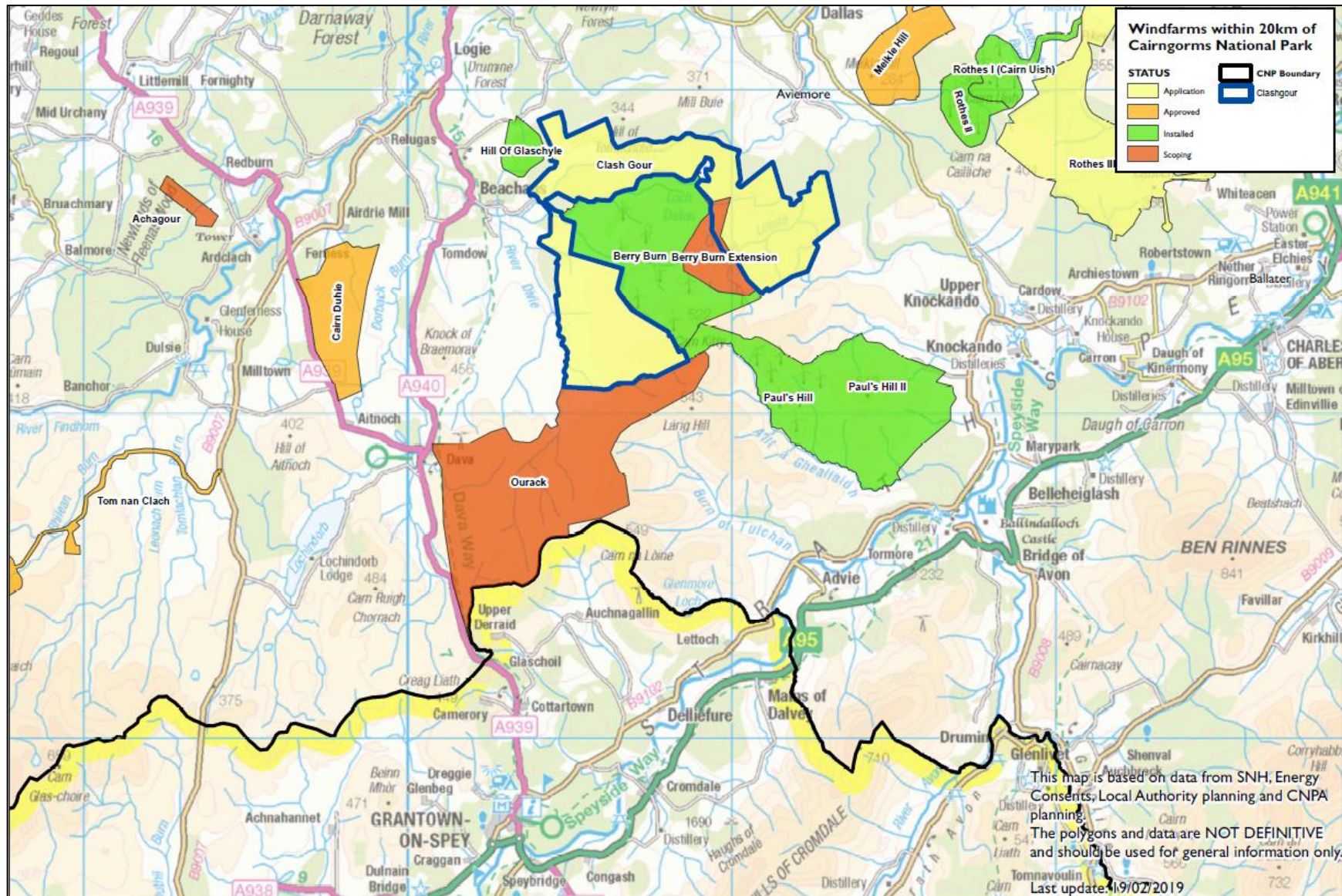


CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:	
Consultation from Scottish Government Energy Consents Unit	
REFERENCE:	2019/0019/PAC
APPLICANT:	Clashgour Wind Farm
DATE CONSULTED:	10 January 2019
RECOMMENDATION:	No Objection
CASE OFFICER:	Katherine Donnachie, Planning Officer

