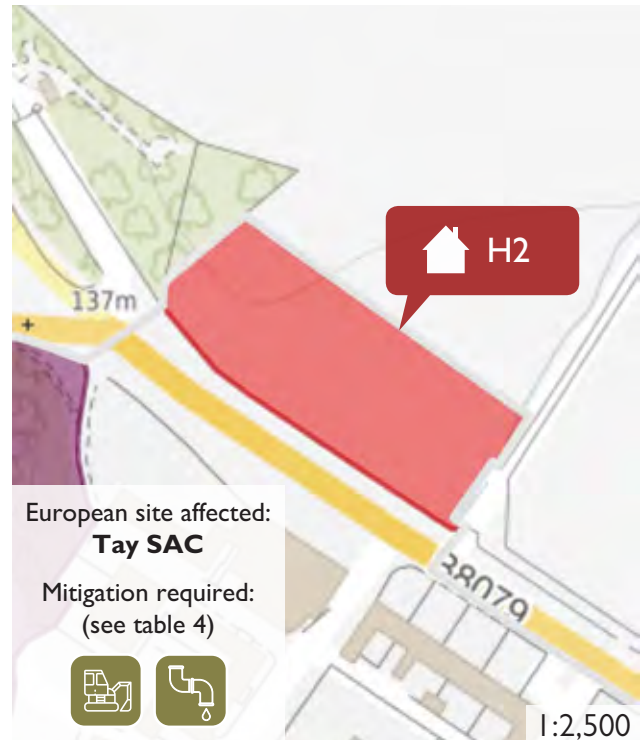
 **H2: Main Road | Allocated for Housing** 0.4ha
 Indicative Residential Capacity: 10 units

The site is allocated for up to 10 dwellings. Development on the site should seek to reflect the pattern of housing evident along the main road in Blair Atholl and positively contribute to the character of the village.

 Due to the presence of a small watercourse, a Flood Risk Assessment will be required to identify the developable area.

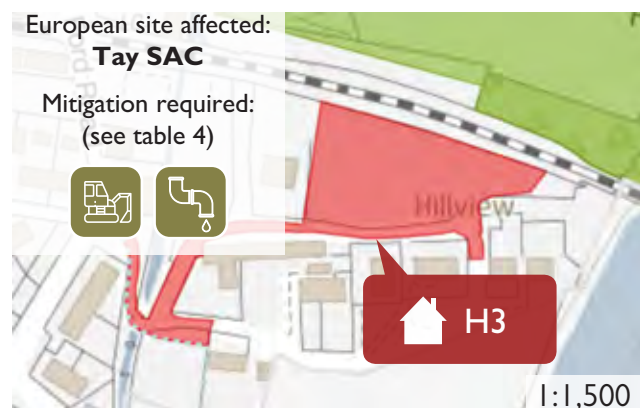
 A Drainage Impact Assessment is required and should assess potential surface water flooding. Depending on the size of the proposed development, further investigations such as Water Impact Assessment and Flow and Pressure tests will also be required.

 Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape.



 **H3: Land North of Old Orchard | Allocated for Housing** 0.38ha
 Indicative Residential Capacity: 8 units

The site is allocated for 8 dwellings and has planning permission.





EDI: Blair Atholl Sawmill Yard | Allocated for Economic Development

3.5ha

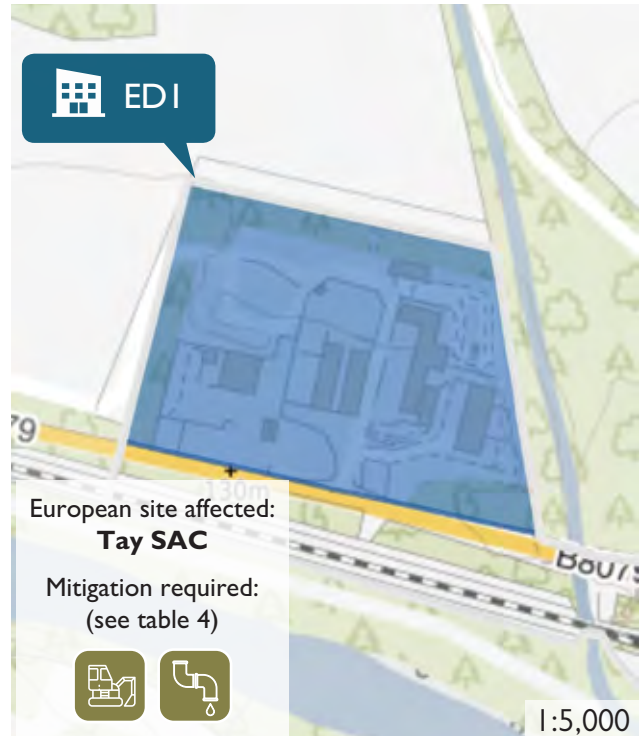
The site is an existing Industrial Estate. It is largely developed and in operation with some capacity for future economic development. It should be protected from adverse uses not compatible with economic development.



Medium to High probability flood risk exists on the site. Any proposals for further development on the site will require a Flood Risk Assessment.



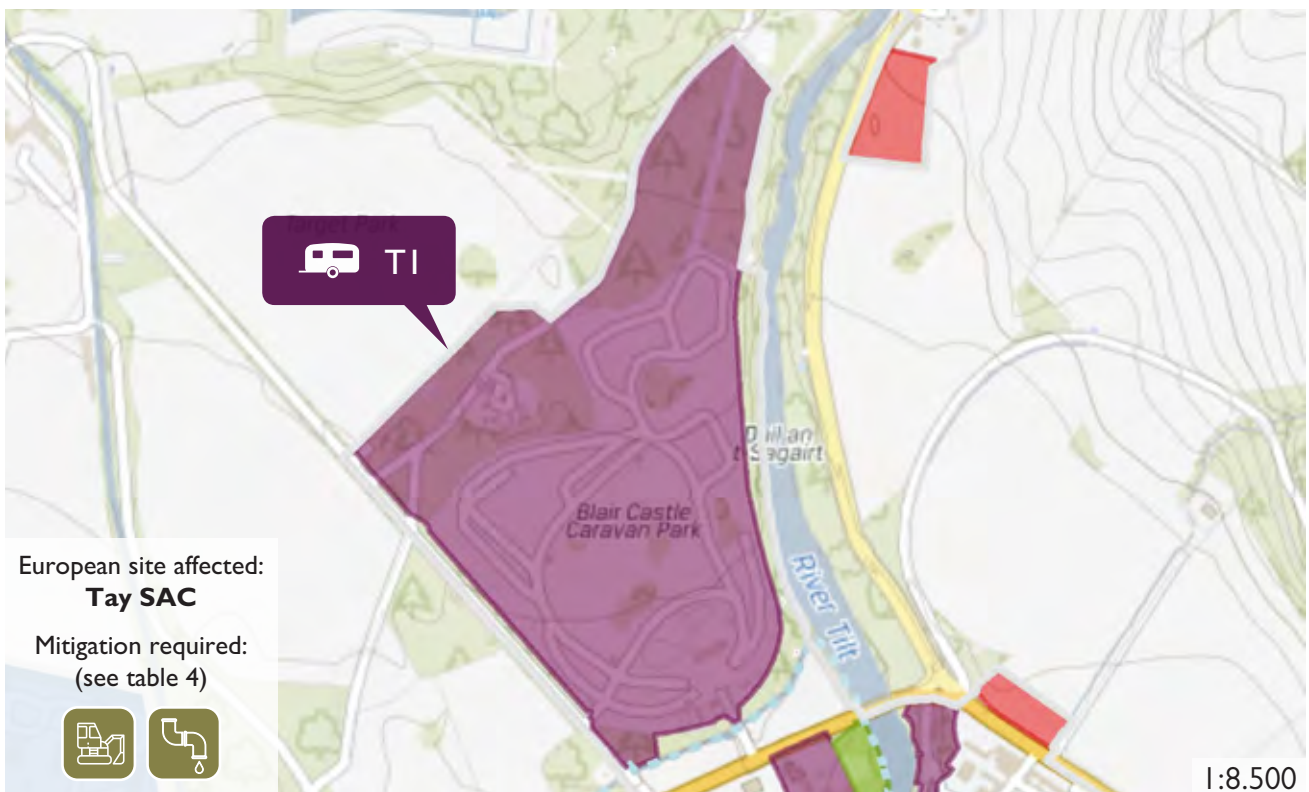
A Drainage Impact Assessment will be required and should assess existing surface water flooding issues.



 TI: Blair Castle Caravan Park | Allocated for Tourism

19.8ha

An existing established caravan and camping site continuing to support the provision of tourism accommodation and should be protected from adverse development. Any future development on the site must be for tourism uses and compatible with the existing operational business. Any development proposals should also have particular regard to the sensitive location of this site within the grounds of Blair Castle including the protection of the areas of ancient or native woodland.



Medium to High probability flood risk exists adjacent to the site. Any proposals for further development or any increase in caravan numbers will require a Flood Risk Assessment to identify the functional floodplain and developable area.



A Drainage Impact Assessment will be required and should assess existing surface water flooding issues. Depending on the size of the proposed development, further investigations such as Water Impact Assessment or Flow and Pressure tests will be required.

T2: Caravan Park | Allocated for Tourism 0.5ha

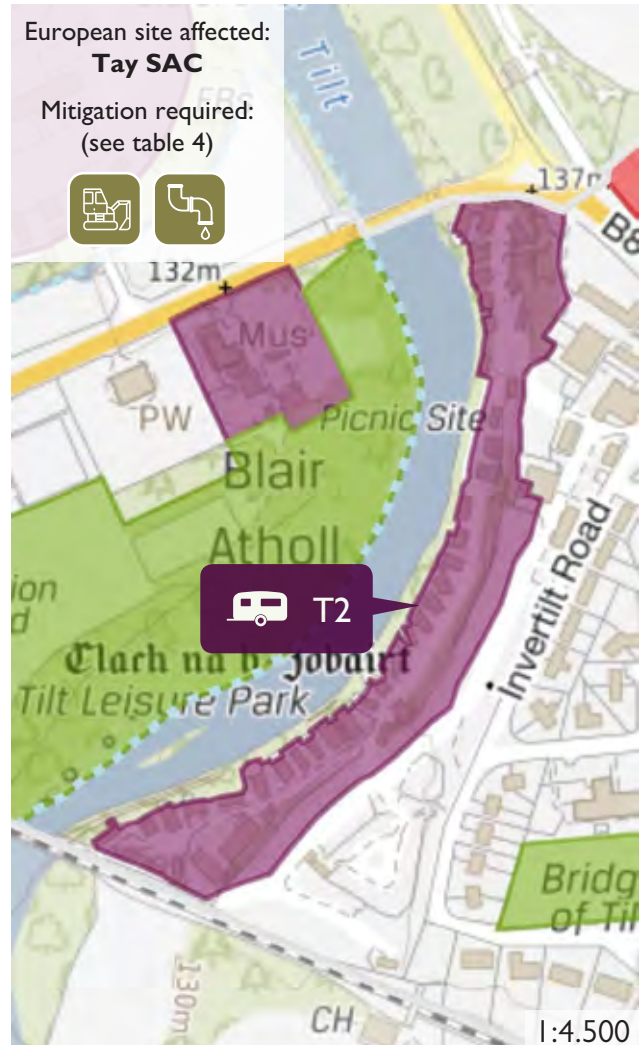
An existing established caravan and camping site continuing to support the provision of tourism accommodation and should be protected from adverse development. Any future development on the site must be for tourism uses and compatible with the existing operational business.



Any proposals for further development or any increase in caravan numbers will require a Flood Risk Assessment to identify the functional floodplain and developable area.



A Drainage Impact Assessment will be required to address surface water flooding. Depending on the size of proposed development, further investigations such as Water Impact Assessment or Flow and Pressure tests will be required.



 T3: Visitor Gateway | Allocated for Tourism

1.8ha

The site has planning permission for a gateway centre including a new rangers' / interpretation building, new retail units, car park, visitor square and site entrance. Much of this has been completed but there is some limited capacity for further development on the site.

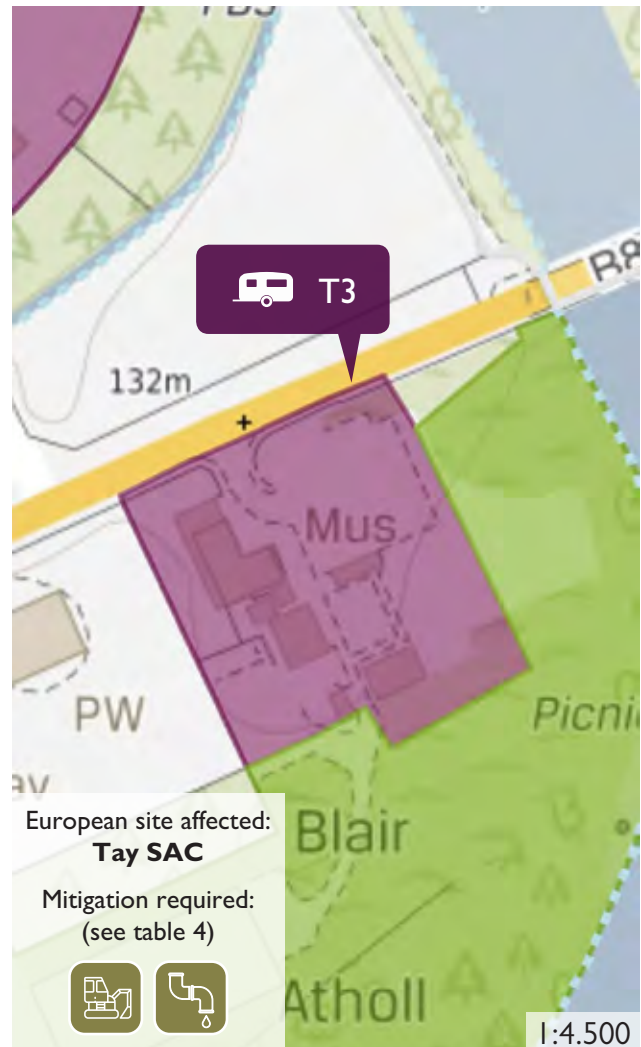


Should the existing permission be varied, a Flood Risk Assessment will be required due to adjacent Medium to High probability flood risk.

Consideration will need to be given to any culverts/bridges which may exacerbate flood risk.



A Drainage Impact Assessment may be required to address surface water flooding. Depending on the size of proposed development, further investigations such as Water Impact Assessment or Flow and Pressure tests will be required.





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BOAT OF GARTEN

Boat of Garten is a thriving community and the village has a number of services that support the local community and visitors. The Strathspey Railway also stops in Boat of Garten and is a key visitor attraction in the village. No new housing allocations have been identified in the village as a result of environmental constraints. However, small-scale housing proposals, particularly for affordable housing, may still be supported under the Plan's general Housing policy.

Settlement objectives



- Support the delivery of housing to meet local needs, particularly affordable housing and opportunities for community-owned housing
- Support proposals for small-scale business development
- Support proposals for safe active travel around the village and beyond to Grantown-on-Spey
- Maintain high-quality community facilities

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Increasing capacity at strategic community leisure facilities serving Boat of Garten

PROPOSALS

 EDI: The Steam Railway Station | Allocated for Economic Development 2.7ha

Land at the station provides an opportunity for further economic development in support of the village. Any new development should ensure the enhancement of this important tourism facility.



A Drainage Impact Assessment will be required for this site.

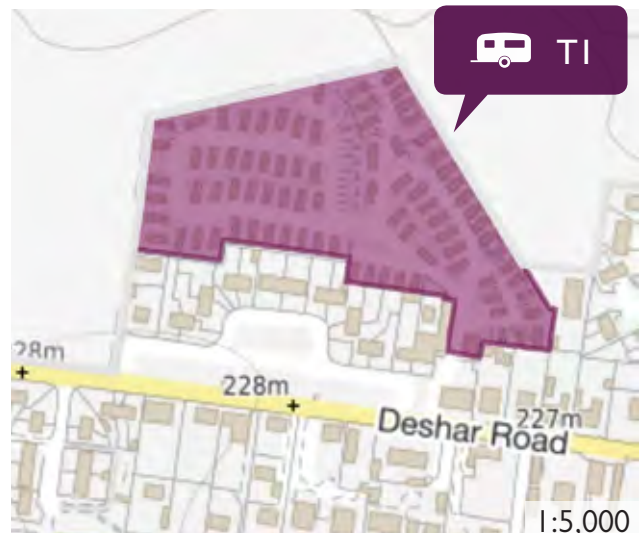


 TI: Boat Of Garten Caravan & Camping Park | Allocated for Tourism 2.2ha

The existing caravan and camping site supports the provision of tourism accommodation within Boat of Garten and will be protected from adverse development. Where appropriate, enhancement opportunities which are compatible with the existing use will be supported.



A water main runs along the boundary of this site.





BRAEMAR

Braemar is a small village located at the western end of Upper Deeside. The village itself is characterised by its historic architecture and strong royal connections, making it an attractive destination for visitors. The village is also benefiting from significant investment as a result of the new Heritage Centre and the extensive redevelopment of the Fife Arms Hotel.

