

## **Cairngorms National Park Authority – Local Plan Inquiry**

Officer proposed post inquiry modifications, as presented in statements of evidence.

### **Background**

This paper sets out the collective changes being proposed by officers in statements of evidence, which are put forward as proposed post inquiry modifications to the Plan. They take into account the objections raised, the wording of the policy or proposal as proposed in the deposit plan, and its subsequent modifications, and also the way in which the policy or proposal will be implemented.

The changes are presented in detail in the statements of evidence relating to each affected policy or proposal, and this comprehensive set of changes is also referred to in these statements of evidence as Core Document 7.28.

The changes presented are officer suggestions, and have not been endorsed in any way by the Cairngorms National Park Authority Board. All post inquiry modifications will be fully consulted on in line with Circular 32/1996 following receipt of the Reporters Report giving their conclusions and recommendations on each matter of objection.

For information the proposed additional modifications are marked in **Green**. The whole page affected has been included to give a clear indication of where the affected wording is included. The page numbers follow those of the Deposit plan at 1<sup>st</sup> modifications. (**Red** changes were those included at 1<sup>st</sup> modifications, **blue** changes are those included at 2<sup>nd</sup> modifications.)

pre-application discussion, including with key consultees, can also be key in ensuring good quality proposals are submitted and can also assist in easing the journey of proposals through the planning process.

All developers should discuss their proposal with the planning authority before submitting a planning application and consider the requirements of National guidance regarding community consultation provided in Planning Advice Note 81. This will help to ensure that developers obtain advice on:

- the most current information relating to planning policy;
- other factors material to the determination of their proposal such as measures needed to avoid harmful environmental effects; and
- what, if any, additional information they will be required to obtain and submit to the planning authority to allow their proposal to be determined.

1.22 Applications should be accompanied by any necessary supporting information. This could include traffic impact assessments, flood risk assessments, drainage impact assessment, business plans, environmental impact assessments, habitat surveys, or locational justification for the development.

1.23 The plan will be constantly monitored and the effectiveness of its policies and achievements checked. New legislation, National Planning Guidance, new plans and strategies and other forecasts and evidence may influence future development management decisions. Relevant information will be published and if appropriate, policies will be reviewed.

## 4. Conserving and Enhancing the Park

4.1 The National Park Plan acknowledges that the conservation and enhancement of the special qualities which underpin the National Park's importance and attraction, as well as much of its economy and communities, must form the basis of successful **future** management. To achieve this it identifies a number of key areas on which to focus attention: conserving and enhancing the natural and cultural heritage; sustainable use of resources; and integrated land management.

4.2. The Local Plan aims to address these key areas through **policy implementation which reconciles** appropriate forms of development while also conserving and enhancing the special qualities of the Park.

4.3 **In addition to the National Park designation itself**, much of the Park is covered by national or international designations or areas of particular importance for natural, cultural or earth heritage reasons which developers must consider when making any new proposals. All planning applications will be assessed against the impacts made on any important natural, cultural or earth heritage resources that might be affected by the proposed development.

### Policy 2 Natura 2000 Sites

Development likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment **in accordance with the Conservation (Natural Heritage &c) Regulations 1994 (as amended)**. **Where an assessment is unable to ascertain that a development will not adversely affect the integrity of the site, the development will only be permitted where:**

- there are no alternative solutions; and
- there are imperative reasons of overriding public interest **including those of a social or economic nature**.

**Where the site has been designated for a European priority habitat or species, development will only be permitted where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers).**

### Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- Biodiversity

4.4 **The policy applies to all proposed or designated Natura 2000 sites.** Special Protection Areas (SPA) under the Wild Birds Directive and Special Areas of Conservation (SAC) under the Habitats Directive form the European network of sites known as 'Natura 2000'. They are intended to maintain and restore the distribution and abundance of species and habitats that are endangered, vulnerable, rare or otherwise require special attention.

4.5 The Conservation (Natural Habitats, etc) Regulations 1994 (as amended) place a duty on public bodies to meet the requirements of the EC Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive). Detailed advice on the requirements of the Directive is contained in SED Circular 6/1995 (revised June 2000). The Habitats Regulations require that where a competent authority (either local authority or National Park Authority) concludes that a development proposal is likely to have a significant effect on a Natura 2000 site, it must undertake an appropriate assessment of the implications for the conservation interests for which the area has been designated. Further guidance on assessment of proposals affecting Natura 2000 sites is set out in National Planning Policy Guideline 14 Natural Heritage and Appendix A of Annex E to Circular 6/1995.

4.6 **In addition**, wetlands of international importance for birds listed through the Ramsar Convention on Wetlands are given the same **policy** protection as Natura 2000 sites in the UK **and are also considered under this policy.** ~~Although such developments will not require an appropriate assessment (unless also likely to have a significant effect on a Natura 2000 site)~~ **Sufficient information will be required to enable the planning authority to properly consider the likely effects of the proposal on the integrity of the Ramsar site.**

and species that are not protected but that are also important to the biodiversity and ecosystems of the Park and developments which enhance or restore such habitats, habitat networks and species will be encouraged.

4.31 The Cairngorms Local Biodiversity Action Plan, UK Biodiversity Action Plan and Scottish Biodiversity List, all note habitats and species that are of particular importance to the Cairngorms National Park, Scotland, the UK and Europe. The particular conditions in the Park mean some habitats and species may be frequent within the National Park but very rare elsewhere, making the Park even more important to the long-term survival of that habitat or species.

### Implementation and monitoring

4.32 This policy is intended to ensure that development does not weaken the overall integrity and connectivity of the ecosystems of the Cairngorms National Park. The planning authority will assess the direct, indirect and cumulative effects of development proposals on habitats, networks and species. If there is evidence to suggest that a European Protected Species may be present on a site, any such presence and any likely effects on the species shall be fully ascertained prior to the determination of the planning application.

4.33 Developments should therefore conserve and enhance natural and semi-natural habitats for the ecological, recreational, landscape and natural heritage values, including water bodies, watercourses, wetlands, peat and river corridor habitats.

4.34 Developers should address issues of biodiversity as soon as possible in their own planning of developments and incorporate suitable measures in their development. The National Park Authority has published a leaflet titled 'Biodiversity Planning Guidance: Note for the Householder' that provides more information.

4.35 For clarity, commensurate will be taken to mean a replacement habitat which has the capacity to support the genetic integrity and size of population, have the same level of connectivity and complexity.

4.36 This policy will be monitored by review of planning permissions and assessment of priority habitats and networks and species affected by development. To assist in this monitoring work the National Park Authority will continue to support improvements to the evidence base and data collection carried out by the National Park Authority, its Partners and others. Reference should be made to the strategic objectives of the National Park Plan 5.1j in this regard.

### Policy 7 Landscape

There will be a presumption against development that does not make a positive contribution to the landscape character of the National Park by virtue of its location, siting and design. Such positive enhancement will be sought in all development proposals.

Development that would have any adverse effect on the landscape character of the Park, including its distinctive landscape features, scenic qualities, natural beauty, amenity, historic landscape elements or qualities of wildness will only be permitted where:

- a) there is no better alternative solution; and
- b) all the adverse effects have been mitigated through appropriate siting, layout, design and construction to the satisfaction of the planning authority.

### Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- Landscape, Built and Cultural Environment
- Air
- Biodiversity
- Geodiversity
- Forest and Woodland Management
- Moorland Management

4.37 The diverse and spectacular landscapes of the Cairngorms National Park are one of the area's key assets and the distinctive character of the Park's landscape is one of the reasons for the creation of the Park itself. A balance of landforms formed over hundreds of thousands or millions of years with more recent human influence, the resulting landscape is of primary importance to the area as a National Park.

4.38 The landscapes of the Park are attractive because of the mixture of spectacular landforms, mosaics of semi-natural and man-made habitats and the sum of the patterns and buildings of human development. In some parts of the Park, only the most recent human activities are obvious in the landscape, but in many parts of the Park, the patterns of past human activity have left a clear imprint on the landscape.