CAIRNGORMS NATIONAL PARK AUTHORITY
Planning Committee Agenda Item 10 24/05/2019



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PURPOSE OF REPORT

1. The purpose of this report is to provide a consultation response to the Scottish Government Energy Consents Unit on an application submitted under Section 36 of the Electricity Act 1989 for a proposed wind farm located to the north east of the Cairngorms National Park. The Scottish Government are the determining Authority for this application as the output is more than 50 MW. The application is accompanied by an Environmental Impact Assessment (EIA).
2. The planning issues being considered in relation to this consultation are the impacts upon landscape character and special landscape qualities of the National Park.
3. Under the existing protocol agreement on roles in advisory casework between Scottish Natural Heritage (SNH) and Scottish National Parks Authorities, SNH lead on the provision of advice concerning impacts on the National Parks designation of proposals outside the National Park, and their comments are included in this report.

SITE DESCRIPTION AND PROPOSED DEVELOPMENT

4. The proposed wind farm is to be located wrapping around the existing Berry Burn wind farm around its western, eastern and northern sites, and located to the north of the existing Pauls Hill Wind Farm as shown on the committee plan above in an almost “horseshoe” shape. The proposed site area is around 3 hectares and comprises managed upland heath and grassland along with recently felled commercial forestry and commercial forestry.
5. The site is located some around 5.5 km (at its nearest point) to the north of the northern boundary of the Cairngorms National Park as shown on the committee site plan above and within the plans attached in **Appendix I**. This site is located within the Moray Council administrative area and Moray Council is also a consultee to this process.
6. The site lies to the east of the A940 Dava to Forres road, and access will be taken from this road. Dallas lies some 5km to the north and Upper Knockando is some 6km to the south east. Forres is some 9 km to the north.
7. It is proposed to erect up to 48 wind turbines with associated infrastructure of height ranging from 130 to 176 metres to blade tip. It is proposed that the eastern part of the site will accommodate up to 20 turbines of up to 176 metres to blade tip, with a second scenario (Scenario B) for this eastern part of turbines of 149.5 metre to blade tip which would not require aviation lighting but would reduce productivity. (The applicant’s Non-Technical Summary highlights that tip heights of 176 metres were chosen for this eastern part as it was felt to be the most productive array but smaller turbines could be installed if necessary)The remaining part of the site would accommodate up to 23 turbines of height up to 149.5 metres to tip, one of height 143 metres to tip, two of height up to 136.5 metres to tip and two of height up to 130 metres to tip.

8. This will take the form of three defined groups as shown in the site layout plan comprising:
 - Western group – 16 turbines 149.9m tip height
 - Northern group – 7 turbines 149.9m, 2x 130m, 2x 136.6m, 1x 143m turbines
 - Eastern group – 20 turbines 176m tip height with scenario A which has aviation lighting
9. The expected installed capacity would be between 164.2 MW to 225 MW which equates to electricity consumption for 150,000 to 187,000 homes.
10. The proposed turbines are of standard three blade design and the grid connection is anticipated to be made to the high voltage electricity line to the north west of the site. Aviation lighting (comprising medium intensity 2000 candela lighting) will be required for all turbines higher than 150 metres. The applicants advise that the Civil Aviation Authority has a policy which states that the lighting can be operated at 10% of its intensity (i.e. 200 candela) when visibility is better than 5 km whereby the applicants propose to install visibility sensors to the lighting to ensure it operates a lower intensity when visibility is good. They would also explore the possibility of radar activated lighting so the lighting would only come into play when aircraft are in the vicinity although they highlight that such systems are not approved for use to date in the UK.
11. A copy of the site location and layout plans is attached in **Appendix I – Plans**.
12. Ancillary infrastructure is proposed as follows:
 - a) New and upgraded access tracks
 - b) Substation compounds
 - c) Six permanent anemometer masts
 - d) Five temporary construction compounds
 - e) Control buildings
 - f) Crane hardstanding and laydown areas.
 - g) Borrow pits
13. Forest restructuring works are also proposed to enable the development with network of paths to enhance access proposed.
14. The application is supported by an Environmental Statement (ES) which includes chapters on Landscape and Visual Impact Assessment (LVIA), photomontages, wirelines and ZTVs. The submission contains cumulative ZTVs and sequential routes visibility diagrams and night time visualisations.
15. There is also an appendix which considers the impacts on the Special Landscape Qualities (SLQs) of the National Park. This highlights that from the ZTV information the turbines would theoretically be visible from with the northern and western part of the Park on broken patches of elevated terrain including hill tops in the Cairngorm and Cromdale hills areas, as well as some visibility from the north facing slopes of the Strathdearn hills. Very limited theoretically visibility of a few blade tips is noted from Spey valley north of Nethybridge. The assessment also highlights that the boundary of the National Park along the ridgeline of the Strathdearn hills limits visibility.