Settlement objectives



- Enhance the role of Braemar as a local service centre
- Support opportunities to enhance and diversify the local economy, enhance the role of tourism and improve car parking provision
- Conserve and enhance Braemar's distinctive built heritage and the integrity of its Conservation Area
- Deliver housing to meet local needs particularly affordable housing
- Support proposals for small-scale business development

Developer obligations



Affordable housing

All housing developments should include 45% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Aboyne Academy
- Braemar Medical Practice

Other infrastructure considerations

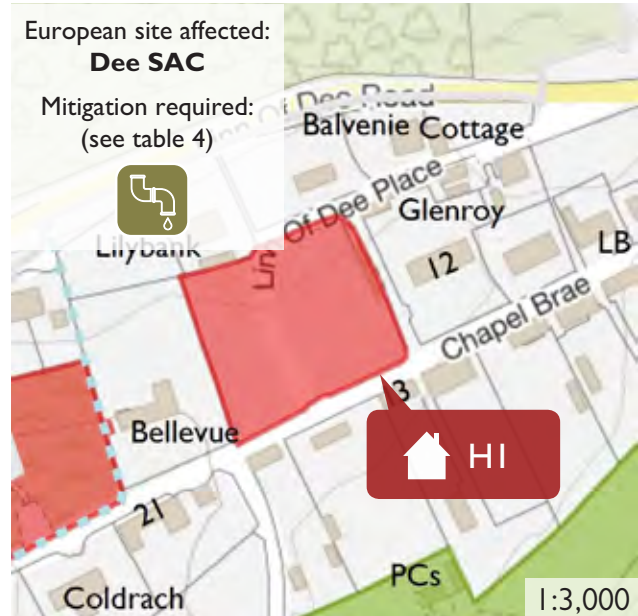
- Waste Water Treatment Works capacity

PROPOSALS

 **H1: Chapel Brae | Allocated for Housing** 0.4ha
 Indicative Residential Capacity: 6 units

The site is allocated for up to 6 dwellings to contribute to meeting Braemar’s housing needs. Development of the site must be of a high quality which is sympathetic to the character of the village and conservation area.




 The site is located within the Braemar Conservation Area.

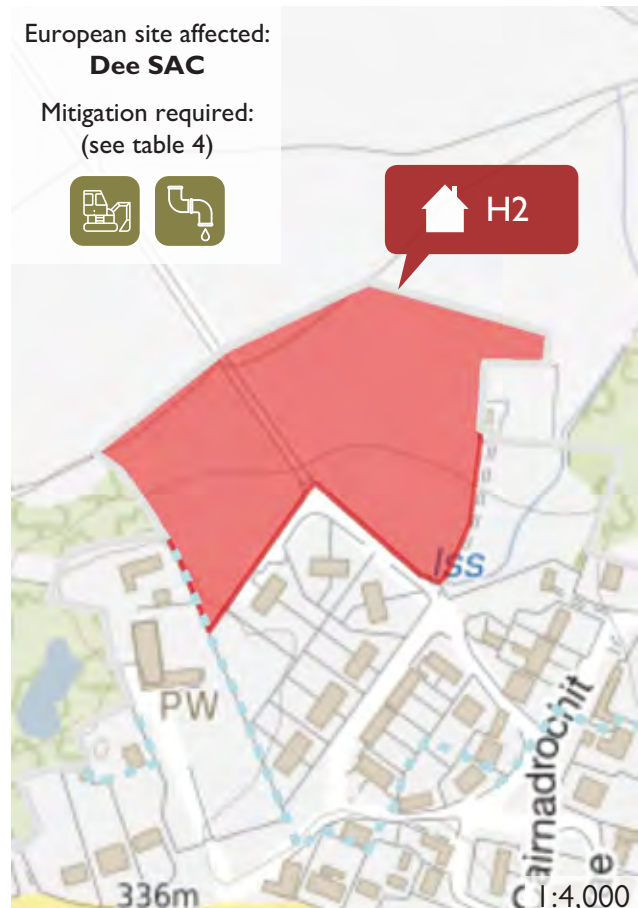


 **H2: St Andrews Terrace | Allocated for Housing** 1.8ha
 Indicative Residential Capacity: 30 units

The site has existing planning permission for 30 dwellings. The site will contribute to meeting Braemar’s housing needs.

Should the existing permission be amended the following will be required:

-  Medium to High probability flood risk exists adjacent to the site. A Flood Risk Assessment will therefore be required to identify the developable area.
-  Landscaping and structure planting will be necessary to ensure integration of the development with the surrounding landscape.
-  A Drainage Impact Assessment will be required and should assess existing surface water flooding issues.





H3: Kindrochit Court | Allocated for Housing
Indicative Residential Capacity: 11 units

0.4ha

The site has existing planning permission for 11 dwellings. The site has been previously developed and provides an important opportunity to contribute to meeting Braemar's affordable housing needs.

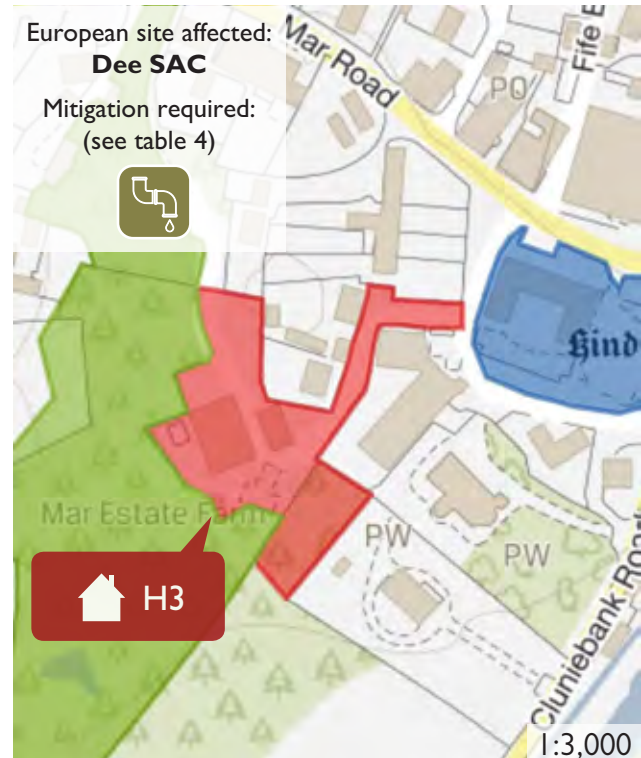
Should the existing permission be amended the following must be considered:



The site is located within the Braemar Conservation Area.



A Drainage Impact Assessment will be required to address surface water issues. A sewer mains runs through the site.



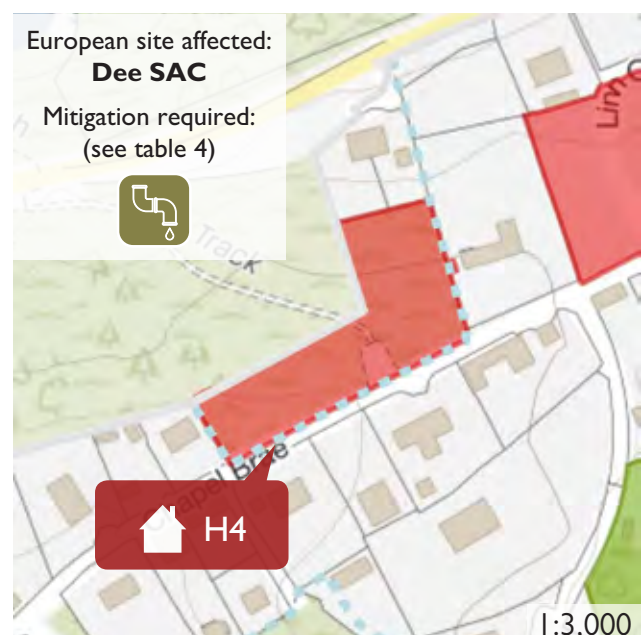
H4: Chapel Brae | Allocated for Housing
Indicative Residential Capacity: 6 units

0.4ha

The site is allocated for up to 6 dwellings that will contribute to meeting Braemar's housing needs. Development of the site must be of a high quality which is sympathetic to the character of the village and adjoining conservation area. Development must also take account of the site's sensitive topography, its location on the edge of the settlement, the mature trees within the site and any established footpath passing through the area.



A Drainage Impact Assessment will be required.



ED1: Ambulance Station | Allocated for Economic Development 0.1ha

The site is allocated for economic development uses. It is a former Ambulance Station/depot and is now redundant. The site is divided in two by an existing access road running through the site.



Part of the site is located within the Braemar Conservation Area.



ED2: The Mews | Allocated for Economic Development 0.3ha

The site is an existing retail complex comprising 4 retail units. It should be protected for this use or other economic development uses compatible with retail.

For any proposed changes to site, the following must be considered:



Medium to High probability flood risk exists adjacent to the site. A Flood Risk Assessment or other supporting information may be required and used to inform the site layout.



The site is located within the Braemar Conservation Area.



A Drainage Impact Assessment will be required to address surface water issues.



 TI: Caravan Park | Allocated for Tourism

5.4ha

The site comprises of an existing caravan and camping park which continues to support the provision of tourism accommodation in Braemar and should be protected from adverse development. There may be capacity for further development in the southern part of the site, although future development is likely to be constrained by flood risk. Any future development proposals on the site must be for tourism uses and compatible with the existing operational business.



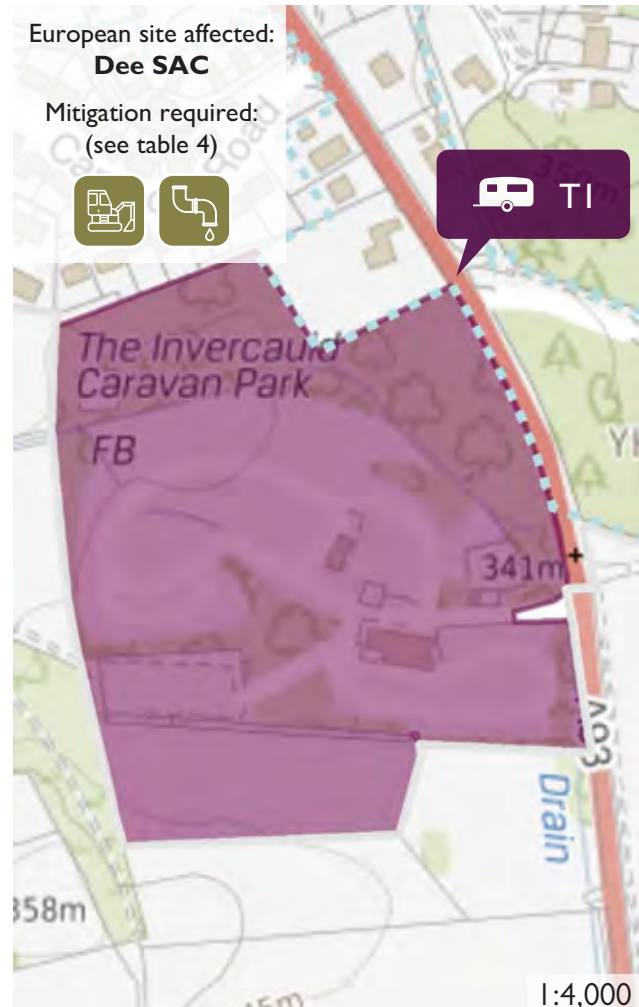
Medium to High probability flood risk exists adjacent to the site. There is also a small watercourse that flows through the site. A Flood Risk Assessment will be required for any increase in accommodation or change in site layout.



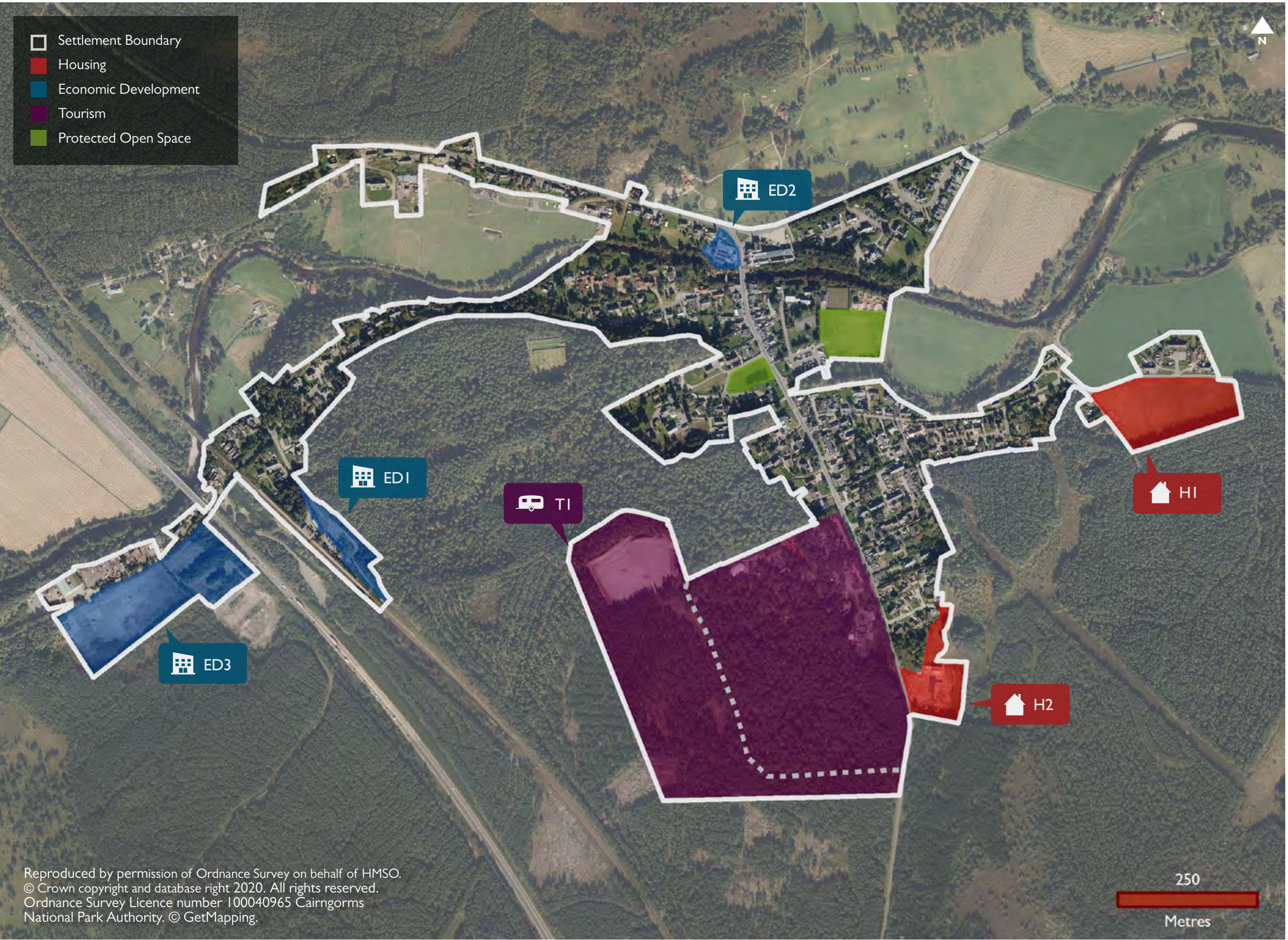
A water mains runs along the boundary of this site. Enhancement of the small watercourse running through the site is encouraged.



Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape.



- Settlement Boundary
- Housing
- Economic Development
- Tourism
- Protected Open Space



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CARR-BRIDGE

Carr-Bridge is a village in the north of the National Park located close to the A9 with good rail links. The village is home to one of the National Park's biggest attractions – Landmark Forest Adventure Park – which attracts many visitors to the area. The village also contains a range of other facilities including hotels, shops and a garage.