## Sustainable Use of Resources

### Policy 13 Water Resources

#### a) Use of Resources:

Development will:

- i) minimise the use of treated/abstracted water;
- ii) not result in the deterioration of the current or potential ecological status or prejudice the ability to restore water bodies to good ecological status;
- iii) treat surface water and foul water discharge separately and in line with SUDs Manual Ciria C697;
- iv) have no significant adverse impact on existing or proposed public or private water supplies or wastewater treatment services.

#### b) Flooding

Development will be free from significant risk of flooding, not increase the risk of flooding elsewhere, not add to the area of land that requires flood prevention measures, or affect the ability of the functional floodplain to store or move flood waters. Development in areas susceptible to flooding will require a developer-funded flood risk assessment carried out by a suitably qualified professional.

#### c) Connection to sewerage

Development will connect to the public sewerage network unless:

- i) it is in a small settlement (population equivalent less than 2000) where there is no, or a limited collection system, in which case a private system may be permitted where it does not pose or add to a risk of detrimental effect, including cumulative, to the natural and built environment, surrounding uses or the amenity of the area; or
- ii) it is in a larger settlement (population equivalent over 2000) where connection is currently constrained but is within the Scottish Water investment programme. In such cases:
  - Systems must be designed and built to a standard to allow adoption by Scottish Water
  - Systems must be designed so that in the future, they can be easily connected to the public sewer.

Where a private system is acceptable (within small settlements or small-scale development in the countryside) a discharge to land (either full soakaway or raised mound soakaway) compatible with the Scottish Building Standards Agency Technical Handbooks should be explored prior to considering a discharge to surface waters.

## Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- Water
- Biodiversity

4.74 ~~The National Park contains two major rivers, the Spey and Dee, both of which rise within the Park boundary. Elsewhere the water environment is largely pristine. Appropriate management of the headwaters in the National Park is key to the protection of the river systems that flow from it.~~ The protection of water resources is therefore a key objective of the Park Plan, which highlights the need for all development to make the most sustainable use of resources, including water resources. The need to protect and enhance the water environment has been reinforced by the EC Water Framework Directive, which established a legal framework for the protection, improvement and sustainable use of all water bodies across Europe and the Local Plan is key to the delivery of this Directive. The Water Environment and Water Services (Scotland) Act 2003 implemented the Directive in Scotland. The Act also designated the National Park Authority as a 'responsible authority', introducing legal duties to ensure compliance with the Water Framework Directive aims and objectives, as well as a requirement to promote sustainable use of water resources and sustainable flood management. The Water Framework Directive introduces a number of new measures to ensure a higher standard of care for the water environment, including the production of River Basin Management Plans (RBMPs). The National Park lies within the North East Scotland and Tay areas for river basin planning.

4.75 Additional guidance on planning and the water environment is provided through Scottish Planning Policy 7 Planning and Flooding, Planning Advice Note 79, Water and Drainage, Planning Advice Note 61, Sustainable Urban Drainage; SEPA policy WAT-PS-06-08 on the provision of wastewater drainage in settlements; and also Water Environment (Controlled Activities) Scotland Regulations 2005, Sewers for Scotland Manual 2<sup>nd</sup> edition (draft), and Drainage assessment – a Guide for Scotland (SUDSWP). This wide range of guidance focuses on improving the current situation, and ensuring that new development gives proper consideration to the impacts of water, in terms of its provision, disposal, and management. Reference should also be made to the Rivers Spey and Dee Catchment Management Plans. Further

### Policy 18 Design Standards for Development

Design of all development will seek, where appropriate, to:

- a) minimise the effect of the development on climate change;
- b) reflect and reinforce the traditional pattern and character of the surrounding area, and reinforce the local vernacular and local distinctiveness, whilst encouraging contemporary and innovative design and use of materials;
- c) use materials and landscaping that will complement the setting of the development ;
- d) demonstrate sustainable use of resources (including the minimisation of energy, waste and water usage) throughout construction, within the future maintenance arrangements, and for any decommissioning which may be necessary;
- e) enable the storage, segregation and collection of recyclable materials and make provision for composting;
- e) reduce the need to travel;
- f) take account of the amenity enjoyed by neighbouring properties and ensure all proposals are designed to help create healthy, safe, affordable environments that can be enjoyed by everyone;
- g) accord with the design standards and palette of materials set out in the Sustainable Design Guide and any other supplementary guidance produced relating to design for new developments.

All proposals must be accompanied by a design statement which sets out how the requirements of the policy have been met.

### Policy 19 Reducing Carbon Emissions in Development

Development with a total cumulative floorspace of 500 square metres or more should incorporate on-site zero and low carbon equipment contributing at least an extra 15% reduction in carbon dioxide emissions beyond the 2007 Building regulations carbon dioxide emissions standard.

### Background and Justification

These policies support the National Park Plan's strategic objectives for:

- Landscape, Built and Historic Environment
- Biodiversity
- Geodiversity
- Culture and Traditions
- Energy
- Water
- Air
- Sustainable Communities
- Economy and Employment
- Housing
- Transport and Communications
- Waste Management
- Sustainable Tourism
- Outdoor Access and Recreation

5.9 A move towards sustainable development is a key aim of both the UK and Scottish Governments, thus ensuring that environmental concerns are at the heart of policy making within the public sector.

5.10 National Policy through the revised Planning etc (Scotland) Act 2006 explicitly requires that planning authorities include, throughout all their policy development and decision making, measures which contribute to sustainable development. This is re-enforced through topic-based guidance and advice relating to all forms of development which are considered through the planning process.

5.11 The Cairngorms National Park Plan sees a new opportunity to focus attention on sustainable development and the National Park Authority will find innovative ways of building on existing links between the economy, the natural environment and communities, and in the protection of the resources and special qualities of the National Park so that they can be used by current and future generations.

5.12 There is also a growing focus within Scottish Government guidance on the importance of good design in all developments, and the need to ensure that developments respect their surroundings, and do not create a bland and featureless Scotland, which has had its traditions of vernacular architecture eroded. 'Designing Places, a Policy Statement for Scotland' puts a new focus on this, recognising the various benefits of good design, including economic investment, creating places that work and establishing and maintaining a distinct identity to the benefit of investors and users. It is key to achieving social, economic and environmental goals of public policy and can bridge the gap between

aspiration and reality. The use of design statements is encouraged to ensure that sites selected are the most appropriate, following a sequential approach if necessary, and have a design concept which will help achieve the quality of place which is desirable within the Park.

5.13 As buildings account for around 40% of all carbon dioxide emissions, the design and management of new development provides significant opportunities to reduce carbon dioxide emissions. Policy 19 sets out how development in the Cairngorms National Park will seek to assist in meeting these targets, and is in line with Scottish Planning Policy 6 on Renewable Energy and Planning Advice Note 84 Reducing Carbon Emissions in New Development.

### Implementation and monitoring

5.14 These policies are important to all development taking place in the Cairngorms National Park, and will be taken into consideration when assessing all planning applications, to establish their environmental and sustainability credentials. To assist in this a Sustainable Design Guide looking specifically at the sustainable aspects of all development, and encouraging innovation, will be developed to ensure that all applicants are aware of the expectations of the Cairngorms National Park Authority. Following robust consultation this guide will be adopted as supplementary planning guidance. (delete final sentence from previous version)

5.15 Standards relating to the siting of all new development, and how carbon reduction targets can be met, will be developed and published as supplementary planning guidance. This, in addition to the Sustainable Design Guide, will set out in more detail how these policies will be implemented.

## Policy 20 Developer Contributions

Development which gives rise to a need to increase or improve public services, facilities or infrastructure, or mitigate adverse effects, will normally require the developer to make a fair and reasonable contribution in cash or kind towards the additional costs or requirements. Such contributions will be consistent with the scale and nature of the development proposed and may be secured through a Section 75 Agreement where necessary.