16. Key special landscape qualities considered to be relevant to this case and assessed were a landscape of layers from inhabited straths to remote uninhabited upland; surrounding hills; extension moorland linking the farmland woodland and high tops; dominance of natural landforms; wildness; grand panorama and framed views; and dark skies. These special landscape qualities were assessed thereafter in the document in relation to the impacts in the Strathdearn Hill and Cromdales landscape character types.
17. This SLQ assessment concluded that the SLQs for the majority of the National Park would be relatively unaffected due to the intervening topography which creates a limited and patchy extent of potential visibility across the wider Park; restricted visibility within straths and glens due to woodland planting; distance between the area of potential visibility; and the existing context of wind farm development within the same part of the skyline relative to views from the Park. The exceptions to this are considered to be the potential impacts on the dark skies quality arising from visible lighting where would be a significant effect, and the impact on the “surrounding hills” quality within a localised part of the northern area of the Strathdearn Hills where the impact is considered to be significant. Cumulative impacts were also considered.
18. Overall the LVIA concludes that the significant landscape and visual effects would be relatively contained within the surrounding landscape and that significant landscape character effects have been assessed to occur within the upland areas of Moray immediately surrounding the site and within a maximum distance of around 7.5 km from the nearest turbines, with the majority of effects occurring within 2-4 km of the nearest turbines. The majority of visual effects are identified as occurring typically within 6 -7 km of the nearest turbine. It highlights that the hills to the south as well as groups of hills such as the Cromdales and the hills surrounding Ben Rinnes are important in helping to contain visibility within the National Park.
19. The submission also includes a number of viewpoints to help illustrate visibility from the Park. These will be available at the Planning Committee meeting.
20. Key viewpoints are:
 - a) Viewpoint 15 - Carn a Ghilie Chearr located in the southern end of the Cromdale Hills I some 14.3 km from the nearest turbine. This has been chosen to represent views from the northern boundary of the Park in the Cromdales,
 - b) Viewpoint 21- Cam Sgriob located in the Strathdearn hills to the south west of the site some 14 km from the nearest turbine.
 - c) Viewpoint 22- Creagan a Chaise located in the southern end of the Cromdale Hills some 18.5 km from the nearest turbine.
 - d) Viewpoint 23- Meall a Bhuachaille Cairn located in the Cairngorms some 31 km from the nearest turbine.
 - e) Viewpoint 24- Sgor Giothe (Huntlys Cave) located to the north of the National Park boundary some 5.5 km from the nearest turbine

RELEVANT PLANNING HISTORY

21. **PRE/2017/0013:** As this is an EIA development a scoping opinion was submitted to the Energy Consents Unit and the CNPA and SNH responded with comments in May

2017 At the scoping stage this proposal comprised 63 turbines of height ranging from 135 to 175 metres to tip. At this time the potential for impacts upon the experience of special landscape qualities around the northern part of the National Park was highlighted and a special landscape qualities assessment sought, along with assessment of sequential visual impact from routes through the National Park. Following on from this scoping opinion there were further discussion and design workshops held with key stakeholders including the CNPA to inform consideration of key issues and final design.