Settlement objectives



- Support and maintain local services in Carr-Bridge
- Support the delivery of housing that meets local needs, particularly affordable and mid-market housing
- Support proposals for business, tourism and recreation in the village
- Support proposals for the redevelopment of the Struan House Hotel for uses that benefit the community
- Support proposals for small business units
- Support proposals for safe active travel around the village and beyond to Aviemore
- Support opportunities that utilise the benefits of the A9 dualling for Carr-Bridge

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Increasing capacity at Carr-Bridge Primary School
- Increasing capacity at strategic community leisure facilities serving Carr-Bridge

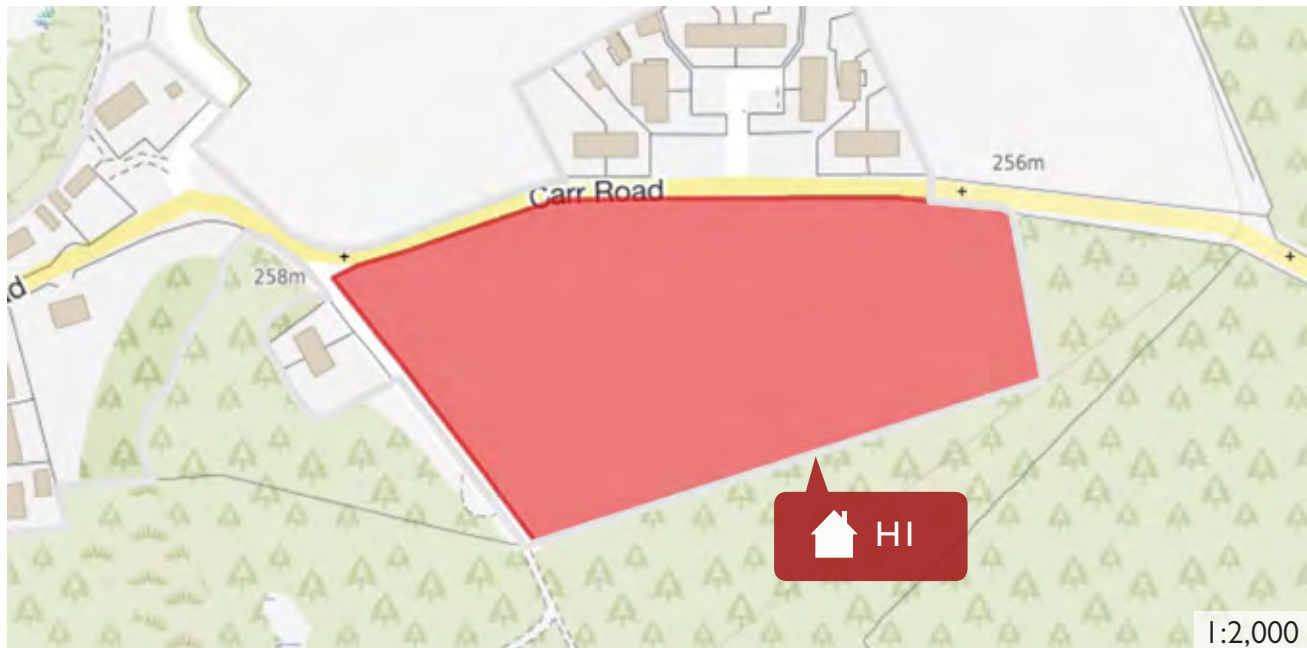
Other infrastructure considerations

- Waste Water Treatment Works capacity

PROPOSALS

 **HI: Carr Road | Allocated for Housing** 1.99ha
 Indicative Residential Capacity: 47 units

This site has capacity for 47 dwellings during the Plan period. The detail of any development proposals must take account of the woodland setting and should be designed in a way which promotes the highest standards of access, layout, building design and public realm.



A SuDS scheme must be provided for the site and should be integrated as part of the structural landscape framework for the development, designed to promote habitat enhancement. A Drainage Impact Assessment may be required to address surface water issues.



Carr Road is narrow and lacks space for a pedestrian sidewalk. Ensuring the inclusion of appropriate mitigation measures, such as traffic calming and the provision of a new footpath link to the primary school, to address the increased level of traffic will be a key requirement of any proposed development.



Development proposals should seek to protect and integrate with existing path networks. The development must include a comprehensive series of open spaces, all linked by the footpath and cycle network particularly to the woodland outwith its boundary and measures will be taken to ensure the protection of the adjacent woodland.





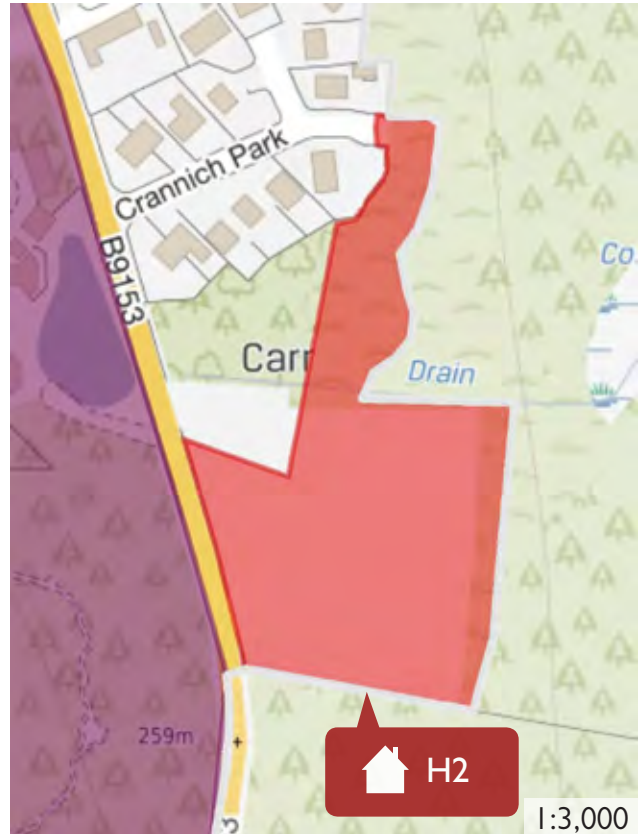
Open space should be provided to allow for peripheral planting to screen and frame views into and out of the site as well as a comprehensive tree structure across the whole area, including street and garden trees.

 H2: Crannich Park | Allocated for Housing
Indicative Residential Capacity: 23 units 1.2ha

This site has existing planning permission for 23 dwellings and will contribute towards meeting Carr-Bridge’s housing needs.



Should the existing permission be amended the following will be required:

-  A revised Flood Risk Assessment may be required. No development should take place below 256.5m AOD.
-  A National Vegetation Classification survey may be required to accompany any alternative development proposals.



 ED1: Land at Railway Station | Allocated for Economic Development 0.8ha

Land associated with the Railway Station and siding presents an opportunity for investment. Development should help promote Carr-Bridge as a tourist destination and help link the railway with the rest of the village.

-  A Drainage Impact Assessment will be required and should address surface water flooding issues.
-  Any new development will require to protect the adjacent ancient woodland.



ED2: Carr-Bridge Garage | Allocated for Economic Development 0.3ha

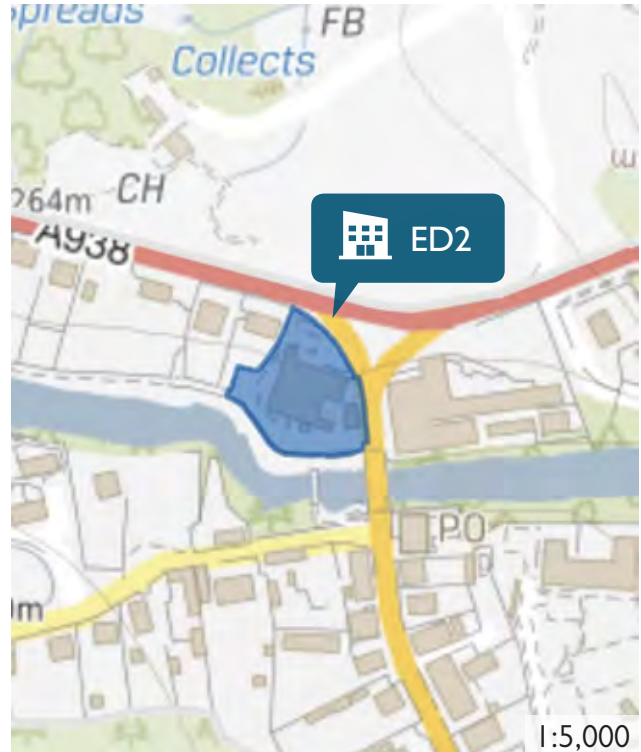
This site makes an important contribution to the local economy, and should be retained for economic development purposes.



Medium to High probability flood risk exists on part of the site. A Flood Risk Assessment will be required to identify the developable area for any alternative development proposals.



A sewer mains runs through this site.



ED3: Former Saw Mill | Allocated for Economic Development 3.7ha

Land that was formally occupied by a saw mill presents an opportunity for economic development in association with the upgrade of the A9. Given the site's historical use, there are potential contaminated land issues that will need to be addressed.



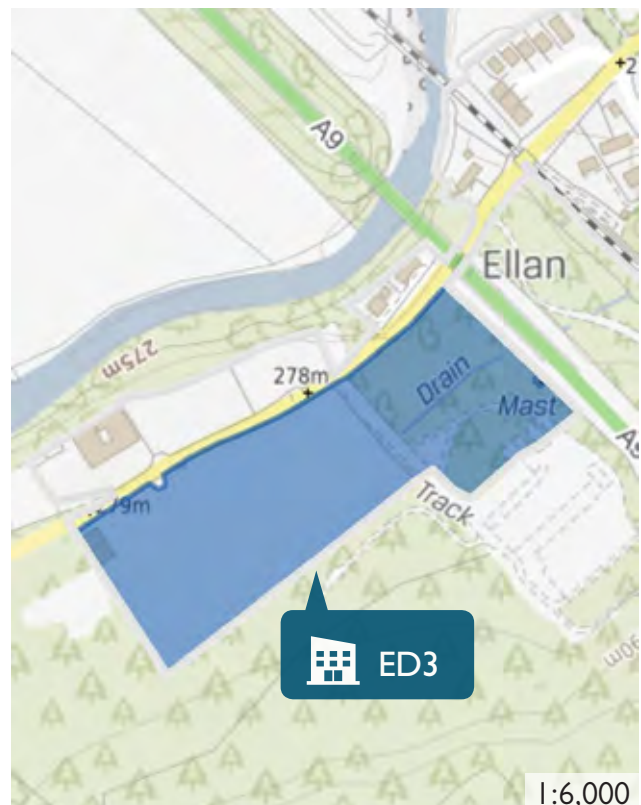
A small watercourse runs through the site. A Flood Risk Assessment or other supporting information may be required to identify the developable area.



A Phase I Habitat Survey and Invertebrates Survey will be required due to the possible presence of acid grassland and other significant species. Any new development will be required to protect the adjacent ancient woodland.



Enhancement of the small watercourse running through the site is encouraged.

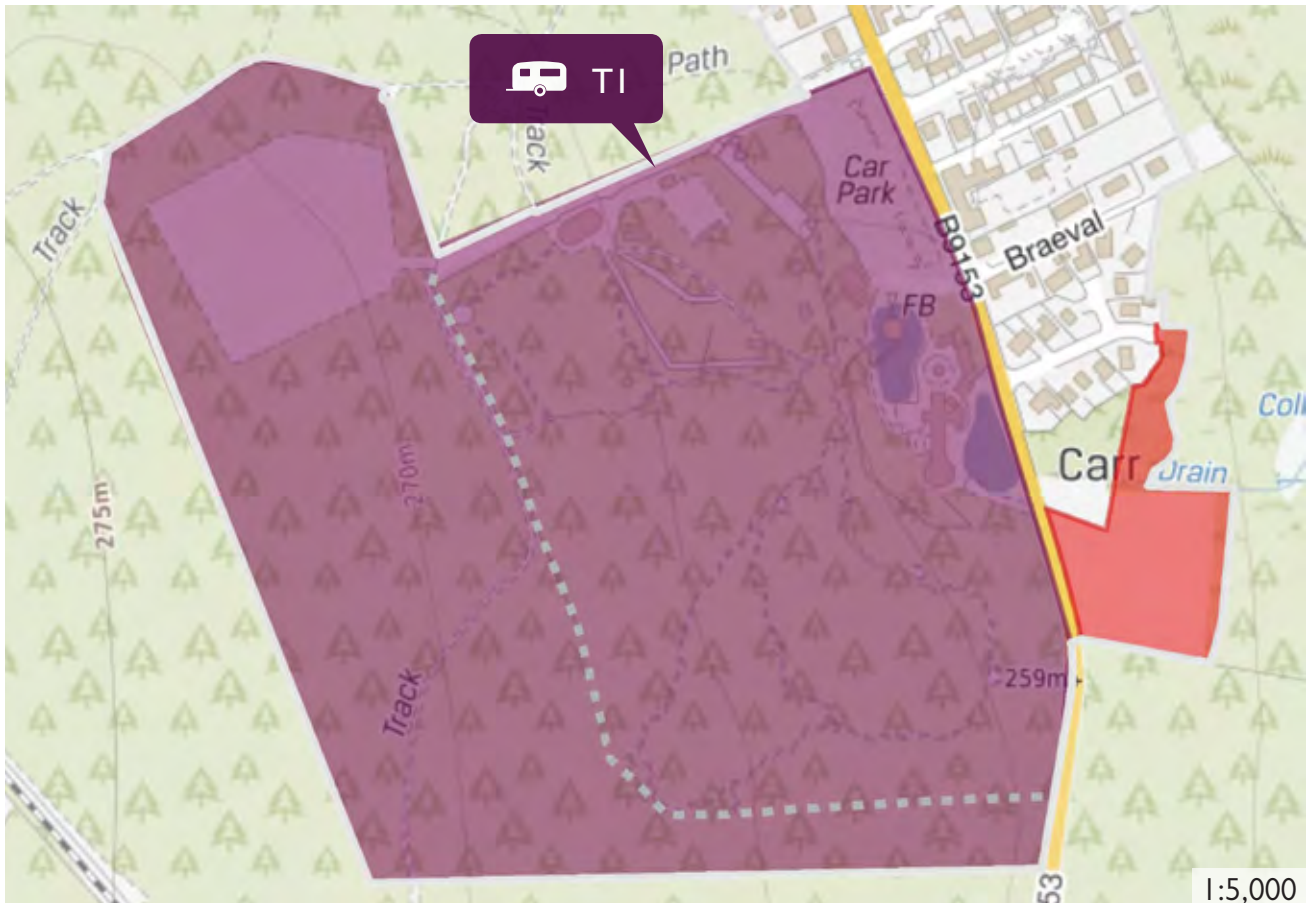




TI: Landmark Forest Adventure Park | Allocated for Tourism

45.2ha

The Landmark Forest Adventure Park plays an extremely important role in supporting the economy of both the settlement and the wider area, and appropriate proposals to enhance and expand this facility will be supported.



A Drainage Impact Assessment may be required to address surface water issues.



Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape. Development proposals should be designed to minimise the loss of existing woodland.



A National Vegetation Classification survey will be required to accompany and inform the design and layout of any future development proposals, particularly as this site is included within the ancient woodland inventory.



An existing core path runs through the western part of the site. Any development proposals that would result in the closure of this path will need to provide new/alternative path provision of equal or greater quality and amenity value.



- Settlement Boundary
- Housing
- Economic Development
- Protected Open Space

HI

H2

EDI

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50 Metres

CROMDALE

Cromdale is a small village that sits in the north of the National Park on the A95. It has a dispersed nature and is a largely residential village.

Settlement objectives



- Support the delivery of housing that meets local needs, particularly affordable housing
- Encourage the delivery of existing housing allocations
- Encourage appropriate economic growth that can support and improve the vitality of the village

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

Planning obligations


Contributions will be sought from any housing developments towards:

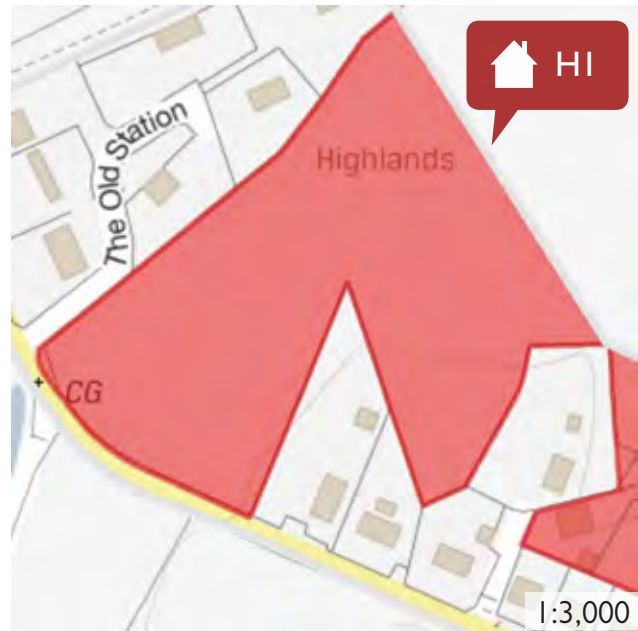
- Increasing capacity at strategic community leisure facilities serving Cromdale

PROPOSALS

 **H1: Kirk Road | Allocated for Housing** 1.7ha
Indicative Residential Capacity: 20 units


The site is allocated for 20 dwellings. Detailed proposals must take account of the setting of the village and should be designed in a way that promotes high standards of access, layout, building design and open space.

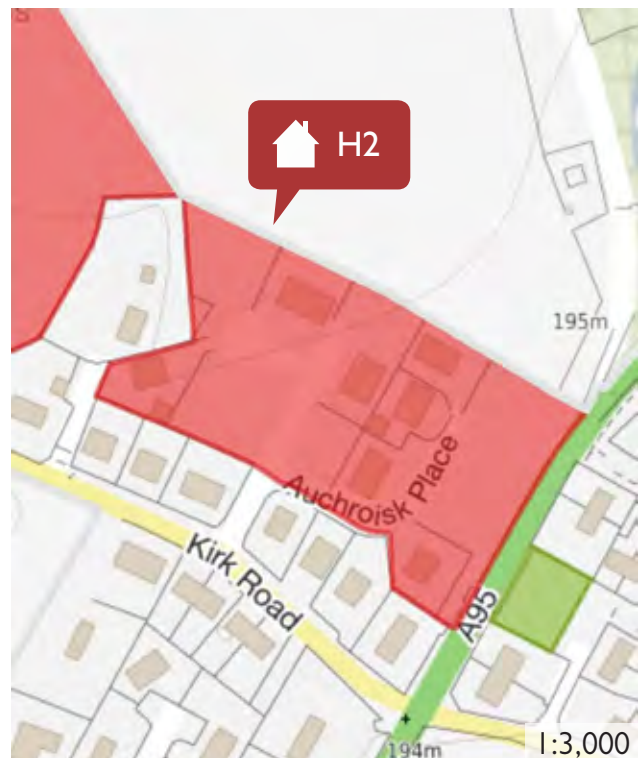
-  A Drainage Impact Assessment is required. A Water Impact Assessment or Flow and Pressure tests may be required. A water main runs through this site.