Development which necessitates decommissioning of plant, structures or associated infrastructure will be required to provide an appropriate bond to cover the costs of remedial, restoration or reinstatement works.

### Background and Justification

These policies support the National Park Plan's strategic objectives for:

- Landscape, Built and Historic Environment
- Biodiversity
- Geodiversity
- Culture and Traditions
- Energy
- Water
- Air
- Sustainable Communities
- Economy and Employment
- Housing
- Transport and Communications
- Waste Management
- Sustainable Tourism
- Outdoor Access and Recreation

5.16 Many developments may lead to additional infrastructure or service requirements that would need to be met to allow the development. If these issues cannot be resolved through planning conditions imposed on the planning permission then a Section 75 Agreement may be an appropriate mechanism to secure the development.

5.17 Scottish Government guidance on such agreements is provided in Circular 12/1996 which states that planning authorities should only seek contributions from developers if, in land use planning terms, it would be wrong to grant planning permission without them. Developer contributions can help to overcome problems in granting planning permission by reducing, eliminating or compensating for some negative impacts. The contribution will be based on meeting the costs of

## Housing Land Requirement and Supply

5.35 The Park Plan directs the Local Plan to provide enough effective land for market and affordable housing to meet the economic and social needs of the Park's communities, encouraging proactive settlement growth in the main settlements (Newtonmore, Kingussie, Aviemore, Grantown-on-Spey and Ballater) and the provision of land for housing growth to meet the social and economic needs of other settlements/communities. The Park Plan also encourages a population level and mix in the Park that meets the current and future needs of its communities and businesses and seeks increased accessibility of rented and owned housing to meet the needs of communities throughout the Park.

5.36 There is no exact measure of how many dwellings will be required in the future, nor any accurate method of predicting how many dwellings will be built during the lifetime of a Local Plan. The National Park Authority must make an estimate of the likely need and demand, as well as the implications of its own housing or economic objectives and allocate appropriately. When making this estimate it must consider the likely growth in

households, the need for housing, demand for housing, any infrastructure or other constraints or risks to the effectiveness of land and the historical operation of the housing market.

5.37 The Local Plan has identified a land supply that will, in combination with the housing, economic development and other policies, **and specific settlement proposals, provide for a more effective** supply of housing and a wider range of affordable housing options **for those who wish to find a house in the Park**. This supports the National Park aim for creating and supporting sustainable communities.

5.38 Table 2 calculates the land required to meet the housing need and market demand. It is based on the estimates of household growth established in para 5.33 of 950 between 2006 and 2016. A further allowance has been made to increase housing supply and the supply of affordable housing. To allow for any uncertainty in market or population conditions an additional 15% of the household projection is included, giving a total requirement of approximately 1568.

| Table 2 Housing land requirement calculation  |                     |
|---|---------------------|
| Source of requirement and rationale for figure  | No of units to 2016 |
| <b>1. Household projection</b><br>The upper household projection has been chosen to reflect both the backlog of demand for housing from recent years and the effect of inward migration | 950                 |
| <b>2. Growth allowance</b><br>A 50 per cent allowance to encourage growth and an increased supply of affordable housing   | 475                 |
| <b>3. Flexibility allowance for uncertainty</b><br>15 per cent additional requirement (of the household projection)   | 143                 |
| <b>Total</b>  | <b>1568</b>         |

| Table 3 Phased land supply by local authority area |                  |                 |            |             |
|--|------------------|-----------------|------------|-------------|
| Local Authority Area                               | 2006-2011        |                 | 2011-2016  | Total       |
|  | Consented supply | New land supply |            |             |
| Highland – (Badenoch & Strathspey)                 | 405              | 486             | 678        | 1569        |
| Moray  | 0                | 12              | 12         | 24          |
| Aberdeenshire                                      | 32               | 98              | 127        | 257         |
| Angus  | 0                | 0               | 0          | 0           |
| <b>Total</b>                                       | <b>437</b>       | <b>596</b>      | <b>817</b> | <b>1850</b> |



| <b>Table 4 Phased land supply by settlement</b> |   |   |
|---|---|---|
| <b>Settlement or Local Authority</b>            | <b>2006-2011<br/>indicative capacity of land supply<br/>(consented and new)</b> | <b>2011-2016<br/>Indicative capacity of land supply</b> |
| Aviemore  | 250   | 50  |
| An Camas Mor                                    | 100   | 300   |
| Grantown on Spey                                | 75  | 90  |
| Kingussie                                       | 75  | 75  |
| Newtonmore                                      | 75  | 75  |
| Boat of Garten                                  | 50  | 20  |
| Carrbridge                                      | 117   | 0   |
| Cromdale  | 30  | 30  |
| Dalwhinnie                                      | 12  | 11  |
| Dalnain Bridge                                  | 20  | 20  |
| Kincraig  | 34  | 6   |
| Nethy Bridge                                    | 53  | 0   |
| <b>Total Highland</b>                           | <b>891</b>  | <b>677</b>  |
| Ballater  | 90  | 100   |
| Braemar   | 40  | 27  |
| <b>Total Aberdeenshire</b>                      | <b>130</b>  | <b>127</b>  |
| Tomintoul                                       | 12  | 12  |
| <b>Total Moray</b>                              | <b>12</b>   | <b>12</b>   |
| Angus Glens                                     | 0   | 0   |
| <b>Total Angus</b>                              | <b>0</b>  | <b>0</b>  |
| <b>Total CNP</b>                                | <b>1033</b>   | <b>816</b>  |

5.39 The land requirement translates to a land supply for each local authority area over ten years as described in Table 3. Because the sites of the consented land supply were approved under different policies, they are assumed to make only a partial contribution to the strategy of the Cairngorms National Park Local Plan.

5.40 The Local Plan must therefore allocate land to accommodate the potential development of around 1040 dwellings during its five-year lifetime. It must also identify land for a further 817 dwellings approximately to secure an ongoing five-year land supply during its lifetime. The rate of land use will be monitored through annual housing land audits.

### The Local Plan Housing Policies

5.41 The policies within the Local Plan inform how allocated sites develop and how and where other developments occur. The approach taken aims to create a balance of development opportunities within the Park, allowing for a variety of scales of development to meet local needs, thus supporting sustainable communities and their economies. These policies also provide the basis for development briefs on many sites which will be used to add detail to allocations, in terms of design, scale of development, particular design requirements to take account of individual circumstances, and other detail which would not be appropriate for the local plan. The policies are integral to the delivery of housing for the Park's communities as they will secure the affordable housing required and manage the increased land supply.

### Policy 21 Contributions to Affordable Housing

Development solely for affordable housing will be favourably considered.

Developments of four or more dwellings will be required to incorporate a proportion of the total number of units as affordable housing.

The proportion of affordable units sought will be to a target of between 25% and 40% depending on the types of affordable housing required and the economic viability of the development. The planning authority may accept a contribution of less than 25% where it is clear that an affordable housing contribution of 25% or more, combined with other site constraints, would adversely affect the economic viability of the development.

Proposals for off-site contributions will be considered where the local housing strategy, community needs assessments, or similar assessments, support this as a better way of meeting the housing needs of the community.

Proposals for one, two and three open market dwellings will also be required to make a contribution towards affordable housing. This will be a cash payment towards the meeting of housing need in the local area.

### Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- Sustainable Communities
- Housing

5.42 The local plan policy also supports the objectives of the local housing strategies that cover the Park area.

5.43 This policy is intended to ensure the delivery of an increased supply of affordable housing options for households in housing need in the Park.

5.44 Research into housing need in the Cairngorms National Park carried out by Heriot-Watt University supplemented the four local housing strategies that cover the National Park Area. It demonstrated that the number of households considered to be in housing need (including being unable to access housing on the open market) was greater than the number of dwellings being

built through programmed delivery of affordable housing by public subsidy agencies, the housing associations and local authorities. It also showed that much of this housing need would come from new young households from within the National Park who could not afford to buy houses on the open market.