22. There are a number of other wind farm proposals, at both formal application and scoping stage in the immediate vicinity summarised as follows:
- a) **Pauls Hill I** - constructed and operational since 2006, it comprises 28 turbines of height 100 metres to tip and overall output of 64.4 MW.
 - b) **Pauls Hill II** - A Section 36 application to erect a further 7 wind turbines to the east of the existing wind farm was considered at the August 2018 meeting of the CNPA Planning Committee when it was agreed to raise no objection but to recommend that the CNPA support Scottish Natural Heritage's landscape recommendation that the applicants consider further mitigation of landscape and visual impacts through removing, relocating and/or reducing the height of turbines 5, 6 and 7 providing this did not compromise embedded mitigation for the River Spey SAC and Hen Harrier interests. Six of these turbines were to be 134 metres to tip, and one 149.9 metres to tip. Hub height ranged from 75.5 metres to 91.4 metres.
 - c) **Berryburn Wind Farm (previously known at Cairn Kitty)** - Moray Council reference 04/02473/S36 is constructed and operational, comprising 29 wind turbines of height 100 metres to tip.
 - d) **Rothes 1 and 2 Wind Farms** - constructed and operational. Rothes 1 comprises 22 turbines of height 100 metres to tip, and Rothes 2 comprises 18 turbines of height 125 metres to tip.
 - e) **Rothes 3 Wind Farm** is the subject of the next item on the agenda (CNPA reference (PRE/2017/0038). Located to the south east of the existing Rothes wind farms this proposal comprises up to 29 turbines of height to tip varying from 149.9 to 225 metres height to tip.
 - f) **Hill of Glashcyle** (Moray Council reference 13/00053/EIA) - wind farm consented and constructed comprising 12 wind turbines of height 100 metres.
 - g) **Cairn Duhie** (Highland Council reference 13/04142/S36) - wind farm consented and under construction comprising 20 wind turbines of height 110 metres.
 - h) **Ourack** (CNPA Reference PRE/2017/0043): at scoping stage this proposal comprised up to 50 turbines of unspecified height ranging at this stage.
23. These are shown on the plan contained in **Appendix 2** which shows wind farms around the National Park.

PLANNING POLICY CONTEXT

24. The development proposal is located wholly outwith the National Park, therefore the Cairngorms National Park Local Development Plan (2015) policies are not applicable. However, an assessment of the proposal must have regard to Scottish Planning Policy and the National Park Partnership Plan (NPPP). The NPPP is a material consideration

with section 14 of the National Parks Act 2000 expressly setting out that the Scottish Ministers, a National Park authority, a local authority and any other public body or office-holder must, in exercising functions so far as affecting a National Park, have regard to the National Park Plan as adopted.

National Policy and Guidance

25. **Scottish Planning Policy** (SPP, revised 2014) sets out national planning policies that reflect Scottish Ministers priorities for the operation of the planning system and for the development and use of land. The content of SPP is a material consideration in planning decisions that carries significant weight. The SPP promotes consistency in the application of policy across Scotland while allowing sufficient flexibility to reflect local circumstances.
26. SPP specifically sets out that the planning system should support the transformational change to a low carbon economy, support the development of a diverse range of electricity generation from renewable energy technologies, and guide development to appropriate locations. In paragraph 154, it sets out the Scottish Government's commitment to increasing the overall amount of energy generated from renewable sources to 30% by 2020 with the equivalent of 100% of electricity demand being met by renewable sources by this date. In terms of policy principles, paragraph 154 requires the planning system to guide renewable energy development to appropriate locations and to advise on the issues that would need to be taken into account when specific proposals are being assessed.
27. Paragraph 169 sets out the issues to be considered when considering energy infrastructure development proposals including the need to consider likely cumulative impacts and landscape and visual impacts, including effects on wild land. Further advice on wind energy is contained in the Scottish Government online information note on "onshore wind turbines" which outlines the issues to be considered and references the range of SNH publications and guidance on wind energy and planning.
28. National Parks are highlighted in paragraphs 84 – 86 of the SPP under the "promoting rural development" section. These paragraphs re-state the aims of the National Parks and the need to pursue these collectively. SPP highlights that if there is a conflict between the first aim (conserving and enhancing the natural and cultural heritage of the area) and any of the others then greater weight must be given to the first aim. Planning decisions are expected to reflect this weighting and be consistent with these aims.
29. Paragraph 212 of the SPP highlights that where development affects a National Park it should only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or any significant adverse impacts on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.
30. SPP also highlights in paragraph 85 that these aims and requirements apply to development outwith a National Park that affects the Park.