 **H2: Auchroisk Park | Allocated for Housing** 1.2ha
Indicative Residential Capacity: 22 units

The site has planning permission in principle for 22 units, some of which have been completed. The remainder of the houses are being delivered on a plot-by-plot basis, with detailed planning permission required for each plot.

-  Depending on the size of proposed development, further investigations such as Drainage Impact Assessment, a Water Impact Assessment and Flow and Pressure tests may be required. Sewer and water mains run through this site.





ED I: Rosebank Cottage and surrounding land |
Allocated for Economic Development

0.3ha

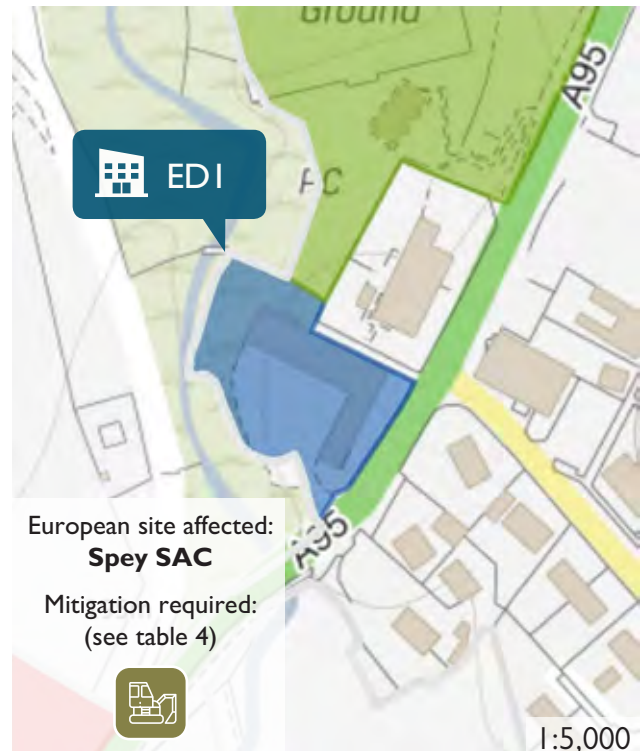
A small site at Rosebank Cottage has some potential to provide for economic development in the village. Any proposals must ensure that issues regarding contamination and access are adequately addressed.



Medium to High probability flood risk exists adjacent to the site. A Flood Risk Assessment will be required to identify the developable area for any further development proposals.



A Drainage Impact Assessment is required. A Water Impact Assessment or Flow and Pressure tests may be required.



- Settlement Boundary
- Housing
- Economic Development
- Protected Open Space



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100 Metres

DULNAIN BRIDGE

Dulnain Bridge is a small village situated to the west of Grantown-on-Spey. The village has a garage, post office and community hall and is well served for its size. Some growth is necessary to sustain the village and future development should complement the sensitive woodland setting of the village, enhance its character and support tourism.

Settlement objectives



- Support the delivery of housing that meets local needs, particularly affordable housing
- Support proposals to enhance and diversify the local economy and the role of tourism
- Support proposals for safe active travel around Dulnain Bridge and beyond, including to Grantown-on-Spey and Carr-Bridge

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

Planning obligations


Contributions will be sought from any housing developments towards:


- Increasing capacity at strategic community leisure facilities serving Dulnain Bridge

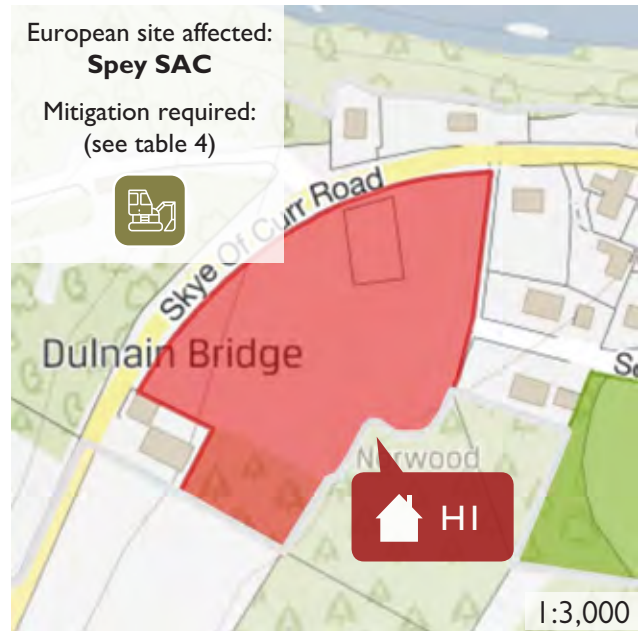
PROPOSALS

 **H1: Land west of Play Area | Allocated for Housing** 0.9ha
 Indicative Residential Capacity: 20 units

The land west of the playing area is suitable for approximately 20 units.


 A Drainage Impact Assessment is required. A Water Impact Assessment or Flow and Pressure tests may be required. A sewer main runs through the site.


 The site layout should aim to retain and protect the existing mature trees within the site, and to safeguard the adjacent woodland.




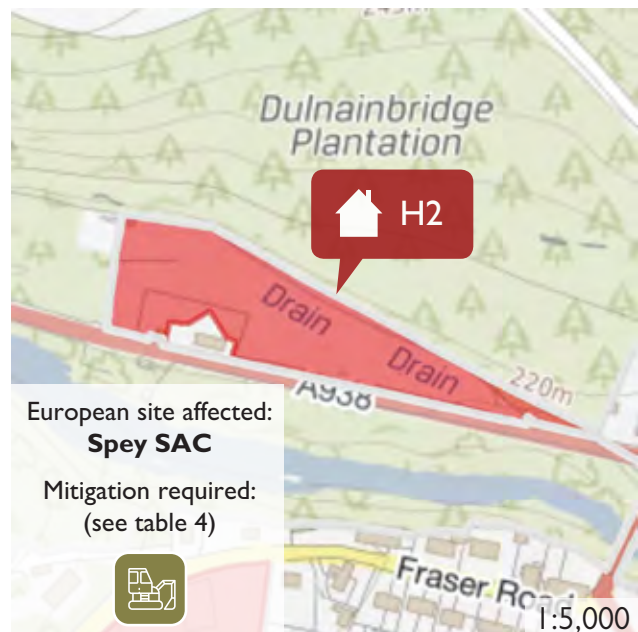
 **H2: Land adjacent to A938 | Allocated for Housing** 1.3ha
 Indicative Residential Capacity: 20 units

The site currently benefits from an existing permission for 10 dwellings, however there are opportunities to increase the number of units to 20.

 Medium to High probability flood risk adjacent to the site. A Flood Risk Assessment or other supporting information will be required to inform the site layout.

 A Water Impact Assessment or Flow and Pressure test may be required. A sewer main runs through the site.

 The site layout should aim to retain and protect existing trees within and adjoining the site.





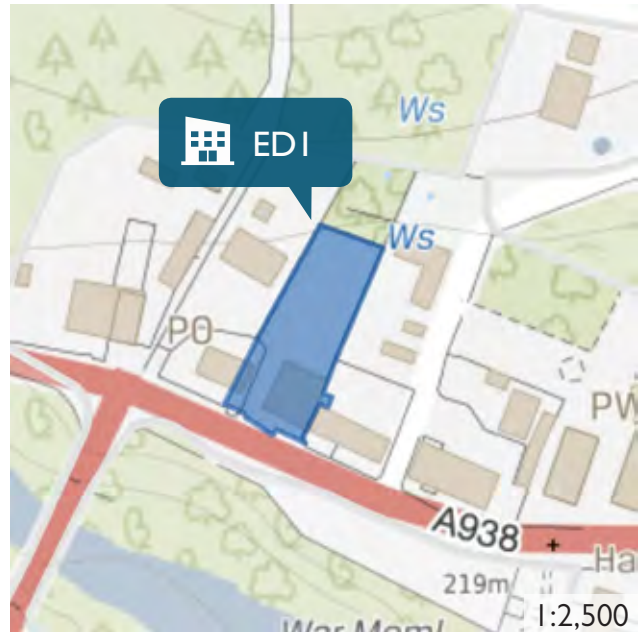
EDI: Dulnain Garage | Allocated for Economic Development

0.1ha

The existing commercial business operating on the site provides an important contribution to the local economy and should be supported and retained.



A Drainage Impact Assessment is required for any future development proposals and should address surface water flooding. A Water Impact Assessment or Flow and Pressure tests may be required.



KINCRAIG

Kincraig is a small community located between Aviemore and Kingussie. There are a number of surrounding visitor attractions and employers which support the village.

Settlement objectives



- Support proposals to increase the attraction of Kincraig for tourism and recreation
- Support proposals for small-scale business development
- Support the delivery of housing to meet local needs, particularly affordable housing

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Kincraig



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PROPOSALS

 **HI: Opposite School | Allocated for Housing** 5.1ha
Indicative Residential Capacity: 40 units

The site is allocated for up to 40 dwellings. Development of the site will need to incorporate the wetland area towards the south of the site into a SuDS feature.



A small watercourse runs along the western boundary and this is culverted at the south of the site. A Flood Risk Assessment or other supporting information will be required to establish the developable area.

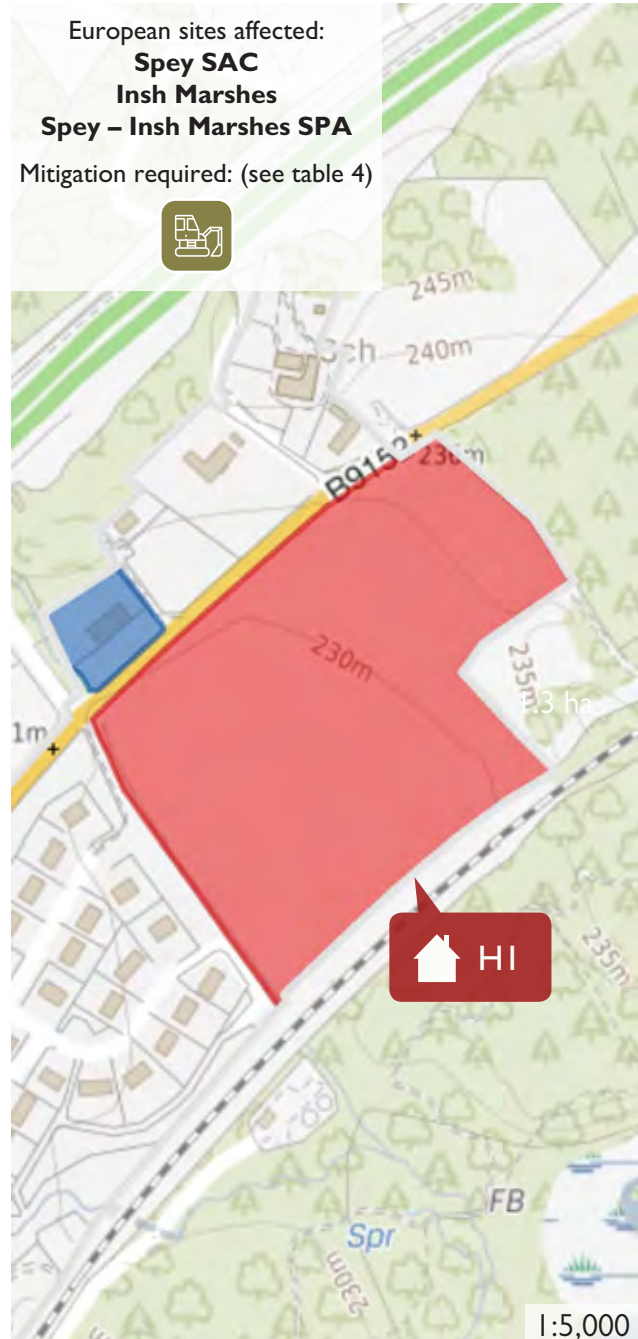


Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape.



A Drainage Impact Assessment is required and will need to address existing surface water issues.

Depending on the size of proposed development, further investigations such as Water Impact Assessment or Flow and Pressure tests will be required. Enhancement of the small watercourse running adjacent to the site, which has been historically straightened, is encouraged.





EDI: Baldow Smiddy | Allocated for Economic Development

0.3ha

The site currently is used for the premises of an established garage business. The site should be protected for economic development uses. Any further development on the site would require:

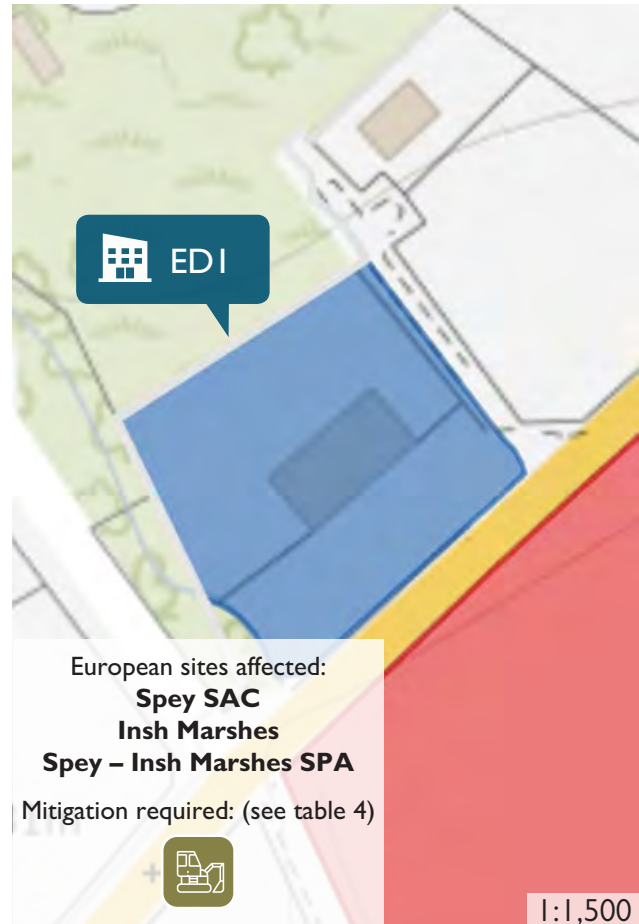


A small culverted watercourse lies adjacent to the site which may present a flood risk. A Flood Risk Assessment or other supporting information may be required depending on proposed use and site layout.



Further investigations such as a Drainage Impact Assessment, Water Impact Assessment or Flow and Pressure tests may be required.

Enhancement of the small watercourse running adjacent to the site, which has been historically straightened, is encouraged.





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NETHY BRIDGE

Nethy Bridge is a small woodland village and is an attractive destination for visitors. The village has a good range of community facilities and an extensive local path network.

Settlement objectives



- Support the delivery of housing that meets local needs, particularly affordable housing
- Support proposals for small-scale business development
- To increase and enhance flood management and resilience

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Increasing capacity at strategic community leisure facilities serving Nethy Bridge

PROPOSALS

 **HI: Lettoch Road | Allocated for Housing** 1ha
 Indicative Residential Capacity: 20 units

The site has capacity for 20 dwellings. The detail of any development proposals must take account of and seek to complement the nature of the woodland opposite, views towards the Cairngorms, and the nature of nearby development. Semi-detached and terraced dwellings, in a similar pattern to Lynstock Crescent, are desirable.



Medium to High probability flood risk exists adjacent to site. A Flood Risk Assessment or other supporting information may be required to determine the developable area.

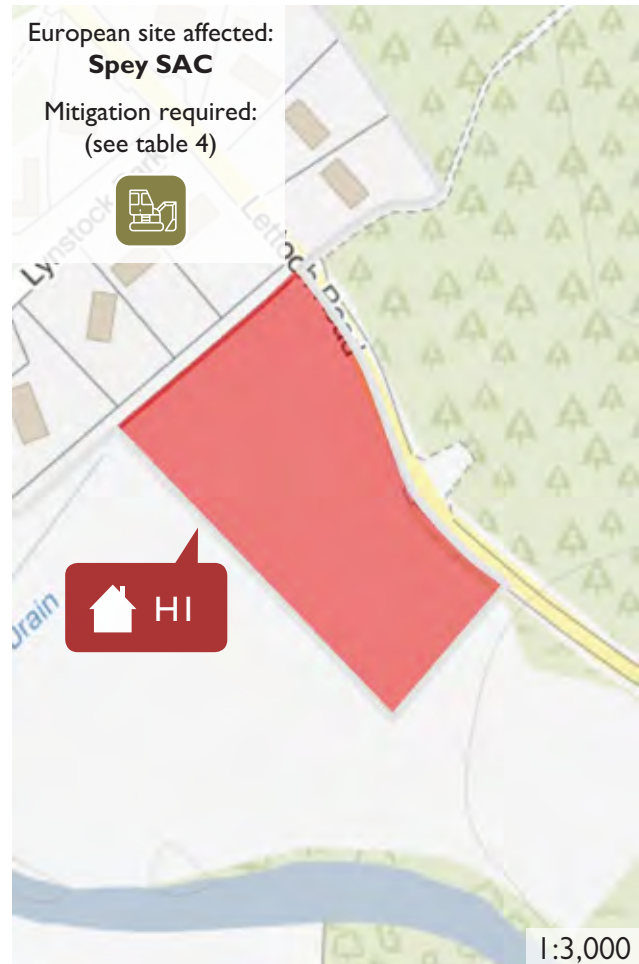


The site will need to take account of and respond to the wider landscape context, particularly views towards the Cairngorm plateau.