5.45 A subsequent study, 'Planning for Affordable Housing in the Cairngorms National Park' by the School of the Built Environment, Heriot-Watt University and Three Dragons, 2008, identified an estimated need of 121 (table 4, p10) affordable dwellings per annum over the National Park. The study also showed that forms of shared equity housing could make as great a contribution to meeting housing need as social and private rented housing (Table 5, p11).

5.46 In addition to updating the housing need estimates, the study explored the financial impacts of different types and scales of affordable housing on development. The study demonstrated that a range of different percentages of affordable housing contributions could be achieved depending on the types of affordable housing and market conditions (Table 1, p21), and provides part of the basis for the policy seeking a target of 25% - 40% affordable housing.

### **Implementation and Monitoring**

5.47 This policy will be used by the planning authority to seek an increased supply of affordable housing for households in housing need who wish to live and work in the Park or areas close to its boundary.

5.48 The planning authority will consider favourably developments solely for affordable housing. It will seek to secure 25%-40% of housing developments as affordable housing and will work closely with housing providers to seek as high a proportion of affordable units as possible to meet local need and demand.

5.49 The range of sizes and tenures of affordable units required in different developments will vary depending on site, demand, local need and market conditions. It will be based on the local housing strategies covering the Park area, housing need and demand assessments, and any community needs assessments or other community based information available. It may include one or more of: social rented housing provided through public subsidy; low cost home ownership and/or rent options provided through public subsidy or the developer; affordable private rented housing; and serviced plots for the local market.

5.50 When considering proposals for housing development, the planning authority will take into account particular site constraints or conditions that would alter either the total affordable contribution that could reasonably be sought, or the target buyers/tenants. To do so, the planning authority will undertake an economic appraisal of the proposal, based on the potential residual value of the land, with the developer and verified by an independent expert.

5.51 The appraisal will take into account the costs associated with the development, the implications of any public subsidy programmed for the site, and identify a range of levels of different types of affordable housing contribution that could be made without making the development financially unviable. The levels identified will inform the planning authority in determining the proposal and will be considered beside the policy's objective of seeking a 25%-40% affordable housing contribution. The planning authority's opinion of financial viability will be made with due regard to the independent expert's conclusions on the value of the land.

5.52 The planning authority will highlight information requirements to developers during pre-application discussions and throughout the decision making process.

5.53 The planning authority will make use of conditions and Section 75 Planning Agreements to secure the implementation of this policy with developers and retain the units as affordable in perpetuity, or for as long as local need and economic circumstances justify. To retain the mixture of stock provided through this policy, the ability to extend such dwellings may be controlled by the removal of permitted development rights.

5.54 It is proposed that applicants and those eligible for any forms of affordable housing developed under this policy will be taken or nominated from the housing waiting lists of the local authorities, housing associations or from another organisation with an allocations policy appropriate to the Cairngorms National Park. The National Park Authority will continue to work with the relevant organisations within the Park to develop their allocations policies to ensure they are as responsive to the needs of individuals and communities in the Park as possible.

5.55 The affordable element of proposals for housing development will normally be sought in terms of physical contributions of on-site

dwellings, land, services or other infrastructure. If the local housing strategy seeks an alternative solution, or it can otherwise be demonstrated to the planning authority that an off-site contribution would better meet a community's housing needs, then an alternative solution will be negotiated with the developer. This may include a cash payment towards the provision of affordable housing at another location in the same community.

5.56 The policy also requires a financial contribution from one, two and three open market dwellings towards the provision of affordable housing within the local area (defined as the relevant secondary school catchment). This provision ensures that all developments of open market housing make a contribution towards affordable housing. The contribution will be based on a percentage of the differential between the benchmark cost of a home developed with public subsidy and the price of an equivalent unit on the open market. The contribution would be waived where the developer can demonstrate that the occupant of the house would qualify to access a form of affordable housing within the Park by reason of their housing need or income.

5.57 The effects of this policy will be monitored through review of planning consents and housing needs surveys.

studies, local waiting lists or any other information on local housing need collated by the Cairngorms National Park Authority or local authority within the past three years. ~~Where no such information exists a benchmark of 75% two and three bed units will be used as a guide to reflect the findings of 'Planning for affordable housing in the Cairngorms National Park' Communities Scotland, March 2008..~~

5.74 This policy approach endeavours to secure a supply of smaller units while still retaining the financial viability of developments. The principle of achieving a sustainable balance of house sizes will apply to both affordable housing and open market housing.

5.75 The effects of this policy will be monitored through review of planning consents and housing completions. The effects of the policy will be reviewed against future housing needs surveys. Through such monitoring the effectiveness of the five-year land supply will be kept under review, and land considered to have capacity for medium to long term growth will be assessed to ensure adequate effective land supply at all times.

### **Policy 23 Housing Development in Rural Building Groups**

Proposals for new housing development as a part of an existing rural building group which comprises three or more occupied dwellings will be permitted where the proposal reinforces and enhances the character of the group, does not detract from the landscape setting, and does not add more than 33% to the existing size of the group within the plan period (based on the size of the group on the date the policy is implemented).

#### **Background and Justification**

This policy supports the National Park Plan's strategic objectives for:

- Landscape, Built and Historic Environment
- Sustainable Communities
- Housing

5.76 The policy is intended to allow for development of housing associated with building groups in rural areas of the National Park. While not identified on the proposals maps, these areas are important in supporting thriving and sustainable rural communities and the policy is intended to create opportunities for housing development which supports the traditional built form in rural areas where previous development has not created settlements or villages.

#### **Implementation and Monitoring**

5.77 The policy will be used to allow the development of housing attached to small building groups in rural settings where it would reinforce and enhance the character of the group, and would not detract from the landscape setting. To do this developments will need to carefully reflect or complement the scale, materials and details of existing development.

5.78 For a development proposal to form a part of a small rural building group it must be demonstrated by the developer that it is connected to the existing building group through integration with existing built form, settlement pattern and landscape features. ~~(delete reference to ribbon development )~~ Proposals that are not demonstrated to be connected in this way to the satisfaction of the planning authority will not be determined using this policy.

5.79 The effects of this policy will be monitored through review of planning consents and housing completions.

## Policy 24 Housing Developments Outside Settlements

### Affordable Housing outside settlements

Developments for new affordable housing outside settlements will be considered favourably where there are no suitable sites within settlements where the development does not detract from the landscape setting, and/or they meet a demonstrable local need in the rural location.

### Other housing outside settlements

Developments for other new housing outside settlements will be permitted where:

- a) the accommodation is for a worker in an occupation appropriate to the rural location; and  
- the presence of the worker on site is essential in order to provide 24-hour supervision of the rural business; and  
- there is no suitable alternative residential accommodation available including reuse and conversion of other buildings on site; and  
- the proposed dwelling is within the immediate vicinity of the worker's place of employment; or
- b) The dwelling is for a retiring farmer or crofter, on land managed by them for at least the previous ten years or for a person retiring from other rural businesses, where their previous accommodation is required for the new main operator of the farm, croft or rural business; (delete reference to use of conditions) or
- c) The development is sited on land which has previously been significantly degraded by a former activity. brownfield land.

### Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- Landscape, Built and Historic Environment
- Sustainable Communities
- Economy and Employment
- Housing

5.80 The policy is intended to allow for the development of affordable and essential housing outside settlements and building groups and to maintain thriving rural communities.

### Implementation and Monitoring

5.81 The policy will be used to allow the development of affordable housing outside

settlements and building groups where there is a clear local need and no suitable sites exist within nearby settlements.

5.82 In considering the use of the policy in determining development proposals, applicants should demonstrate that other sites, including those within settlements, open market dwellings in the area, and land within allocated sites contained in the local plan for housing, have all been considered and discounted. The reuse of existing buildings on the site should also be considered and discounted before new buildings will be permitted.

5.83 In demonstrating local need for affordable housing in particular, the use of community needs assessments, local housing needs and demand assessments and other information should be used in the justification of proposed developments.