Strategic Policy

Cairngorms National Park Partnership Plan 2017- 2022

31. The Cairngorms National Park Partnership Plan (NPPP) is the National Park Plan required under section 11 of the National Parks (Scotland) Act 2000. It is the management plan for the Cairngorms National Park that is approved by Scottish Ministers. It sets out how all those with a responsibility for the Park will coordinate their work to tackle the most important issues. As noted earlier the National Park Act sets out that decision makers must in exercising functions so far as affecting a National Park, have regard to the National Park Plan as adopted.
32. The NPPP sets out the vision and overarching strategy for managing the National Park, guiding the work of all public bodies and other partners to achieve the aims of the Park which are set out in the NPPP and legislation. The vision is for an outstanding National Park enjoyed and valued by everyone, where nature and people thrive together.
33. Three headline long-term outcomes for the Park are set out as follows:
 - a) **Conservation** - A special place for people and nature with natural and cultural heritage enhanced.
 - b) **Visitor Experience** - People enjoying the Park through outstanding visitor and learning experiences.
 - c) **Rural Development** - A sustainable economy supporting thriving businesses and communities.
34. The Plan also explains that the landscapes of the National Park are valued by many and underpin the area's economy. The NPPP contains policies to deliver these outcomes. Key policies in relation to the current Pauls Hill 2 proposals are policies 1.3 and 3.3.
35. Policy 1.3 seeks to conserve and enhance the special landscape qualities with a particular focus on conserving and enhancing wildness qualities; maintaining and promoting dark skies; enhancements that also deliver habitat improvements; enhancing opportunities to enjoy and experience the landscapes of the Park and applying a presumption against new constructed tracks in open moorland.
36. Policy 3.3 seeks to support development of a low carbon economy and states that:
“large scale wind turbines are not compatible with the landscape character or special qualities of the National Park. They are inappropriate within the National Park, or where outside the Park they significantly adversely affect its landscape character or special landscape qualities”

CONSULTATIONS

37. The Scottish National Park Authorities have agreed a protocol arrangement with Scottish Natural Heritage (SNH) on respective roles in advisory casework. The agreement sets out that SNH will take the lead role in considering the impacts on the National Park designation of proposals outside the Park, with the National Park Authority in a supporting role. The protocol also sets out that National Park Authorities and SNH, with others share a responsibility for delivering National Park

Partnership Plans and safeguarding the integrity of the National Parks and their special qualities.

38. Set against this background, SNH's landscape advisor has assessed the proposed development focussing upon impacts on the Special Landscape Qualities of the National Park noting that impacts upon the wider landscape and visual resource outside of the Park will be considered by the respective Councils.
39. It is firstly noted that due to the "horse shoe" type layout and the variety of turbine heights there will be a complex arrangement of wind farm development in this immediate vicinity giving rise to potentially increased level of significant adverse cumulative effects. This is particularly so given the introduction of night time lighting due to the proposed turbine heights of Scenario A at 176 metres to tip. The different parts of the Clashgour development may have different effects when viewed from the National Park and also different effects upon the special landscape qualities. As the northern array is located north of Berry Burn it is visually obscured by the existing wind farm, so it is the western and eastern arrays are likely to have greater impact.
40. As a result of ongoing pre application discussions the design has sought to mitigate impacts by using largest turbines on the eastern group, considering using "smart" aviation lighting; and reducing turbine numbers from the original proposals. Scenario B (149.9 metre tip height) offers further mitigation by removing the need for aviation lighting.
41. Notwithstanding this mitigation there is still potential for impacts upon the National Park from the western group of turbines introducing a significant increase in the experience of turbines from with the Park and also the lighting on the eastern group.
42. In terms of impacts upon landscape character the advisor broadly concurs with the applicants' findings noting that the orientation of the Cromdale Hills means that much of this Cromdale Hills character area extends away from the development which mitigates impact. Significant effects are identified, but confined to, the parts of the Strathearn Hills landscape character area that are located to the east of the A939.
43. The impact upon the visual amenity of the National Park has been considered and the advisor notes that within 20 km distance of the Park there are two main areas with visibility of only part of the wind farm blade tips and hubs:
 - (a) Fragmented visibility immediately north of the Park Boundary extending between Carn Glas-choire and Sgor Gaoithe/Huntly's Cave (Viewpoint 24); and
 - (b) Along the west facing upper slopes and summits of the Hills of Cromdale extending south from Toma a Chait over the Park boundary to Sgor Gaoithe (up from the A939)
44. In relation to point (a) above, significant adverse visual effects are predicted on the boundary uplands to the north of the Park, but the majority of this visibility does not extend beyond the National Park. Accordingly whilst there are impacts on the experience of leaving the Park heading northwards, there would be a significantly reduced impact on the experience of entering the Park.