A National Vegetation Classification survey, protected species survey and fungi survey will be required to accompany and inform the design and layout of any future development proposals.



Water infrastructure runs through this site.





H2: Land at Lynstock Crescent | Allocated for Housing
Indicative Residential Capacity: 4 units

0.5 ha

The site has capacity for 4 dwellings which are to meet the definition of affordable housing. Part of the site is affected by the Medium probability flood risk zone and therefore development will need to take account of this. The non-developable part of the site may accommodate landscaping.



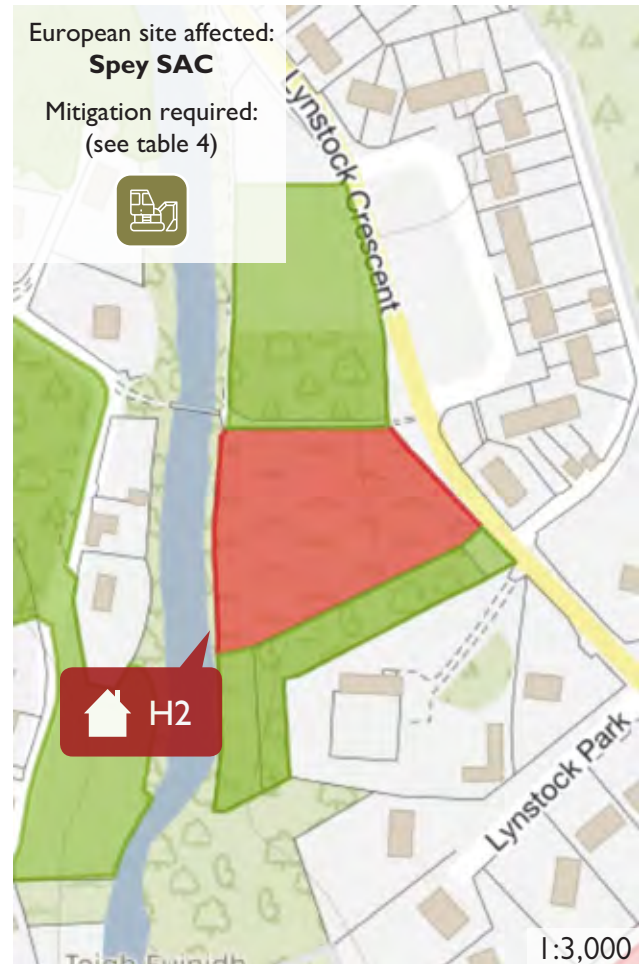
Medium to High probability flood risk exists in the lower half of the site. A Flood Risk Assessment or other supporting information will be required to determine the developable area.



Water infrastructure runs through this site.



A Construction Environmental Management Plan will be required.



TOMINTOUL

Tomintoul is a planned village and is located in a remote part of Moray. It has a number of small businesses and is an important service centre for a number of outlying settlements. The community has an active Development Trust, and the Tomintoul and Glenlivet Landscape Partnership have also recently undertaken a number of projects to support and enhance aspects of the natural and cultural heritage of the area.

Settlement objectives



- Maintain local services
- Support the provision of housing that meets the needs of the local community
- Deliver development to support the community and local economy
- Ensure Tomintoul's distinctive built heritage is preserved and enhanced
- Ensure new development preserves Tomintoul's International Dark Sky Park status

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Demand-responsive transport services



- Settlement Boundary
- Housing
- Economic Development
- Tourism
- Protected Open Space

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200
Metres

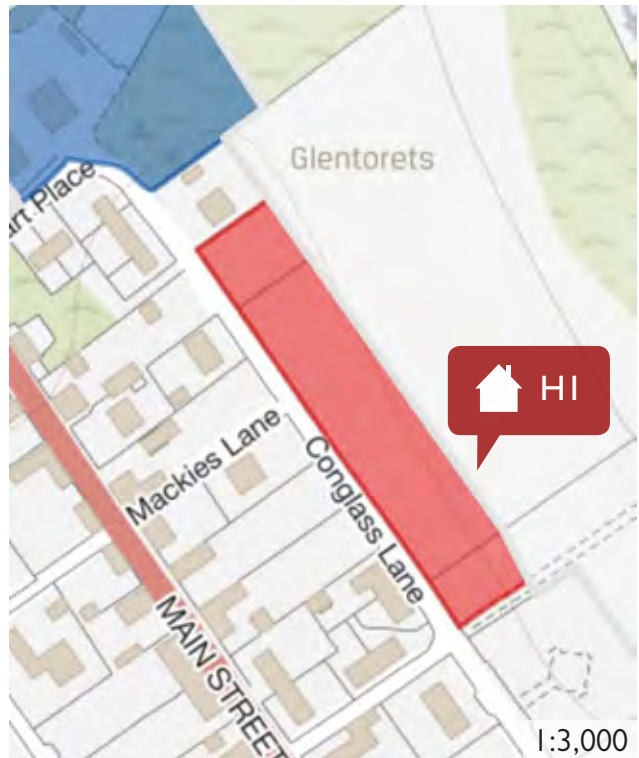
PROPOSALS

 **H1: Conglass Lane | Allocated for Housing** 0.5ha
Indicative Residential Capacity: 8 units

The site has capacity for around 8 units. These should be designed to reflect the built form of Tomintoul and must take account of the sensitive setting of the village.



A Drainage Impact Assessment is required. A Water Impact Assessment or Flow and Pressure tests may be required.



 **H2: Lecht Drive | Allocated for Housing** 1.1ha
Indicative Residential Capacity: 8 units

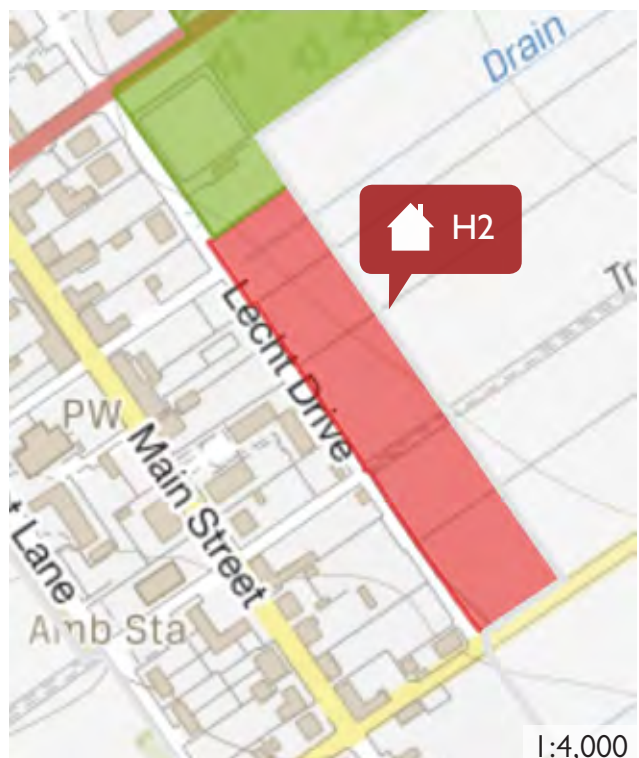
The site has capacity for around 8 units. These should be designed to reflect the built form of Tomintoul and must take account of the sensitive setting of the village.



A small watercourse runs adjacent to the site. A Flood Risk Assessment or other supporting information will be required to determine the developable area.



A Drainage Impact Assessment is required. A Water Impact Assessment or Flow and Pressure tests may be required.





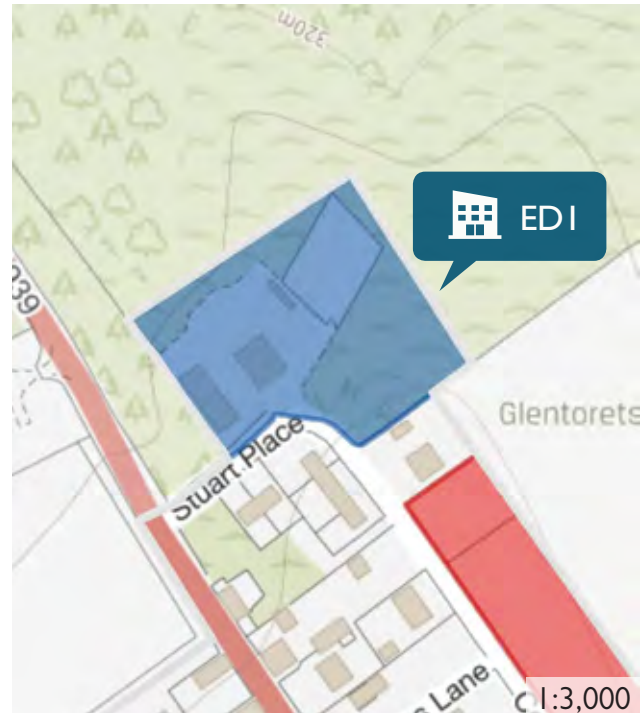
ED1: Garage to North East | Allocated for Economic Development

0.7ha

The site should be retained as an important contributor to the economy of the village. Proposals for the appropriate expansion of business and enhancement of the site will be supported.



Depending on the size of proposed development, further investigations such as a Drainage Impact Assessment will be required. A Water Impact Assessment or Flow and Pressure tests may be required. There is an existing combined sewer running through the site.



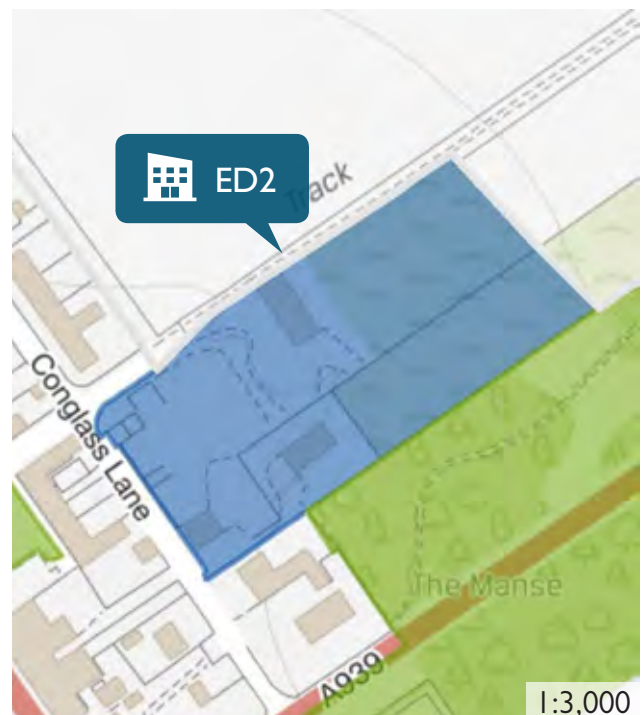
ED2: Land by A939 | Allocated for Economic Development

1.2ha

The site should be retained as an important contributor to the village. Proposals for appropriate expansion of business and enhancement of the site will be supported.



Depending on the size of proposed development, further investigations such as a Drainage Impact Assessment will be required. A Water Impact Assessment or Flow and Pressure tests may be required. Water infrastructure runs through this site.

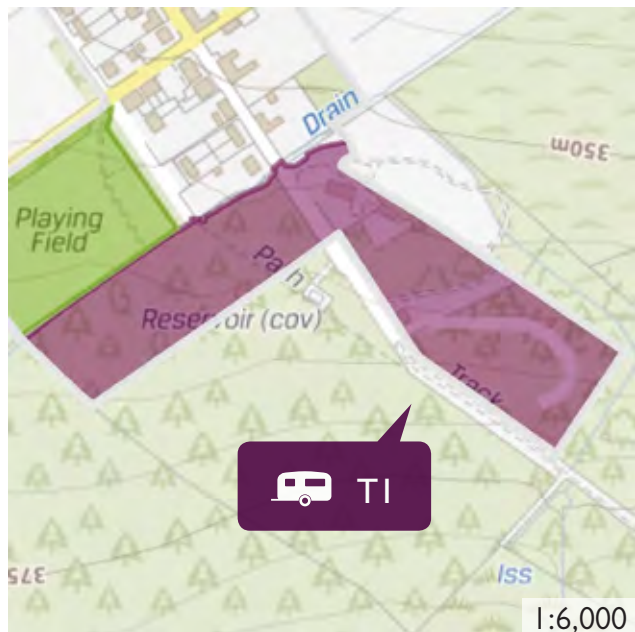


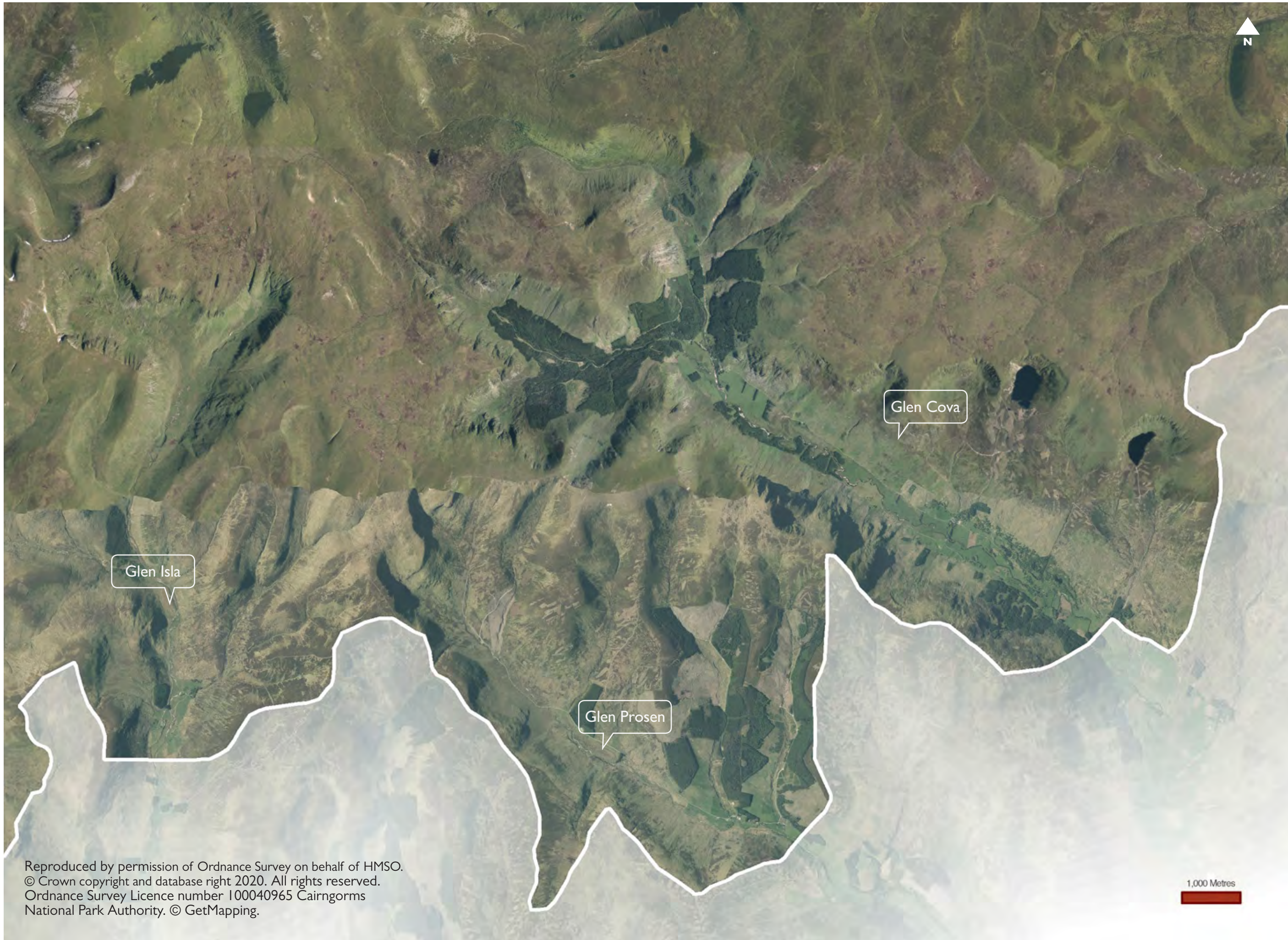
 TI: Land to the South West | Allocated for Tourism 2.3ha

The site incorporates an established pod camping site and adventure playground. Any future development on the site must be for tourism uses and compatible with the existing operational business.



Owing to the presence of a small watercourse adjacent to the site, a Flood Risk Assessment or other supporting information will be required to support proposals for any further development.





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ANGUS GLENS

The Angus part of the National Park covers the isolated upper parts of the Angus Glens comprising a dispersed rural community. The Angus Glens cover an extensive area; however, the small population (and therefore most development) is focused within Glen Clova.

With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Settlement objectives



- Support development that reflects and respects the dispersed nature of the Angus Glens
- Support appropriate economic growth which supports a thriving community
- Support small-scale organic growth through the Local Development Plan's housing policy

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing



A9

Land outwith National Park Boundary

100 Metres

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BRUAR & PITAGOWAN

Bruar and Pitagowan are small communities which lie four miles to the north of Blair Atholl. They rely on tourism and the House of Bruar to support their economy. With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Settlement objectives



- Support the strategically important development at the House of Bruar and ensure it benefits the local community
- Support small-scale organic growth through the Local Development Plan's housing policy
- Support proposals for safe active travel around the village and to surrounding settlements

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing



Community

A9

CI

100
Metres

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CALVINE

Calvine lies to the north of Blair Atholl and is bound by the A9 to the north and railway to the south. It is a small community focused on tourism. With no defined settlement boundary, development here should be of a small-scale, organic nature designed to meet local need.