5.84 In demonstrating a need for other housing applicants must demonstrate a land management need for the accommodation through the use of independent experts, such as the Scottish Agricultural College. A business case must also be provided for proposals seeking development related to rural businesses other than farming.

5.85 For clarity, 'brownfield' is taken to mean land previously used for industrial or commercial uses that has the potential to be reused once any contamination, waste or pollution has been cleaned up. Where development for housing involves the reuse of sites previously occupied by housing development proposals will be considered under Policy 25.

5.86 The effects of this policy will be monitored through review of planning consents and housing completions.

### **Policy 30 Gypsies/Travellers and Travelling Show people**

Proposals for the development of sites for Gypsies/ Travellers and Travelling show people will be favourably considered where:

- a) the need has been identified in the relevant Local Authority housing strategy;
- b) the proposal is compatible with the surrounding land uses;
- c) the site is well located for access to local road infrastructure; and
- d) the site is well screened and will make no adverse impact on the special qualities of the National Park.

#### **Background and Justification**

These policies support the National Park Plan's strategic objectives for:

- Landscape, Built and Historic Environment
- Air
- Transport and Communications

5.92 SPP3 makes it clear that planning authorities should identify suitable locations for sites for Gypsies/Travellers and travelling showpeople, where a need has been identified in the relevant local authority housing strategy. It also states that policies should set out how to deal with planning applications for small privately-owned sites.

#### **Implementation and Monitoring:**

5.93 The Policy will be used to allow the development of sites for this use within the National Park, where there is a clear need and appropriate locations are found.

5.94 The implementation of this policy will fall in line with the ongoing work on the local housing strategies. The effects of the policy will be monitored through the review of new developments within the National Park and their impact on that locality.

## **Transport and Communications**

### **Policy 31 Integrated and Sustainable Transport Network**

**Development** proposals will seek, where appropriate to make a positive contribution towards the improvement of the sustainable transport network within the Cairngorms National Park through the use of:

- a) methods to reduce car dependency;
- b) promotion of sustainable transport modes;
- c) creation of or linking to any existing hierarchy of travel modes based on walking and cycling including core paths network, safe routes to schools and workplaces, public transport and then motorised modes; and
- d) mechanisms to reduce the need to travel.

Where the transport impacts of a proposed development are considered to be significant, by virtue of its size, nature or location, developers will be required to submit a transport assessment covering the local transport impacts of the development, including those during the construction phase, and also where appropriate, submit a green transport plan indicating measures to reduce the impact of travel to the development.

#### **Background and Justification**

These policies support the National Park Plan's strategic objectives for:

- Landscape, Built and Historic Environment
- Air
- Transport and Communications

5.92 Scottish Planning Policy 17 'Planning for Transport' aims to encourage a prosperous rural economy through stable and increasing communities who have reasonable access to good quality services. **Planning Advice Note 75 'Planning for Transport' and Planning Advice Note 66 'Best Practice in handling Planning Applications affecting Trunk Roads'** are also important in providing additional guidance.

5.93 Within the Cairngorms National Park, transport infrastructure is recognised as being central to the future sustainability of communities and to the development of the Park as a sustainable tourism destination. **Integrated transport is therefore considered vital to allow every community and visitor access to services, facilities**

**PAGE 32 CHANGE POLICY  
NUMBERING**

**Policy 32 Telecommunications**



### Policy 33 Waste Management

Developments will be considered favourably where

- a) they are appropriately designed, and sited (demonstrating a sequential approach to site selection) which considers the options of siting facilities on employment land; brownfield land; contaminated or despoiled land; or locations close to sources of waste arisings; and, in the case of energy from waste, locations close to users of heat and power;
- b) assist businesses to manage their waste;
- c) assist local authorities to meet or surpass their Area Waste Plan targets or which include site waste management plans or create other waste management facilities. This will include municipal solid waste schemes, and local waste management schemes particularly where they involve the production of compost and/or energy from the waste, and also where there is a direct community benefit including local recycling centres;
- d) they demonstrate their consistency with the National Waste Strategy, National Waste Plan and Area Waste Plans.

There will be a presumption against the development of new landfill sites within the National Park unless the development

- a) includes appropriate measures for site restoration;
- b) has fully considered site selection to ensure reinstatement of derelict or despoiled land;
- c) includes the principles of self sufficiency in terms of capacity and location; and
- d) provides on site facilities to allow on site recycling/waste treatment.

Proposals for the extension of waste management facilities may be considered acceptable, subject to the consideration of a full Environmental Impact Assessment (EIA). Prior to the closure of an operational waste management facility (once it becomes full or redundant) details for its site restoration, after-care and after-use will be required for approval by the planning authority.

There will be a presumption in favour of safeguarding existing strategic waste management facilities and all sites required to fulfil the requirements of the Area Waste Plans, as shown on the Map E in appendix I.

### Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- Waste management

5.121 The careful use of our natural resources is important to all development proposals, and the reduction of waste goes hand in hand with this. Supporting the constituent local authorities in the delivery of their Area Waste Plans/Strategies, the Local Plan seeks to make adequate provision within the Park for the reduction in the amount of waste produced. This may include opportunities to exploit emerging technologies, for example combined heat and power proposals.

5.122 National guidance regarding waste management is given in Scottish Planning Policy 10 Planning for Waste Management, and Planning Advice Note 63 Waste Management and Planning. Through these the importance of promoting sustainability in all development is reinforced, and national aims of reduce, re-use and recycle and see waste as a valuable resource are identified as key to all waste management developments. All new waste management developments also require to comply with the objectives of the Area Waste Plans, National Waste Strategy and National Waste Plan.

5.123 The National Park Plan identifies the reduction in waste produced as important, and recycling facilities within communities is supported, with all communities being able to access such facilities easily.

5.124 There are three Waste Strategy Areas that are each partially covered by the Cairngorms National Park: Highland; North-East (Moray and Aberdeenshire) and Tayside (Angus). They all have individual Area Waste Plan targets as well as lists of best practicable environmental options. The Local Plan policy is therefore designed to assist in the delivery of these targets and options.

### Implementation and Monitoring

5.125 This policy will be applied where it is relevant to the implementation of the area waste strategies, and the National Park Authority will work closely with local authorities, and will devise a consistent approach to waste strategies and targets across the Park. The principle of development of waste management stations within recognised industrial

areas will be supported in line with current best practice regarding such developments.

5.126 Reference should be made to Appendix I Map E which details SEPA registered waste management sites to ensure development proposals safeguard such sites. The success of the policy will be measured against the reaching of targets within the National Park boundary.

**Renumber policies as result of previous error**

**Policy 34 Tourism Development**

**Policy 35 Outdoor Access**

**Policy 36 Sport and Recreation Facilities**

**Policy 37 Other Open Space Provision**

7.9 Figures included for the phased development of allocated sites are indicative projected giving anticipated time scales for development. Final densities will be calculated taking into account best use of available serviceable sites and analysis of best practice in terms of sustainable development. Development of sites may occur at different speeds, dependent on market conditions, demand and developer aspirations.

### **Economic Development**

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

### **Community**

7.11 Sites for new community use have been identified at strategic sites to help communities contribute to the development of their settlement. A wide range of uses could be included in this category including play areas, community halls, sports facilities, schools, or other uses to sustain the community. Where sites have been identified under this category, proposals will be considered on their merits, with particular reference to how they add to the community in which they are sited. The Local Plan will seek to protect existing facilities or services that are important for the communities of the Park. Proposals for the redevelopment of such sites will only be considered favourably where the proposal includes the replacement of that facility or improved alternative provision.

### **Environment**

7.12 Land is identified where it is important to the amenity, setting and the overall fabric of settlements. These areas also provide locally important habitats or landscape features, or are important recreational resources within settlements. They are protected from future

development. Settlements also have networks of open spaces, paths and recreational spaces that are not identified but that would be material considerations in the determination of planning applications that affected them.