45. In relation to point (b) from the Cromdale hills the development is largely contained in views within the existing extents of the most prominent existing wind farm Paul's Hill, and to a lesser extent of Berry Burn and Glaschyle. The proposed development would increase the visual density of development at this location, and if Scenario A (176 m tip turbines) were consented the increased height of the turbines and lighting would increase the magnitude of change of visual effects in particular from the northern spur of the Cromdales. However whilst moderate visual impacts arise these are considered not to be significant.
46. In terms of impacts upon the Special Landscape Qualities (SLQ) of the National Park, it is considered that the proposed development will heighten the presence of wind farms to the north of the Park by visually linking or intensifying the concentration of existing turbines and increasing the visual density of turbines visible in the landscape. In some cases the western array in particular will foreshorten the experience of the turbines from the Park in a relatively simple expansive landscape.
47. The SLQs most impacted (especially when viewed from Sgor Gaoithe in the north part of Strathdean Hills and Cromdale Hills), will be the contribution of the relatively wild, untamed appearance of the 'surrounding hills', sense of openness and simplicity provided by the 'extensive moorlands', the depth of landscape instilled by the 'layers of receding ridge lines and the panoramic views. .
48. Collectively these SLQs contribute to the individual SLQ of wildness, with Cromdales from SNH's Wildness having a higher wildness score which relates to the upper ridgeline. The Strathdearn Hills, whilst located outside the Park, have a higher wildness quality, and these attributes on the edge of the Park contribute to the experience of rugged and challenging terrain as you cross into the Park. This contrasts with the more settled landscape as you move down and into the Spey Valley. It also is noted that the increased density of development introduced by Clash Gour will intensify the impacts on wildness attributes in the Cromdales, in particular the larger turbines of Scenario A increasing the swept area of blades and scale of turbines contributing to slightly increased visual density. Overall the advisor agrees with the applicants' conclusion that the effects on wildness is not significant.
49. The dark skies SLQ Dark Skies is, as noted by the applicants, considered to be a distinctive feature for both the Strathdearn and Cromdale Hills. There is very little existing lighting in the Strathdearn Hills and no existing lighting in the Cromdale Hills whereby an intermediate skyline is created by the darker contrast of the closer uplands and the lighter Moray Firth in the distance. The applicants' night time visualisation at viewpoint I5 Carn a Ghille Chearr in the Cromdale Hills clearly shows the additional effect of the taller turbines, and the impact 'red' aviation warning lights would have upon the current special quality of dark skies.
50. In these overall circumstances the Advisor agrees with the EIA Report that the introduction of Clash Gour cumulatively has the potential to introduce or intensify some adverse significant effects on some of the special landscape qualities. It is recognised that there would be an increase in magnitude of change contributing to

significance of cumulative effects on the collective appreciation of SLQs, but that these would not affect the integrity of the Park and as such no issues of National Interest are raised for SNH. However the requirement for lighting (with the Scenario A proposal) does constitute a step up in the magnitude of change on the Park (both in character and extent) as in the existing and planned cumulative baseline there is no lighting of this type or proximity. This would introduce a significant adverse impact on the Dark Skies SLQ of the Park, recognising that for many, this SLQ can be experienced at dusk and dawn as well as in full darkness.

51. Consequently if development is consented at Clash Gour, Scenario B with 149.9m turbines would remove the requirement for any lighting, effectively avoiding any impact and subsequent significant effect on the Dark Skies SLQ.