Settlement objectives



- Support small-scale organic growth through the Local Development Plan's housing policy
- Support small-scale economic growth that supports the local community
- Support proposals for safe active travel around the village and to surrounding settlements
- Support opportunities that utilise the benefits of the A9 dualling for Calvine

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

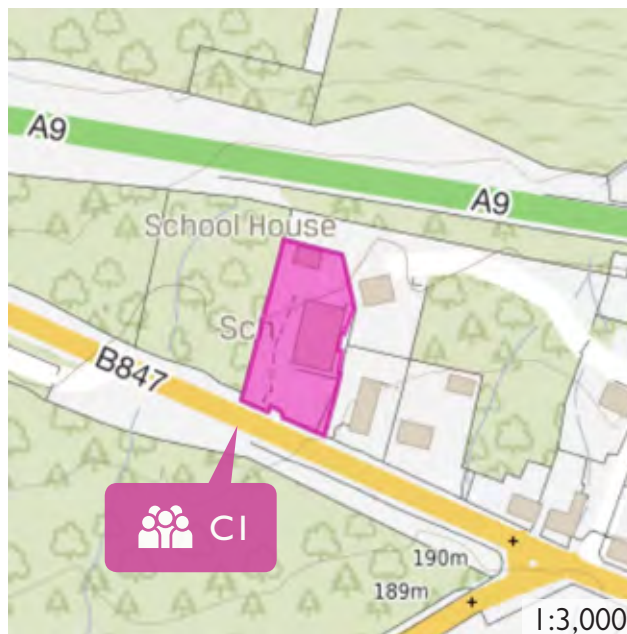
PROPOSALS



CI: Old School | Allocated for Community Uses

0.2ha

The site of the former school provides an opportunity for development within Calvine that can benefit the community. Possible uses may include affordable and open market housing, employment, recreation and tourism.



DALWHINNIE

Dalwhinnie is a small settlement at the southern end of Badenoch. The village has a well-known distillery which is an important tourist attraction and local employer. The local economy is land-based and opportunities for new tourism and economic development should be encouraged. Dalwhinnie has fragile facilities and future housing is needed to support these and to sustain a stable population.

Settlement objectives



- Diversify the local economy
- Support proposals to improve tourism
- Support the delivery of housing
- Increase and enhance flood management and resilience
- Support proposals for business development, growth and diversification
- Support opportunities that utilise the benefits of the A9 dualling for Dalwhinnie

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Dalwhinnie

- Settlement Boundary
- Housing
- Economic Development

Land outwith National Park Boundary



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200
Metres

PROPOSALS

 **HI: Land by Garage | Allocated for Housing** 0.5ha
 Indicative Residential Capacity: 6 units

The site is allocated for up to 6 dwellings.



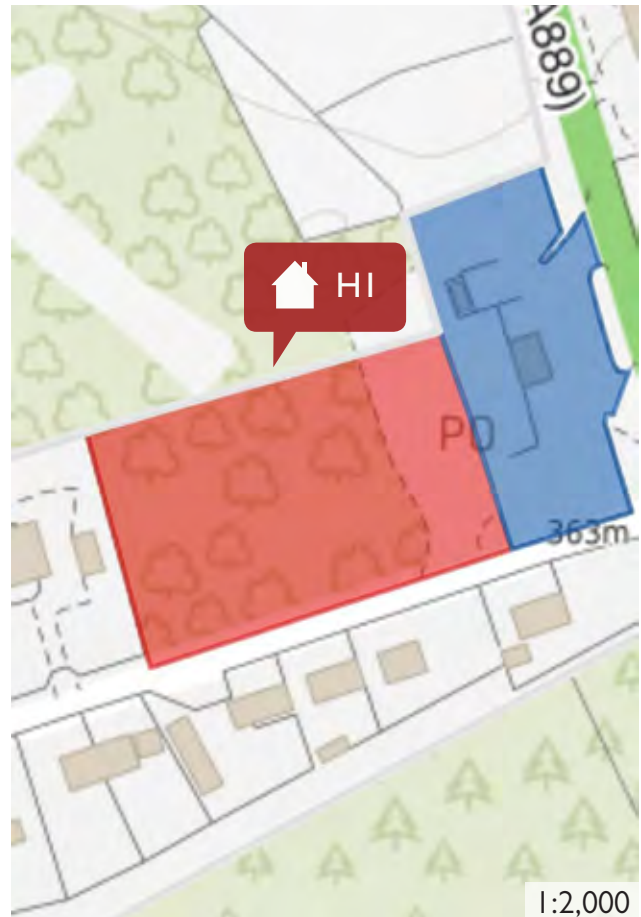
Medium to High probability flood risk area adjacent to the site. A Flood Risk Assessment or other supporting information will be required to determine the developable area.



Landscaping and structure planting will be needed to ensure integration of the development with the surrounding landscape.



Further investigations such as Water Impact Assessment or Flow and Pressure tests may be required. No waste water network within vicinity of site. Any installation of a connection from the site to the public sewers is the responsibility of the developer.



 **EDI: Garage Site | Allocated for Economic Development** 0.3ha

The site is an existing petrol filling station with some capacity for further development. Any future development on the site must be for economic development.

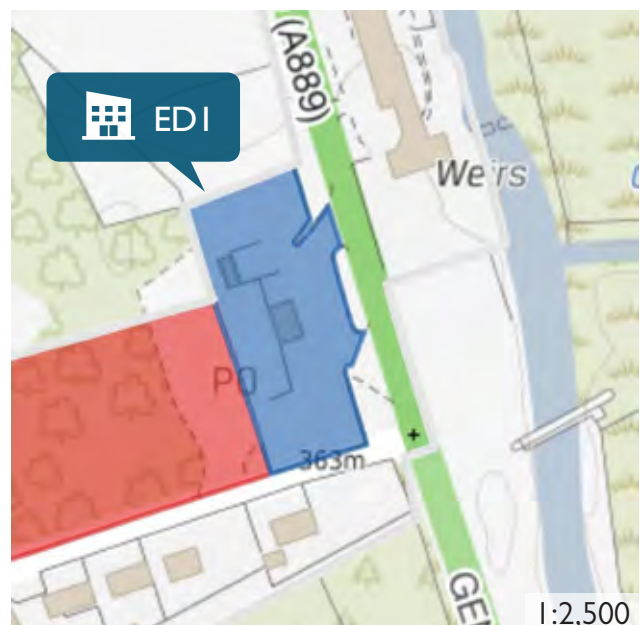
For any further development on the site:



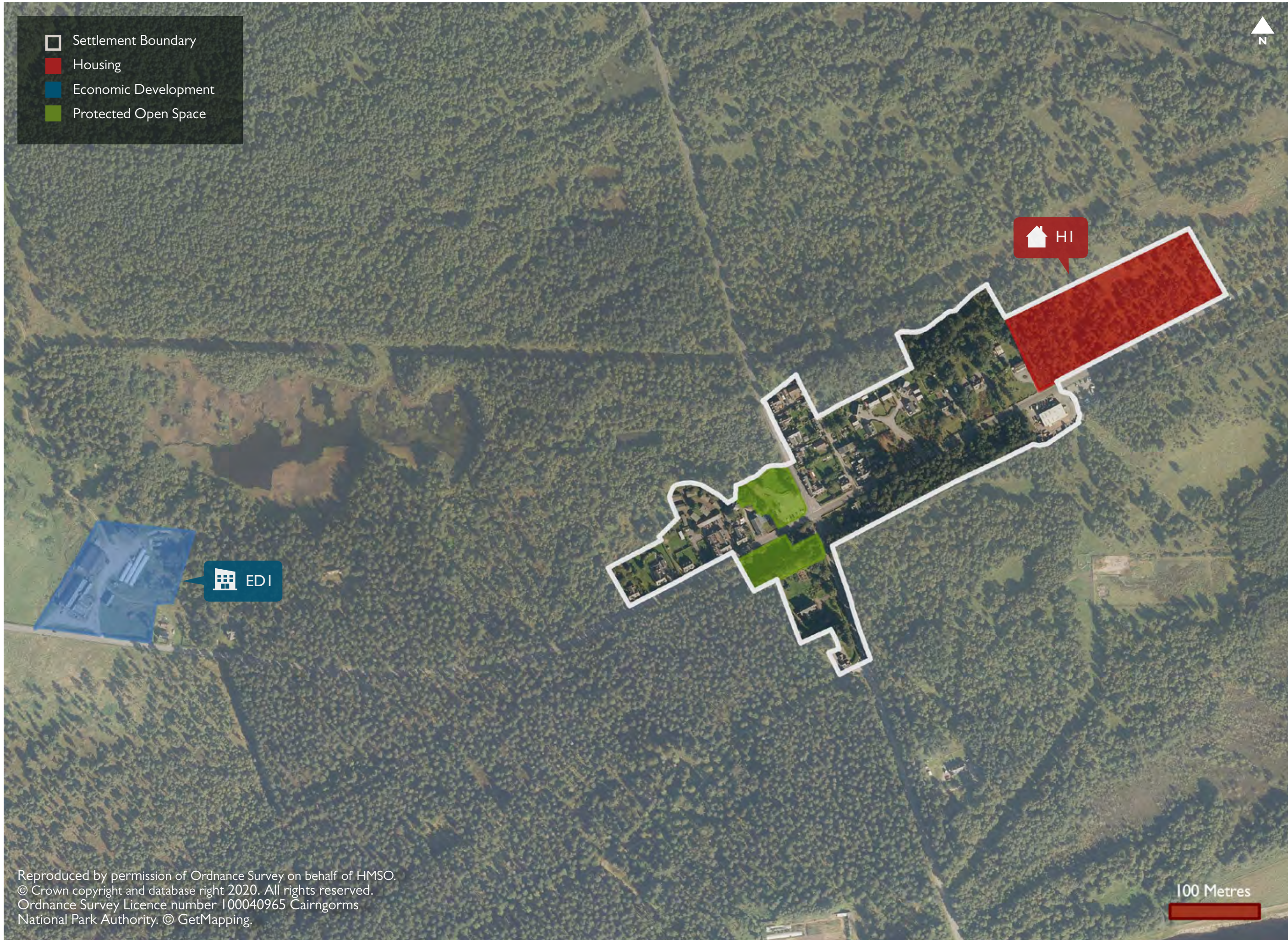
Medium to High probability flood risk area adjacent to the site. A Flood Assessment or other supporting information will be required to determine the developable area.



Site is in close proximity to Waste Water Treatment Works and appropriate stand-off distances will be required to mitigate any noise impacts. This may impact on developable area.



- Settlement Boundary
- Housing
- Economic Development
- Protected Open Space



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100 Metres

DINNET

Dinnet is a small historic settlement in Deeside which forms an eastern gateway to the National Park. The village has a hotel and garage.

Settlement objectives



- Support the role of Dinnet as a key gateway into the National Park
- Support the delivery of housing that meets local needs, particularly affordable housing
- Support proposals for small-scale business development

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Aboyne Primary School
- Aboyne Medical Practice

PROPOSALS

 **HI: Land to East | Allocated for Housing** 2ha
 Indicative Residential Capacity: 15 units

The site is allocated for 15 dwellings. The site lies to the east of the village on the A93 and provides an opportunity for housing to meet local needs.



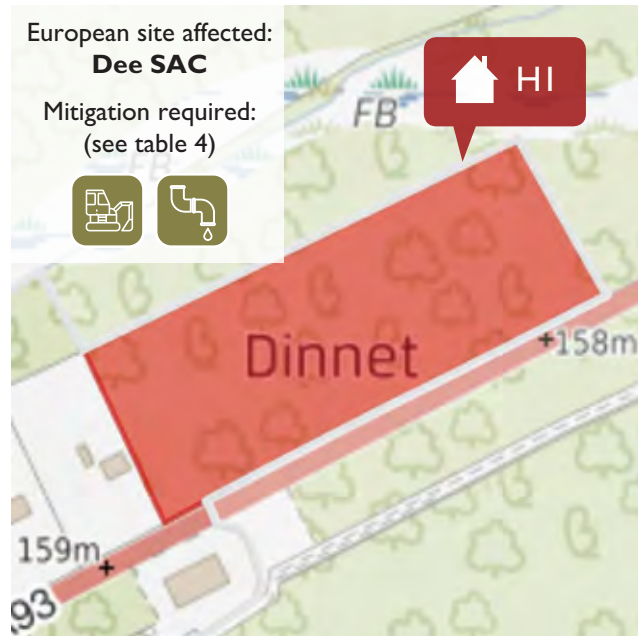
Medium to High probability flood risk adjacent to the site. A Flood Risk Assessment or other supporting information will be required to determine the developable area.



Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape.



A Drainage Impact Assessment will be required. A Water Impact Assessment and Flow and Pressure tests may also be required.



1:4,000

 **EDI: Former Steading | Allocated for Economic Development** 1.5ha

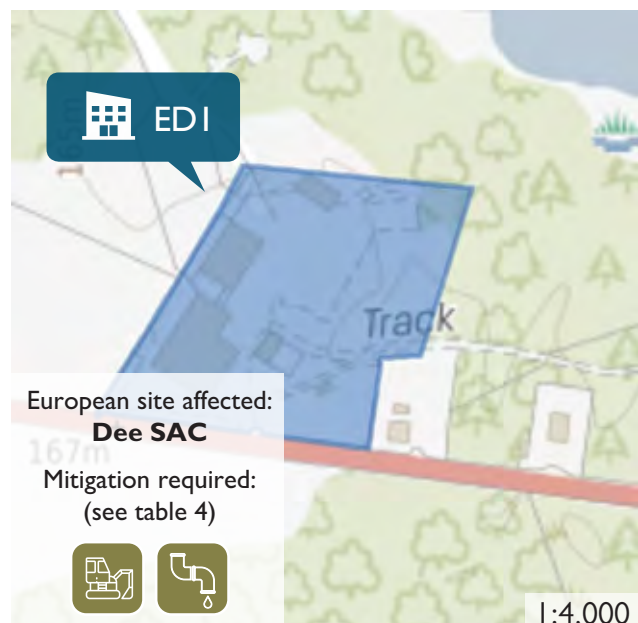
The site is a former farm which is now redundant. The site provides an opportunity for economic development uses.



Medium to High probability flood risk adjacent to the site. A Flood Risk Assessment or other supporting information will be required to determine the developable area.



This site is located a considerable distance from the public waste water network. The installation of a network from the site to the public sewers must be funded and carried out by the developer.



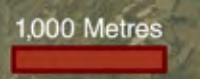
1:4,000



Glenlivet Distillery

1:10,000

Land outwith National Park Boundary



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GLENLIVET

Glenlivet is a small dispersed community located within the north of the National Park. It has an economy based on tourism and the whisky industry. With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Settlement objectives



- Facilitate appropriate economic growth that supports the local community
- Support small-scale organic growth through the Local Development Plan's housing policy
- Ensure new development preserves Glenlivet's International Dark Sky Park status

Developer obligations



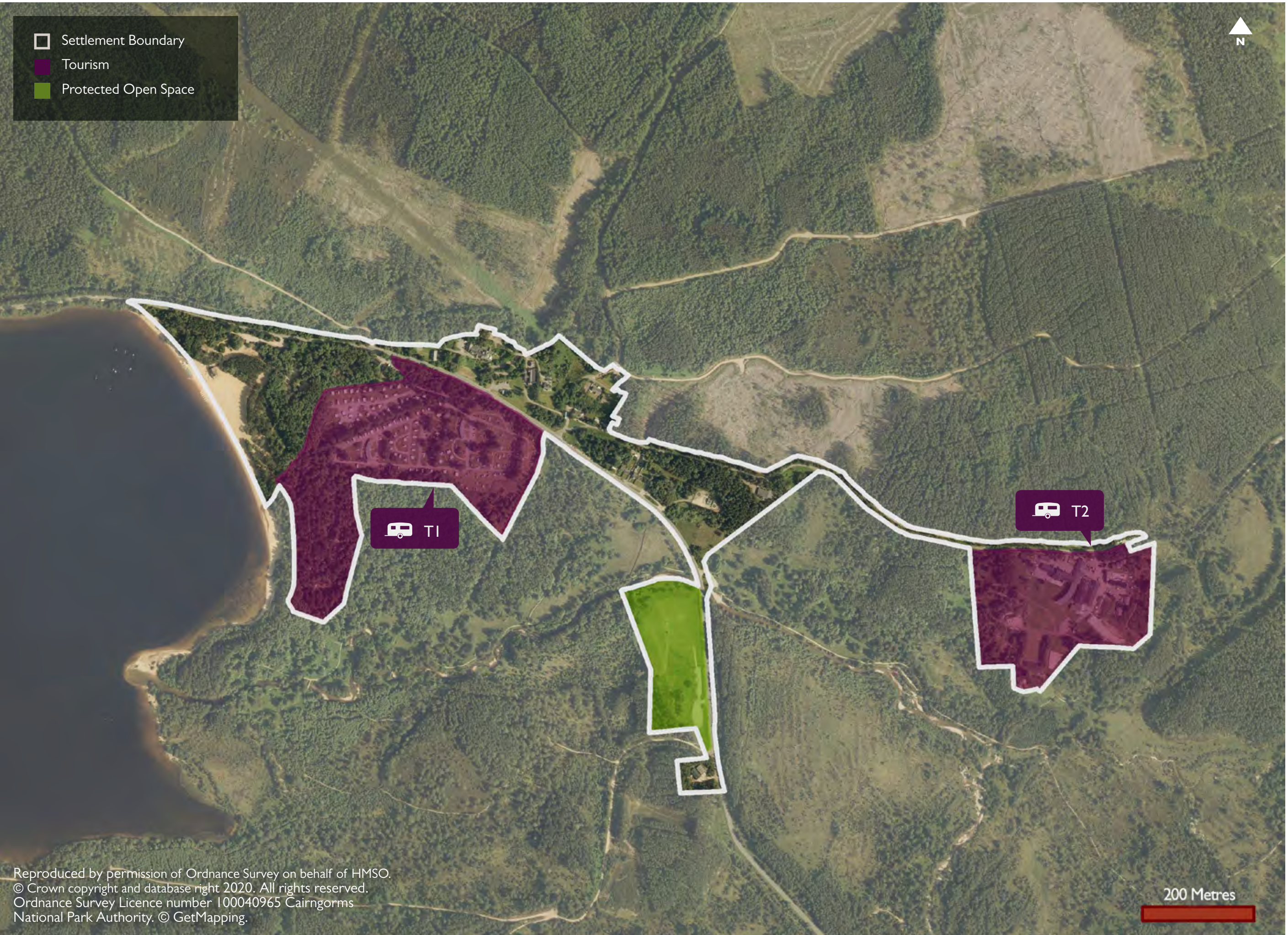
Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Demand-responsive transport services



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GLENMORE

Glenmore is a popular tourist destination within the National Park, on the edge of Loch Morlich. It is a focus for outdoor activities in the surrounding woodlands and mountains.