### **The Maps and Legend**

7.13 The legend that describes the proposal plans is the same for each plan. It can be viewed at the same time as looking at the plans by unfolding it from the back cover of the Local Plan. The underlying base maps are provided by the Ordnance Survey, and may not always be up to date, particularly in areas where there has been recent building.

7.14 The preparation of a Local Plan is a statutory duty for the Cairngorms National Park Authority as outlined in the Planning etc. (Scotland) Act 2006. It provides a policy and locational framework for future development in the area. To fulfil this function the document contains mapping data which are the property of Ordnance Survey. Any unlawful use or copying other than for the purposes of viewing and printing is prohibited. The information provided is for reference purposes only. No further copies may be made.

7.15 Constraints not shown on the proposals maps include listed buildings and scheduled ancient monuments. Accurate data regarding these and other non designated cultural heritage sites can be obtained directly from the National Park Authority, the relevant Local Authority, Historic Scotland and RCAHMS.

7.16 The representation of features or boundaries in which Cairngorms National Park Authority or others have an interest does not necessarily imply their true positions. For further information please contact the appropriate authority.

7.17 The Cairngorms National Park Authority is currently developing a plan of core paths for the Park. These are still draft proposals and therefore may be subject to change. Details can be found in the Draft Core Paths Plan.

## Strategic Settlements

### An Camas Mor

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

ii. The Local Plan identifies an indicative settlement boundary for the site, within which it is expected that development of a community of up to 1500 homes could be developed over time. The Local Plan identifies a need for the development of An Camas Mor to start within the lifetime of the Local Plan and sets a target of 100 homes to be completed within the next five years. **It is anticipated that a further 300 houses will be built between 2011-2016 with the remaining 1100 capacity to meet the medium to long term need. The National Park Authority will continue to work closely with the developers for the site, interested parties and consultees, to ensure realistic and appropriate timescales are set and adhered to, and that through such partnership workings, the effectiveness of the site is realised within the predicted timescales.**

iii. Development of the site will require a **detailed transport assessment and this should examine the various access issues facing the site, including the impact of the development on the trunk road and local road network, the impact on the nearby rail network, and the need for non motorised access across the Spey to link the community with Aviemore.**

iv. In addition to housing, the settlement will provide commercial and community uses. The National Park Authority will work with partners to produce a detailed masterplan for the site. **Within this the requirements to create a sustainable community including economic development opportunities, community facilities and other forms of development will be detailed, within design guidance for all forms of development, which should attain the highest design and sustainable development credentials.**

**The masterplan will also include mitigation measures required as a result of the development.**

v. **The development of An Camas Mor presents an excellent opportunity to provide opportunities for large and small scale developers and builders to work together to bring forward the delivery of the settlement. This will be recognised in the masterplan.**

vi. Development of the An Camas Mor site has potential to have significant effects on the River Spey SAC. Permission for development will only be permitted if the planning authority is satisfied that proposals have been designed **to the highest standards that do not adversely affect the integrity of the River Spey SAC.**

vii. The whole of An Camas Mor also sits within the Cairngorm Mountains National Scenic Area. As such development will only be permitted if the planning authority is satisfied that proposals have been designed to the highest standards that avoid and mitigate any significant effects on the environment and protect the overall integrity of the Cairngorm Mountains National Scenic Area.

(please note An Camas Mor falls wholly within a National Scenic Area designation)

## Aviemore

i Other relevant planning documents – The Aviemore Masterplan September 1997. This document is currently being reviewed in the form of the Aviemore Design Framework and will be adopted in support of the Local Plan. It will then be considered as a material consideration in the determination of planning applications within Aviemore.

## Proposals

AV/H1: Situated to the north of Aviemore Highland Resort, this site has detailed planning permission for 161 dwellings. A flood risk assessment has shown the site to be marginally affected by flooding. Any future development proposals will be required to avoid the area identified at flood risk.

AV/H2 and H3: as a combined site these have an outstanding outline planning permission for up to 104 dwellings.

AV/H2: An outline planning application is with the National Park Authority for the development of this 1.7ha site. The consideration of reserved matters on this site or any further application for development of this site, will need to work within the existing woodland clearings to minimise the loss of trees and retain the natural screening and setting of the site. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site.

AV/H3: An outline planning application is with the National Park Authority for the development of this 5.5ha. The consideration of reserved matters on this site or any further application for development of this site, will have to take into consideration the SEPA indicative 1:200 year flood risk maps and a detailed flood risk assessment will be required.

AV/ED1: The existing Dalfaber Industrial Estate and Cairngorm Technology Park provide opportunities for economic development proposals to support the economy of Aviemore and the surrounding area. An area of 0.5Ha to

the north of Dalfaber Industrial Estate is included to allow for future expansion when the current site reaches capacity. Currently used for informal recreation, pedestrian links through the site should be protected.

AV/ED2: This 3.5Ha site south of Dalfaber Industrial Estate and the Cairngorm Technology Park allows for its future expansion when the current site reaches capacity. This flexibility to grow will support future expansion options within Aviemore and allow for adequate choice in site identification.

AV/ED3: Aviemore Highland Resort will continue to develop and enhance its facilities. Closer links with the village centre should be developed, and will be highlighted by the revised Aviemore Design Framework. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site. In developing further proposals for this site, access arrangements should not affect the A9 as a trunk road, and should use the local road network.

AV/ED4: Opportunities for small economic growth to complement the existing Myrtlefield Industrial Estate exist, and any new developments should also seek to enhance the area and its surroundings.

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

AV/C2: Land within the Aviemore Highland Resort site will be retained for use as a public park.

AV/Env: A number of open spaces and land which contributes to the setting of Aviemore are identified and will be protected from adverse development.

Amend boundaries to reflect permissions now granted.

## Ballater Proposals

BL/HI

i. This 16.12Ha site to the north east of Monaltrie Park provides an opportunity for housing and mixed use land for the longer term in Ballater and to ensure a planned approach to development.

ii. The site has capacity for around 250 units, with 90 dwellings envisaged during the life of the Plan. It is anticipated that a further 100 houses will be built between 2011-2016 with the remaining 60 capacity to meet the medium to long term need. The site has been the subject of an 'Enquiry by Design' (EbD) workshop run by the Prince's Foundation for the Built Environment and involved the local community and other stakeholders. The EbD process indicated a proposed layout for the development of the site incorporating a variety of densities and designs, and pockets of mixed uses to support the growth of sustainable communities, and this approach is supported.

iii. In the development of the site, proposals must ensure that adequate provision is made for the existing park which is envisaged as forming a core part of the development, linking the existing settlement with the new development. The park plays an important role in the community and this must be protected and enhanced. The development of site must also provide adequate links to the school, and provides an opportunity to improve links to the Deeside Way. The design and layout of development must also respect the planned nature of Ballater, and the historic quality of its built environment. Key listed buildings and their settings affected by the development of the site must also be protected. An innovative approach to design and layout, including access and movement within the site, is encouraged.

iv. The National Park Authority will work with the community, developers, and the Prince's Foundation, to ensure that a masterplan that reflects the community's needs and the special character of Ballater is prepared for the site. The development of this site presents an excellent opportunity to provide opportunities for large and small scale developers and builders to work

together to bring forward the delivery of the proposal. This will be recognised in the masterplan.

v. Part of this site lies within SEPA's indicative I in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site.

BL/ED1: The existing business units owned by Aberdeenshire Council will remain, with vacant space reserved for business uses. Part of this site lies within SEPA's indicative I in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposal for this site.

Delete ED2 due to SEPA comments regarding flood risk.

BL/ED2: The bus station between Golf Road and Viewfield Road will remain as a site for business use or another use appropriate to a town centre, should it be vacated by its current occupiers.

BL/ED3 The existing caravan and camping site provides continued support to the provision of tourism accommodation within Ballater and will be protected from adverse development. Where appropriate, enhancement opportunities will be supported. The site lies wholly within SEPA's indicative I in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposal for this site.

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

BL/Env: A number of open spaces and land which contributes to the setting of Ballater are identified and will be protected from adverse development.