APPRAISAL

52. As the development proposal is located outwith the Park boundary, the key planning issue for consideration is that of the landscape and visual impact, and in particular whether the proposal will significantly adversely affect the landscape character and special landscape qualities of the National Park. All other matters, including ecology, noise, and general amenity etc. are assessed by the decision maker (Energy Consents Unit) with advice from statutory consultees.
53. In this context a key consideration is the landscape and visual effects from the northern parts of the National Park arising from the increased number of turbines visible and in particular how this relates to existing wind farms in terms of height and configuration of turbines, and any impacts from visible aviation lighting.
54. The National Park Partnership Plan (NPPP) and Scottish Planning Policy set out how proposals outwith the boundaries of the National Park should be considered in terms of impacts upon the Park. The NPPP sets out in policy 3.3 a test for considering this, explaining that large scale wind turbines are inappropriate outside the Park where they *significantly adversely affect its landscape character or special landscape qualities*.
55. Similarly Scottish Planning Policy (SPP) sets out as noted earlier, that where development affects a National Park it should only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or any significant adverse impacts on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.
56. In this case the new development will be located behind, and on either side of, existing wind farm development. Whilst it will intensify this wind farm grouping it is not considered that it will have adverse landscape and visual impacts upon the National Park given its location, set within the Moray uplands, beyond the landscape character of the National Park. Accordingly, given the location of the development and intervening topography the impacts upon the landscape character of the National Park are not considered to be significantly adverse, all as outlined in the consultation section

57. Impacts upon the special landscape qualities of the National Park are generally considered to be significantly adverse only in relation to the impacts on dark skies as viewed from the Cromdales. This could be mitigated by pursuing an option which did not require aviation lighting or by employing mitigation to reduce the impacts of aviation lighting, for example, by installing sensors as described earlier.
58. The impacts upon the National Park have been fully considered by SNH's landscape advisor who has concluded that whilst in this case there will be some adverse significant impacts upon some of the special landscape qualities (in particular dark skies as a result of the visible aviation lighting) this will not affect the integrity of the National Park and as such no issues of national interest are raised.
59. In conclusion whilst there is already a build-up of wind farms in this area north of the National Park which the current submission undoubtedly adds, it is not considered that this will significantly adversely affect the landscape character or special landscape qualities of the National Park. This is due to the distances involved, the topography and the context in that the development is located in the Moray uplands as opposed to being contiguous and continuous with the landscape character of the National Park. The development will be viewed as extending and intensifying the existing wind farm development in this area to the north of the National Park and will be visible in the context of this.
60. In these overall circumstances it is considered that whilst there will be some effect on the National Park arising from the intensification of wind farm development in this area this is not considered to significantly adversely affect the landscape character or special landscape qualities. It is also not considered to compromise the objectives of the designation or the overall integrity given the distance from the Park and the nature of the impacts. In these circumstances the proposed development is considered to comply with the National Park Partnership Plan and with national planning policies in respect of the impacts on the National Park.
61. Accordingly it considered that the CNPA should not raise an objection to the proposals.
62. As noted by SNH's landscape advisor there is scope to reduce the impacts on the "dark skies" special landscape quality by re-considering the height of the eastern array and pursuing scenario B (149.9 m to tip) which would not require visible aviation lighting or alternatively ensuring that in scenario A (176m to tip) sufficient controls are exercised to ensure that lighting impacts are minimised. Accordingly it is recommended that this be highlighted to the decision maker for their consideration of design issues.

RECOMMENDATION

That Members of the Committee confirm:

- a) That the CNPA has **NO OBJECTION** to the application for the proposed **Clashgour Wind Farm**; and
- b) Recommend that **scenario B** be pursued in relation to reduced height of turbines so that **visible aviation lighting is not required thus reducing impacts on the dark skies special landscape quality of the Cairngorms**

National Park or that if Scenario A is to be considered mitigation is incorporated to minimise the intensity and frequency of use of aviation lighting in order to minimise any impacts upon the dark skies special landscape quality of the Cairngorms National Park.

The map on the first page of this report has been produced to aid in the statutory process of dealing with planning applications. The map is to help identify the site and its surroundings and to aid Planning Officers, Committee Members and the Public in the determination of the proposal. Maps shown in the Planning Committee Report can only be used for the purposes of the Planning Committee. Any other use risks infringing Crown Copyright and may lead to prosecution or civil proceedings. Maps produced within this Planning Committee Report can only be reproduced with the express permission of the Cairngorms National Park Authority and other Copyright holders. This permission must be granted in advance.