Settlement objectives



- Enhance the visitor experience in Glenmore and its surroundings, supporting the strategic role Glenmore plays in the tourism economy
- Facilitate appropriate economic growth that supports a thriving community including a year-round economy

Developer obligations



Affordable housing


All housing developments should include 25% affordable housing

Planning obligations

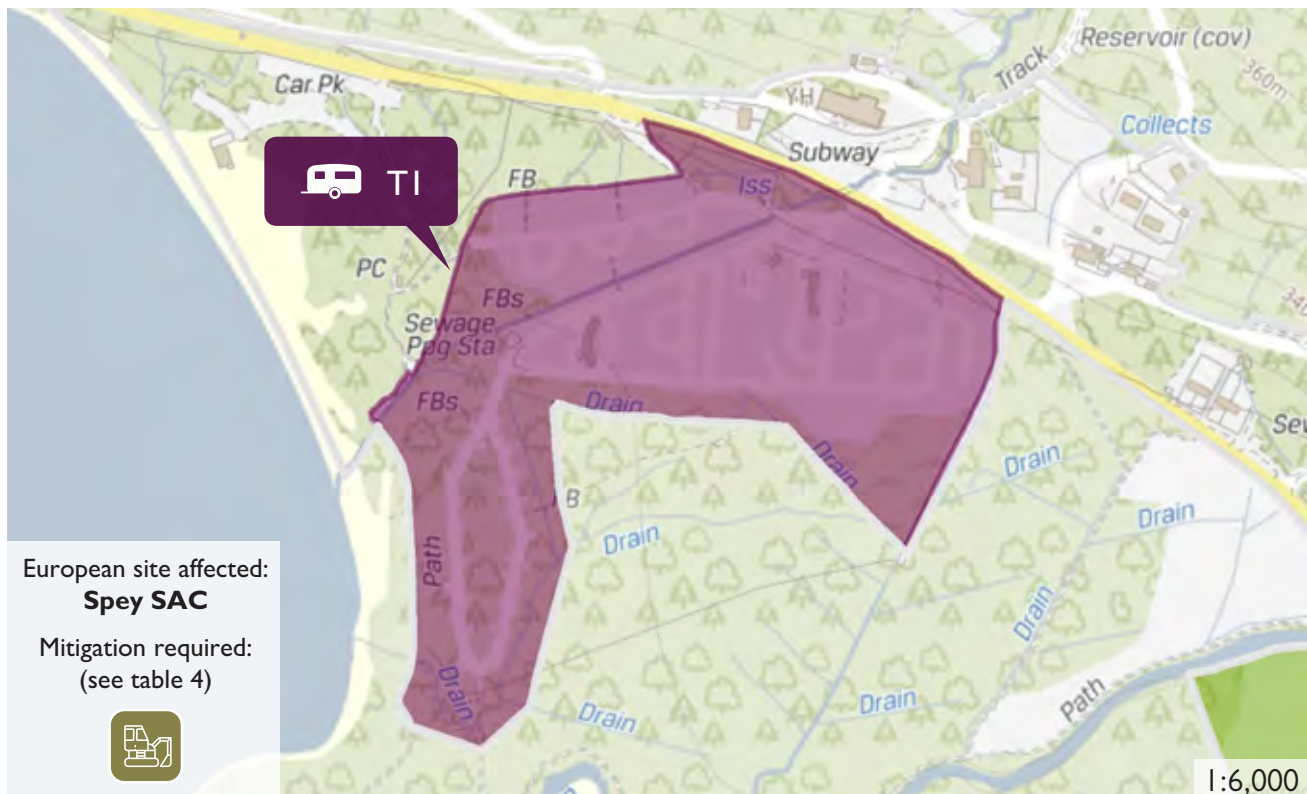
Contributions will be sought from any housing developments towards:

- Increasing Primary School capacity in Aviemore
- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Glenmore

PROPOSALS

 TI: Camping site | Allocated for Tourism 10.4ha

The site is currently in operation as a popular camping site near Loch Morlich. The site is an established business continuing to support the provision of tourism accommodation and should be protected from adverse development. Any future development on the site must be for tourism uses and compatible with the existing operational business.



Any further development on the site will require:



Medium to High probability flood risk in part of the site. A Flood Risk Assessment will be required to inform the developable area.



Development proposals should seek to protect and integrate with existing path networks on the edge of and around the site.



Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and to protect the ancient or native woodland.



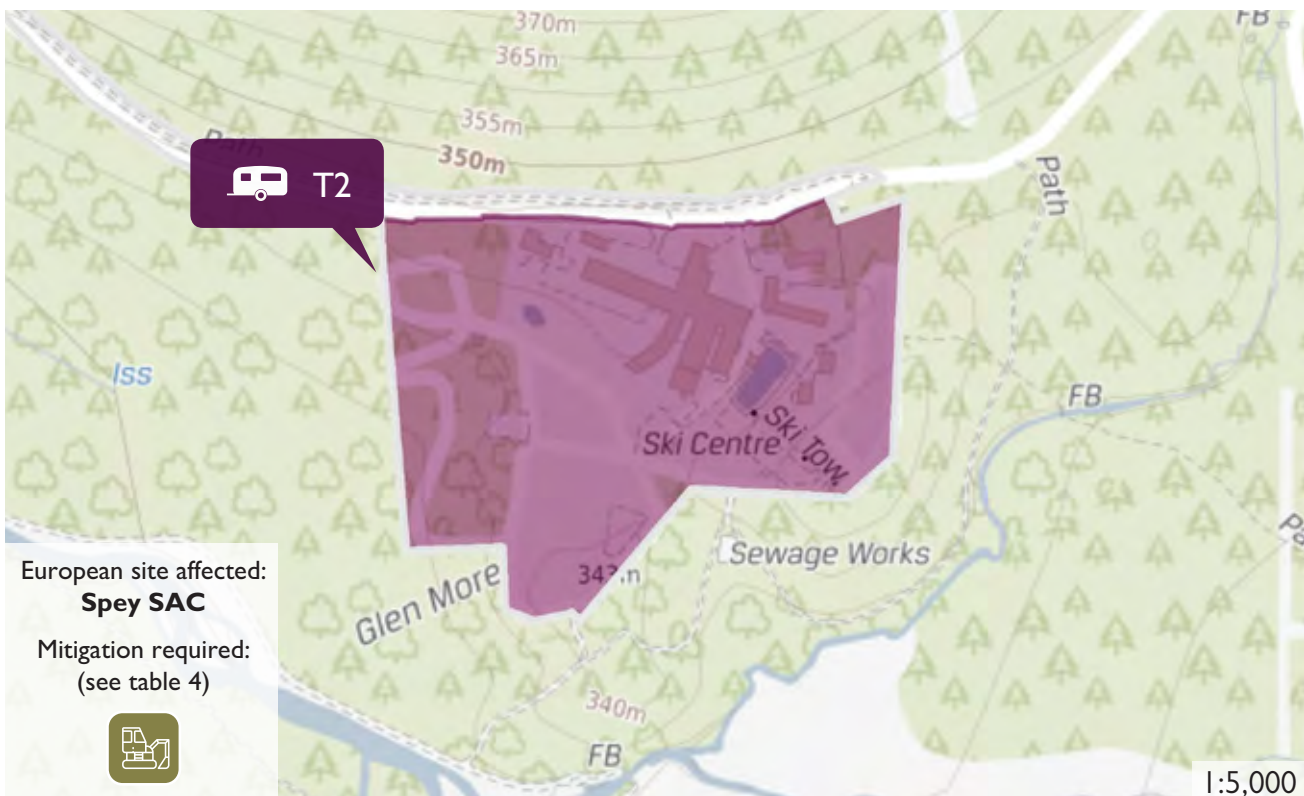
This site is situated in close proximity to a wastewater treatment works. There is strategic sewerage infrastructure running through this site. Enhancement of the small watercourses running through the site is encouraged.

Where appropriate, enhancement opportunities will be supported, subject to a satisfactory outcome of the Habitat Regulation Appraisal.

 T2: Glenmore Lodge | Allocated for Tourism

6.3ha

Glenmore Lodge is the National Centre for Outdoor and Adventure sports. It is an established business which supports the provision of tourism accommodation, residential training opportunities and events for the adventure sports sector. These established uses should be protected from adverse development, and any future development must be compatible with the existing operational business.



Any further development on the site will require:

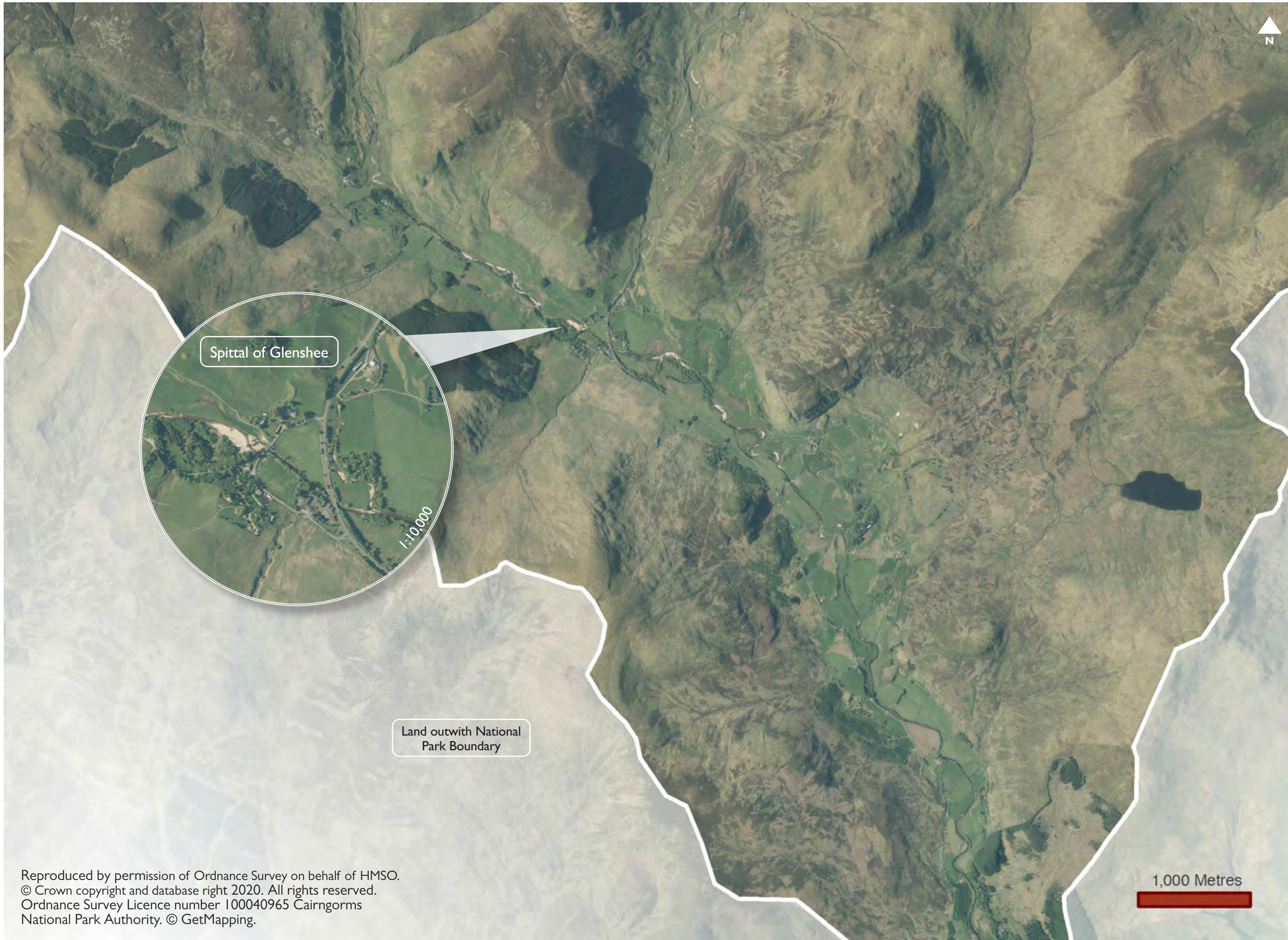


Medium to High probability flood risk area adjacent to the site. A Flood Risk Assessment or other supporting information will be required to inform the developable area.



Where appropriate, enhancement opportunities will be supported, subject to a satisfactory outcome of the Habitat Regulation Appraisal.

Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and to protect the ancient or native woodland.



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GLENSHEE

Glenshee is a small dispersed community in the south of the National Park and is located on the route to the ski centre at Glenshee. With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Settlement objectives



- Support development that enhances the visitor experience and complements the role of Glenshee as a focus for visitors
- Facilitate appropriate economic growth which supports a thriving community
- Support small-scale organic growth through the Local Development Plan's housing policy

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

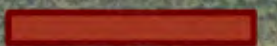


□ Settlement Boundary



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100 Metres



INSH

Insh lies on the east of the Insh Marshes – a National Nature Reserve and one of the most important wetlands in Europe. The village is a small community with a small but diverse economy.

Settlement objectives



- Facilitate economic growth that supports the local community
- Support small-scale, organic growth

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Insh



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INVERDRUIE & COYLUMBRIDGE

Inverdrue and Coylumbridge lie on the edge of Aviemore leading to the popular tourist attractions at Glenmore and Cairngorm Mountain. Inverdrue has a number of visitor attractions and services.

Settlement objectives



- Support development that enhances the visitor experience of Inverdrue and Coylumbridge
- Facilitate appropriate economic growth which supports a thriving community
- Support small-scale, organic growth

Developer obligations



Affordable housing


All housing developments should include 25% affordable housing

Planning obligations


Contributions will be sought from any housing developments towards:


- Increasing Primary School capacity in Aviemore
- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Inverdrue and Coylumbridge


PROPOSALS


 TI: Camping site | Allocated for Tourism 3.8ha

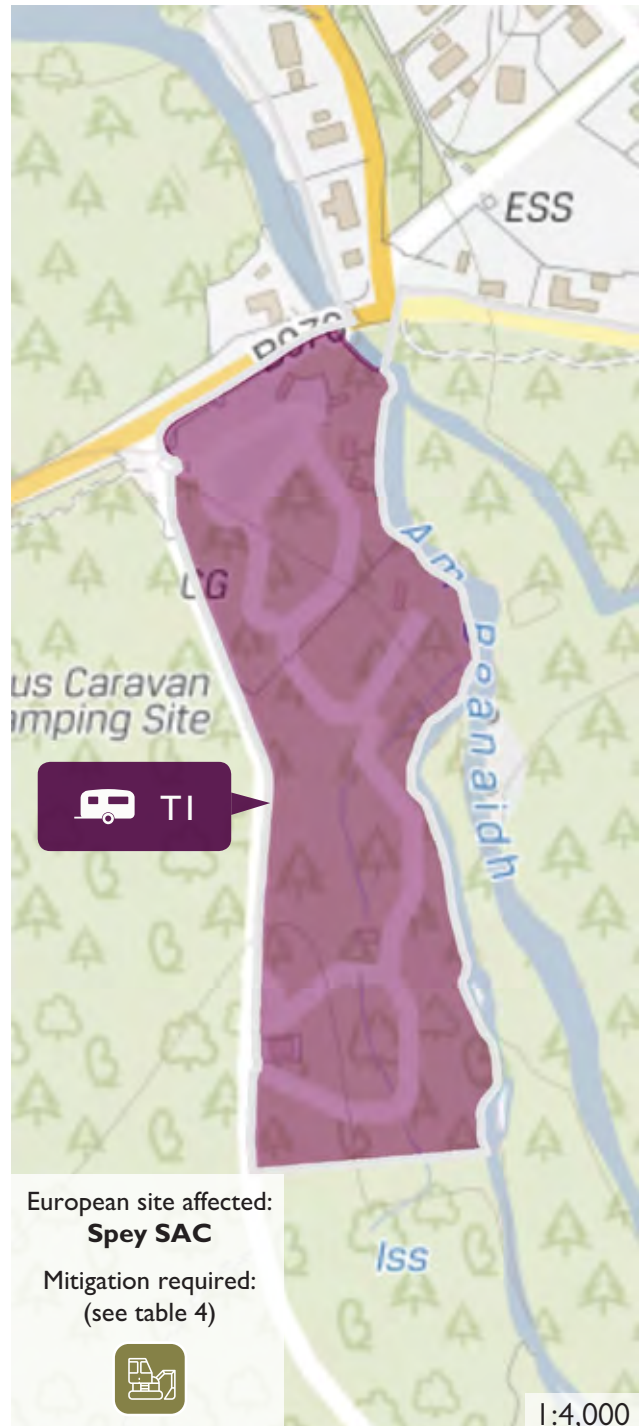
The site is currently in operation as a popular camping site. It is an established business continuing to support the provision of tourism accommodation and should be protected from adverse development. Any future development on the site must be for tourism uses and compatible with the existing operational business.