Renumber ED2 as ED3 and ED3 and ED4 on the proposals map. Remove ED2 from proposals map.

## Grantown-on-Spey

### Proposals

GS/H1: ~~A detailed planning application is with the National Park Authority for the development of this 9.6ha site. The application will now be considered in line with the current adopted local plan (Badenoch and Strathspey Local Plan 1997), but will assist in providing housing for this local plan and its housing needs.~~

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

GS/ED1: ~~The existing caravan and camping site provides continued support to the provision of tourism accommodation within Grantown on Spey and will be protected from adverse development. Where appropriate, enhancement opportunities will be supported. A flood risk assessment for the adjacent H1 site has shown this site to be partially affected by flooding. A detailed flood risk assessment may be required to accompany any further development proposals for this site.~~

GS/ED2: ~~Opportunities for economic growth to complement the existing Woodlands Industrial Estate exist, and any new developments should complement existing uses, and also seek to enhance the area and its surroundings. Options to develop a terminus within this area, to support the growth of the Strathspey Railway will be supported.~~

GS/Env: A number of open spaces and land which contributes to the setting of Grantown-on-Spey are identified and will be protected from ~~adverse~~ development.



## Kingussie Proposals

KG/HI

i. This 16.05Ha site would provide land for short and longer term housing supply in Kingussie. It could provide land for around 300 dwellings, with 75 of these provided during the life of the Plan. It is anticipated that a further 75 houses will be built between 2011-2016 with the remaining 150 capacity to meet the medium to long term need. The phasing of the site will be required to take into account access provision to the site and the capacity of the existing road network.

ii. The site runs north from the A86 by Craig an Darach towards Kerrow Farm and west from Kerrow Farm to the rear of properties bounding Ardbroilach Road and is bounded by forestry to the north. The site is currently improved grassland grazed by livestock.

iii. Access to this site should be taken from the local road network. A traffic impact assessment will be required to ensure development of this site and others in neighbouring Newtonmore do not create an unacceptable cumulative impact on the A86 or A9.

iv. The National Park Authority will work with partners to produce a masterplan for the site to ensure effective provision of housing in line with the phasing outlined above. This masterplan should clarify the position regarding key infrastructure issues. The development of this site presents an excellent opportunity to provide opportunities for large and small scale developers and builders to work together to bring forward the delivery of the proposal. This will be recognised in the masterplan.

KG/EDI: Land to the east of the settlement provides opportunity for economic development in support of the settlement and its sustainable community. A prominent site, the design of any development will be to the highest standards and both the siting and design should integrate with the landscape.

KG/ED2: A small area of land to the west of Spey Street and adjacent to the railway line could also provide some opportunity to support the economic development of the

settlement. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site.

KG/Env: A number of open spaces and land which contributes to the setting of Kingussie are identified and will be protected from adverse development

## Newtonmore

### Proposals

NM/H1:

i. A 11.7ha site would provide land for around 120 dwellings. A detailed planning application is with the National Park Authority for the development of part of this. This application will now be considered in line with the current adopted local plan (Badenoch and Strathspey Local Plan 1997), but will assist in providing housing for this local plan and its housing needs. This visually prominent site will be the subject of a development brief, and any development within the site will ensure adequate access is provided to the rest.

ii. The development of this site presents an excellent opportunity to provide opportunities for large and small scale developers and builders to work together to bring forward the delivery of the proposal. This will be recognised in the development brief. The brief will also address any mitigation required as a result of the prominent nature of this site.

iii. Part of the site may be prone to flooding. The railway bridge and embankment downstream of the site have not been modelled as part of the SEPA indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any additional development proposals for this site.

NM/H2: A 5.2Ha site between Perth Road and Laggan Road that would provide land for around 100 dwellings. The site is visually prominent and the National Park Authority will prepare a development brief to ensure a layout that minimises and mitigates the effects of any development. Access for this development should be taken from the local transport network.

iii. There also remains within the community an aspiration that the A86 should bypass the village centre. Any

transport intervention requiring Scottish Minister / Scottish Government / Transport Scotland consent and/or funding would require to undergo an appropriate transport appraisal. Further discussions will be required in the development of development briefs for these sites to include the views of both the community and road engineers, among others to clarify the options for such a development.

NM/ED1: Land to the rear of the café provides some opportunity for low impact economic development which supports the sustainability of the community. A prominent site, any new development will be to the highest design and sustainability standards.

NM/ED2: The existing industrial estate/business park will be protected and developments which consolidate the economic provision of this site will be supported.

NM/ED3: the role of the Highland Folk Museum is important to the economic success of the area as a whole, and proposals to expand and enhance the facility will be supported. Part of this site lies within the SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any development proposals for this site.

NM/Env: A number of open spaces and land which contributes to the setting of Newtonmore are identified and will be protected from adverse development.

iv. Although not within the settlement boundary, the Caravan Site and Shinty field also play an important role in the life of this community.

Amend boundaries to reflect permissions now granted

## Intermediate Settlements

Garten are identified and will be protected from adverse development.

### Boat of Garten

#### Proposals

BG/H1: This 5.8Ha site to the west of the existing settlement is identified for housing development and would provide land for around 70 units. The site should provide housing land for Boat of Garten's needs for the lifetime of the Local Plan, with an initial phase of 50 dwellings. Additional capacity will then provide a further 20 dwellings to meet future need. The site contains and is affected by important natural heritage interests and any development must ensure that appropriate mitigation and access management is incorporated to ensure adequate protection is ensured. The design of any development will also retain as much of the existing woodland on the site as possible and ensure access to BG/C1.

BG/ED1: Land at the station will provide opportunity for future economic development in support of the village, and should incorporate the enhancement of this important tourism facility where appropriate.

BG/ED2: The existing caravan and camping site provides continued support to the provision of tourism accommodation within Boat of Garten and will be protected from adverse development. Where appropriate, enhancement opportunities will be supported.

BG/C1: The site to the west of the village and immediately west of the new village hall is to be retained in order to support the community and would be appropriate for a new school and/or other uses which support the economic development of the settlement and its sustainable community. Any proposal must take accordance of the high environmental sensitivity of its context. The design of any development will retain as much of the existing woodland of the site as possible.

BG/Env: A number of open spaces and land which contributes to the setting of Boat of

## **Braemar**

### **Proposals**

BM/H1: A site to the south and west of Braemar Lodge Hotel has outline consent for 20 dwellings although capacity could be increased to at least 25. A detailed planning application is with the National Park Authority. The application will now be considered in line with the current adopted local plan (Aberdeenshire Local Plan 2006), but will assist in providing housing for this local plan and its housing needs.

BM/H2: A detailed planning application is with the National Park Authority for the development of this site for 30 dwellings, and is linked to the provision of off site affordable dwellings at Kindrochit Court. The application will now be considered in line with the current adopted local plan (Aberdeenshire Local Plan 2006), but will assist in providing housing for this local plan and its housing needs.

(An additional permission of 12 houses at Invercauld Farm will also be included as providing housing for this local plan and its housing needs)

BM/ED1: the site of the ambulance station may provide opportunity for small scale economic development, particularly where this supports the economic growth of the community.

BM/ED2: the mews square is a key facility within the centre of the village and has capacity to support additional retail and business units to consolidate the current development.

BG/ED3: The existing caravan and camping site provides continued support to the provision of tourism accommodation within Braemar and will be protected from adverse development. Where appropriate, enhancement opportunities will be supported.

BM/C1: A site north of St Andrew's Terrace will be reserved for use by the community to provide a Community Health Centre, associated facilities or other appropriate community use. Part of the site is within the indicative 1 in 200 year flood risk area.

Prospective developers will be required to prepare more detailed flood risk assessments to demonstrate that the site is not at risk of flooding.

BM/Env: A number of open spaces and land which contributes to the setting of Braemar are identified and will be protected from adverse development.