 Medium probability flood risk on part of the site. A Flood Risk Assessment will be required for any new development or change in layout on the site.

 Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and to protect the ancient and native woodland. Where appropriate, enhancement opportunities will be supported, subject to a satisfactory outcome of the Habitat Regulation Appraisal.

 Development proposals should seek to protect and integrate with existing path networks on the edge of and around the site.

 The site is located a considerable distance from the public waste water network. Depending on future proposed development on the site, the installation of a network from the site to the public sewers may be required and would be the responsibility of the developer.





□ Settlement Boundary
■ Protected Open Space

A9

Land outwith National Park Boundary

100 Metres

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KILLIECRANKIE

Killiecrankie is a small village in Highland Perthshire. The local economy is focused on tourism and outdoor leisure.

Settlement objectives



- Support development which enhances the visitor's experience of Killiecrankie
- Facilitate appropriate economic growth which supports a thriving community
- Support small-scale, organic growth
- Support proposals for safe active travel around the village and to surrounding settlements

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing



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LAGGAN

Laggan is a small dispersed community in the west of the National Park. It is a popular area for visitors, particularly for mountain biking and enjoying the surrounding countryside. With no defined settlement boundary, development here should be of a small-scale, organic nature designed to meet local need.

Settlement objectives



- Support development which enhances the visitor experience of Laggan
- Facilitate appropriate economic growth which supports a thriving community
- Support small-scale organic growth through the Local Development Plan's housing policy

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Laggan

PROPOSALS

 **HI: Land adjacent to A86 | Allocated for Housing** 5.3ha
 Indicative Residential Capacity: 8 units

The site is allocated for affordable dwellings to help meet local needs in Laggan. The site lies behind the existing row of Foresters Cottages and could provide an opportunity for the development of a range of affordable dwellings, including self-build plots.



Medium to High probability flood risk adjacent to the site. A Flood Risk Assessment or other supporting information will be required to inform the developable area.



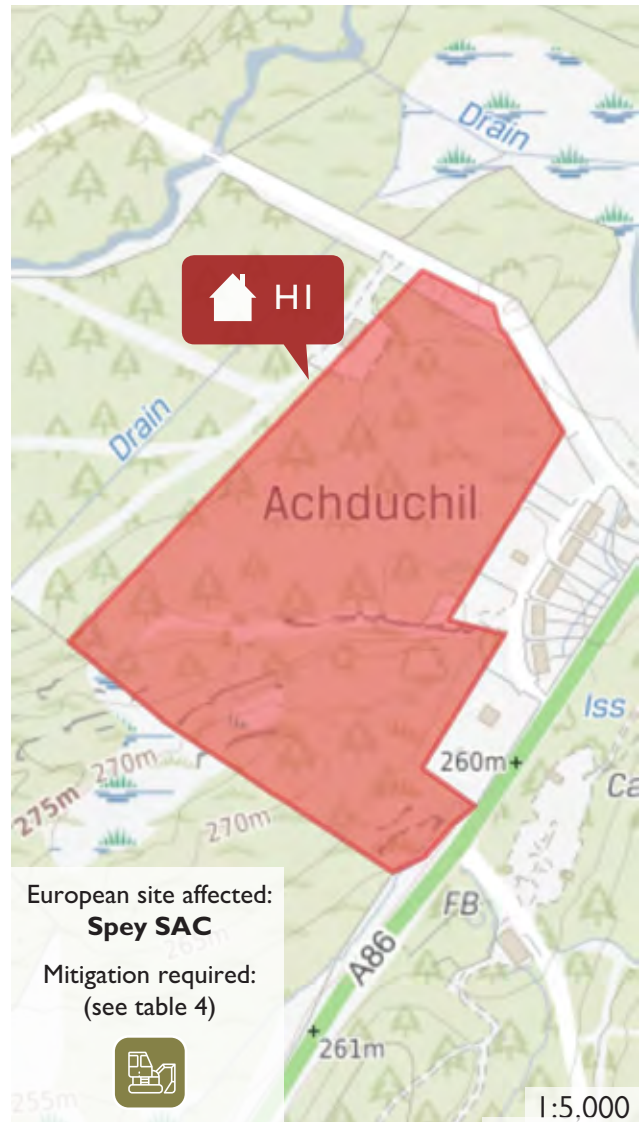
Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape.



Development proposals should seek to protect and integrate with existing path networks along the edge of the site.



No water or waste water network near site. Private supplies may be required.





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STRATHDON

Strathdon lies in Upper Donside in the east of the National Park and is made up of a number of dispersed communities. The economy is largely based on agriculture and land management with a growing tourism sector. With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Settlement objectives



- Facilitate economic growth that supports the local community
- Support small-scale organic growth through the Local Development Plan's housing policy

Developer obligations



Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Alford Academy

Appendix I: Housing allocations and housing land supply

Settlement	Site ref/name	Total capacity	Effective supply Pre 2020	Effective supply 2020-2024	Effective supply 2025-2029	Effective supply Post 2030
Aberdeenshire						
Ballater	H1: Monaltrie Park	250	0	90	90	70
	C1: Former School	26	26	0	0	0
Braemar	H1: Chapel Brae	6	0	6	0	0
	H2: St Andrews Terrace	30	0	9	21	0
	H3: Kindrochit Court	11	0	11	0	0
	H4: Chapel Brae	6	0	6	0	0
Dinnet	H1: Land to East	15	0	15	0	0
Aberdeenshire total		334	26	137	111	70
Highland						
Aviemore	H1: Dalfaber	10	0	10	0	0
	H2: Dalfaber	83	0	40	31	12
	M1: Aviemore Highland Resort	214	10	100	104	0
	ACM: An Camas Mòr	1,500	0	90	150	1260
Grantown-on-Spey	H1: Beachen Court	53	42	11	0	0
	H2: Castle Road	50	5	45	0	0
Kingussie	H1: Ardbroilach Road/Craig an Darach	300	10	50	50	190
Newtonmore	H1: Perth Road/Station Road	120	20	43	38	19

Settlement	Site ref/name	Total capacity	Effective supply Pre 2020	Effective supply 2020-2024	Effective supply 2025-2029	Effective supply Post 2030
<i>Highland continued</i>						
Carr-Bridge	H1: Carr Road	47	0	47	0	0
	H2: Crannich Park	23	23	0	0	0
Cromdale	H1: Kirk Road	20	0	0	6	14
	H2: Auchroisk Park	22	6	10	4	2
Dulnain Bridge	H1: Land West of Play Area	20	0	0	20	0
	H2: Land adjacent A938	20	0	20	0	0
Kincraig	H1: Opposite School	40	4	15	15	6
Nethy Bridge	H1: Lettoch Road	20	0	20	0	0
	H2: Lynstock Crescent	4	0	4	0	0
Dalwhinnie	H1: Land by Garage	6	0	6	0	0
Laggan	H1: Land adjacent A86	8	0	0	0	0
Highland total		2560	120	511	418	1503
Moray						
Tomintoul	H1: Conglass Lane	8	0	8	0	0
	H2: Lecht Drive	8	0	0	8	0
Moray total		16	0	8	8	0
Perth & Kinross						
Blair Atholl	H1: Old Bridge of Tilt	20	0	20	0	0
	H2: Main Road	10	0	8	2	0
	H3 : Land North of Little Orchard	8	0	8	0	0
Calvine	C1: Old School					
Perth & Kinross total		38	0	36	2	0
CNPA total		2958	146	692	539	1573

Appendix 2: Schedule of land ownership

Settlement	Description of land owned by the Cairngorms National Park Authority or Local Authority	Total capacity
Aviemore	Land at Granish (THC)	ED3 (part)
	Former school playing field (THC)	C2
Ballater	Land at Ballater Business Park (AC)	ED1 (part)
	Ballater Caravan Park (AC)	T1
	Former school site (AC)	C1
Grantown-on-Spey	Land at Beachen Court (THC)	H1 (part)
Kingussie	Depot (THC)	ED1
	Ardvonie car park (THC)	C1
	Car park off Ruthven Road (THC)	0C2
	Car park off Spey Street (THC)	C4
Braemar	Depot (AC)	ED1 (part)
	The Mews (AC)	ED2 (part)
Tomintoul	Depot (MC)	ED2
Calvine	Former Struan School (PKC)	C1

Abbreviations used:

AC Aberdeenshire Council

MC Moray Council

PKC Perth and Kinross Council

THC The Highland Council

Glossary

Affordable housing: Broadly defined as housing at a reasonable quality that is affordable to people on modest incomes. It may take the form of social rented accommodation, private rented accommodation owned and/or managed by a private sector landlord to approved management and maintenance standards with equivalent registered social landlords rents, shared ownership, shared equity, discounted low-cost housing for sale including plots for self-build, and low-cost housing without subsidy.

Ancient woodland: Woodland that is recorded on the inventory of ancient and long established semi-natural woodland held by NatureScot, and has been established for many hundreds of years.

Ancient Woodland Inventory (AWI): An Inventory of woodland sites that are thought to have been continuously wooded since 1750 or 1860.

Appropriate Assessment: An assessment carried out by a planning authority as part of Habitat Regulations Appraisal to determine whether it can be concluded that there will be no adverse effects on the integrity of a European site from a development proposal. If the planning authority is unable to reach this conclusion, the development proposal can only be approved in the most limited of circumstances.

Brownfield land: Land which has previously been developed. The term may cover vacant or derelict land, infill sites, land occupied by redundant or unused buildings, and developed land within the settlement boundary where further intensification of use is considered acceptable.

Conservation Area: Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Compensation: Where mitigation measures are unable to fully address the loss of natural heritage interest on-site then this may be compensated for off site to an equivalent level. This may be through creation, restoration or enhancement of habitat, through financial compensation or a combination of both may be considered. Compensation is not always feasible, for example in the case of either glacial landforms or ancient woodland, where the timescales for restoration are impossible within reasonable timescales.

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.

European Protected Species: Species listed on Annex IV of the Habitats Directive as species of European Community Interest and in need of strict protection.

European Sites: Name given to sites within the Natura 2000 network of European Union-wide nature conservation sites established under the EC Habitats Directive. This network will comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

Habitat Regulations Appraisal: An appraisal carried out by a planning authority to determine whether a development proposal would be likely to have significant effects on any European site or designated area, either alone or in combination with other plans or projects. If likely significant effects are identified, the HRA moves on to an Appropriate Assessment.

Historic Environment Scotland: Historic Environment Scotland safeguards the nation's built heritage and promotes its understanding and enjoyment on behalf of Scottish Ministers.

Housing Association: A non-profit making organisation committed to meeting specific housing needs.

Hut: A simple building used intermittently as recreational accommodation (i.e. not a principal residence); having an internal floor area of no more than 30 square metres; constructed from low-impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life. Huts may be built singly or in groups.

Listed Buildings: Buildings are ‘Listed’ because they are considered to be of special architectural or historic interest and as a result require special protection.

Mitigation: Activities that aim to avoid or minimise adverse effects of development. In the context of natural heritage, mitigation is defined as on-site activities that aim to avoid or minimise adverse effects on the natural heritage. This may include amendment to design and layout as well as practical measures such as carrying out works at a particular time of year to avoid disturbing nesting birds or hibernating bats.

National Parks: The National Parks (Scotland) Act 2000 enables the establishment of National Parks in Scotland.

National Scenic Area: Areas of land designated as being of national significance on the basis of their outstanding scenic interest which must be conserved as part of the country’s natural heritage.

NatureScot: The public body with a remit to secure the conservation and enhancement of Scotland’s unique and precious natural heritage, i.e. wildlife, habitats, geology and landscapes.

Natural heritage: The natural heritage of the Park includes all species, habitats and ecosystems (biodiversity) together with soils, geology and landform (geodiversity), hydrological regime and the amenity arising from them.

NVC: National Vegetation Classification Survey.

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.

Protected species: Wild species of animal, plant or fungi that are protected by law and against which an offense may be committed unless a license is obtained. Legal protection is provided by the Conservation (Natural Habitats, &c.) Regulations 1994 as amended, Wildlife and Countryside Act 1981 as amended and Protection of Badgers Act 1992 as amended.

Public subsidy for housing: Money from the public purse in the form of subsidy schemes (e.g. housing association grants) which is made available to help provide affordable housing.

Ramsar Convention Site: A designation of globally important wetland areas that are classified to meet the UK’s commitments under the Ramsar Convention. Scottish Government Policy states that all Ramsar sites are also Natura 2000 sites and/or Sites of Special Scientific Interest and are protected under the relevant statutory regimes.

Rural brownfield: Sites that have previously been used. In rural areas this usually means sites that are occupied by redundant or unused buildings or where the land has been significantly degraded by a former activity.

Scheduled monument (SMR): A record of scheduled monuments which are considered to be of national importance that Scottish Ministers have given legal protection to under the Ancient Monuments and Archaeological Areas Act 1979.

Scotland Ancient Woodland Inventory:

A more sophisticated classification of the inventories of ancient, long established and semi-natural woodlands developed for woodlands in Scotland. For Scottish woods, the category Ancient comprises woods recorded as being of semi-natural origin on EITHER the 1750 Roy maps OR the 1st Edition Ordnance Survey maps of 1860. This is due a) to the likelihood of the latter having been omitted from the Roy maps and b) to render the Scottish classification compatible with that for England and Wales.

Scotland Semi-Natural Woodland Inventory:

This dataset contains information gathered by remote means using 1970s sources (maps, aerial photos) about the woodland cover present on Ancient and Long Established Woodland Inventory sites. It does not contain information about woods not on the Inventory.

Scottish Water: Scottish Water is a publicly owned body, answerable to the Scottish Government, that provides water and wastewater services in Scotland.

Scottish Environment Protection Agency (SEPA):

The public body with a remit for environmental protection. Acting as Scotland's environmental regulator, it monitors and reports on the state of Scotland's environment.

Section 75 agreement: Legal agreement regulating the future use of land, recorded in the Land Register and legally binding on future owners of the land.

Sites of Special Scientific Interest (SSSI):

The SSSI series has been developed over the last 50 years as the national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. These sites are also used to underpin other national and international nature conservation designations.

Special Areas of Conservation (SAC):

SACs are designated by the UK Government to meet its obligations under the EC Habitats Directive. They are areas that have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed in Annexes I and II to the Directive. They are of global importance.

Special Protection Areas (SPA):

SPAs are classified by the UK Government to meet its obligations under the EC Birds Directive. These are areas of the most important habitats for rare (listed in Annex I to the Directive) and migratory birds within the European Union. SPAs are classified under the Wildlife and Countryside Act 1981. SPAs, together with SACs, form the European sites network. They are of European importance.

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

Sustainable economic growth: Scottish Planning Policy (SPP), defines sustainable economic growth as: “Building a dynamic and growing economy that will provide prosperity and opportunities for all, while ensuring that future generations can enjoy a better quality of life too.”

Tree Preservation Order (TPO):

A TPO is made by the local planning authority (usually a local council) to protect specific trees or particular woodland from deliberate damage and destruction.

Viability: A measure of whether the value generated by a development is more than the cost of developing it (this includes looking at the key elements of gross development value, costs, land value and developer return). In town centre terms, a measure of a town centre’s capacity to attract ongoing investment, for maintenance, improvement and adaption to changing needs.

Vitality: A measure of how lively and busy a town centre is.

Water environment: The water quality, quantity, hydrology, hydromorphology and aquatic ecology of water bodies, river systems, wetlands and groundwater.

Wild Land Areas: Areas that were identified by NatureScot in 2014. They are the most extensive areas where high wildness qualities (perceived naturalness, ruggedness, remoteness and lack of human artefacts) can be found. They are a non-statutory designation considered to be of national importance.

Wildness: The quality experienced within areas of wild land character, dependant on physical attributes of perceived naturalness, ruggedness of terrain, remoteness and visible absence of modern artefacts.

Windfall sites: Sites which become available for development unexpectedly and are therefore not included as allocated land in the local plan.

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