(Amend boundaries to reflect permissions now granted. – H2 and Invercauld Farm)

## Carr-Bridge

### Proposals

C/H1: This site has an outline planning permission for up to 117 dwellings and a detailed application is now with the National Park Authority for the development of this number across the site. This application will now be considered in line with the current adopted local plan (Badenoch and Strathspey Local Plan 1997), but will assist in providing housing for this local plan and its housing needs. The site is broken up by an area of bog woodland habitat and the entire area has a range of habitats and UK biodiversity action plan species that need to be safeguarded within the development.

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

C/ED2: The site provides an important contribution to the local economic position, and should be retained. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposals for this site.

C/ED3: 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 this facility will be supported.

C/Env: A number of open spaces and land which contributes to the setting of Carr-Bridge are identified and will be protected from development.

## **Cromdale**

### **Proposals**

CD/H1: The site on the north eastern edge of the settlement between the Old Inn and Tom-an- uird View is appropriate for around 50 dwellings . Access to the site should utilise the existing local road network where possible, and should not have an adverse impact on the trunk road. A small watercourse runs through the site and potential flood risk has not been adequately quantified. A flood risk assessment may be required in support of any further planning application or reserved matters.

CD/H2: A 3.03Ha is appropriate for around 30 dwellings. Development of this site should ensure connection to the core paths network and the Speyside Way.

CD/ED I: a small site at the Smoke-House has some potential to provide for economic development in the village and any proposals must ensure that issues regarding contamination and access are adequately addressed. Part of this site lies within SEPA's indicative I in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any further development proposals for this site.

CD/Env: Open space is identified as contributing to the setting of the village and will be protected from adverse development.

## Dalwhinnie

### Proposals

DW/H1: A site suitable for around six dwellings opposite and to the north west of the community hall.

~~DW/H2: An infill site at the west end of School Road suitable for around two dwellings.~~

DW/H3: This site has extant permission for dwellings and will be appropriate for around 12 units.

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

DW/H4: A site opposite Ben Alder cottages suitable for around five dwellings. **Development on this site should retain, where possible the existing mature trees.**

**DW/ED1: The site provides an important contribution to the local economic position, and should be retained.**

**DW/ED2: The Loch Ericht Hotel provides an important tourist and community opportunity and appropriate proposals to enhance this will be supported. Part of this site lies within SEPA's indicative I in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposal for this site.**

**DW/ED3: The distillery provides an important economic and tourist provision within the settlement and proposals to enhance this facility will be supported. Part of this site lies within SEPA's indicative I in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposal for this site.**

DW/Env: The large open space area in the centre of the village should be protected from **adverse development and proposals to enhance it and improve facilities for the community will be supported.**

## Nethy Bridge

### Proposals

NB/H1: This 0.47Ha site opposite the football pitch has detailed planning consent for 13 amenity dwellings. Part of this site lies within SEPA's indicative I in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any further development proposal for this site.

NB/H2: These two sites have outline consent for a total of 40 dwellings. Development on these sites will retain enough woodland to allow for movement of species between areas of woodland to the sides of the sites, and retain the woodland setting of this part of the village. A small water course runs through the site and potential flood risk has not been adequately quantified. A flood risk assessment may be required in support of any further planning application or reserved matters.

NB/ED1: A .076Ha site adjacent to H2 is identified for business use. Any development of the site will need to take account of its site within the woodland and at an entry point to the village. Development on this site will retain enough woodland to allow for movement of species between areas of woodland to the sides of the sites, and to retain the woodland setting of this part of the village

NB/C1: This 1.09Ha site west of the playing fields which plays an important role in supporting the Abernethy Games is identified for community use and will be protected from development.

NB/Env: A number of open spaces within Nethy Bridge are identified as contributing to the setting of the village and will be protected from adverse development. Open space adjacent to the Mountview Hotel is also protected by means of a planning condition.



## Tomintoul

Ti Tomintoul is situated within the Crown Estate's Glenlivet Estate and most land in the area is under the Crown Estate's stewardship.

There is an aspiration to develop Tomintoul into a larger and more sustainable community with improved facilities and housing provision.

To take this forward the National Park Authority will work with partners to produce a masterplan for the village, in consultation with the community and key stakeholders.

T/Env: A number of open spaces within Tomintoul are identified as contributing to the setting of the village and will be protected from adverse development.

## Proposals

T/H1, H2, H3, H4: Four housing land sites that provide land for around 40 dwellings in total. It is expected that these will provide land for Tomintoul's needs during the lifetime of the Local Plan, and for future growth and expansion. During the period 2006-2011, 12 dwellings would therefore be expected, although the phasing of development may occur at different speeds, dependent on market conditions, demand and developer aspirations.

T/ED1: This site will be retained for economic development purposes, and has potential to be developed as a camping site or tourist facility, with existing tree planting retained to ensure adequate screening.

T/ED2 and ED3: This land is partially developed for economic development purposes, and provides a certain amount of space for expansion and growth during the plan period. Commercial development will be appropriate on ED2 and tourist development appropriate on ED3. Both sites will require the inclusion of landscaping to minimise the visual impact of any development.

T/ED4: The site, already in economic development use should be retained as an important contributor to the village. Proposals for appropriate expansion of the business and enhancement of the site will be supported.

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

## **Appendix I – Designation Maps**

### **Map E**

**Additional designation map showing SEPA registered waste management sites**

## Appendix 3- Glossary

| Name or Word  | Description  |
|---|--|
| <del>Ancient Woodland</del>                                 | <del>Woodland that is recorded on the inventory of ancient and long established semi-natural woodland held by SNH, and has been established for many hundreds of years.</del>  |
| <del>Ancient Woodland Inventory</del>                       | <del>An Inventory of woodland sites that are thought to have been (AWI) continuously wooded since 1750 or 1860.</del>  |
| Article 4 Directions  | An Article 4 Direction can be sought by a planning authority in circumstances where specific control over development is required, primarily where the character of an area of acknowledged importance would be threatened by development that would normally not require planning permission. |
| <del>Brownfield</del>                                       | <del>land previously used for industrial or commercial uses that has the potential to be reused once any contamination, waste or pollution has been cleaned up. Reuse of abandoned rural dwellings will not be considered as brownfield.</del>   |
| Development   | The carrying out of building, engineering, mining or other operations, in, on, over or under land, or the making of any material change in the use of any building or other land.  |
| Development Brief   | A document prepared to show in some detail, how best to develop a site, and can include details of access and other infrastructure, sub division of larger sites, proposed stages of development, design proposals.  |
| EIA   | Environmental Impact Assessment. A process by which information about the effects of a proposed development is collected, assessed and used in reaching a decision on whether development should go ahead or not.  |
| European Charter for Sustainable Tourism in Protected Areas | A charter that was developed by the EUROPARC Federation of protected areas. The Cairngorms National Park was the first UK National Park to achieve the charter.  |
| European Protected Species                                  | Species listed on Annex IV of the Habitats Directive as species of European Community Interest and in need of strict protection.   |
| Gardens and Designed Landscapes                             | Significant historic gardens and designed landscapes identified by Historic Scotland for their natural heritage and cultural importance. Inclusion in the Inventory confers a measure of statutory planning control in relation to the sites concerned and their setting.                      |
| Geological Conservation Review                              | The GCR identifies those sites of national and international importance needed to show all the key scientific elements of the Earth heritage of Britain. The sites identified form the basis of statutory geological and geomorphological conservation in Britain.                             |
| Historic Environment Record (HERs).                         | Dataset maintaining records of monuments, heritage sites, events and archives which can be used to give a comprehensive historic record.   |

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| Historic Scotland                        | Historic 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.  |
| Housing Market Area                      | A geographical area which is relatively self-contained in terms of housing demand; ie a large percentage of people moving house or settling in the area will have sought a dwelling only in that area.   |
| Listed Buildings                         | Buildings are ‘Listed’ because they are considered to be of special architectural or historic interest and as a result require special protection.   |
| National Nature Reserves (NNRs)          | NNRs contain examples of some of the most important natural and semi-natural eco-systems in the United Kingdom. They are managed to conserve their habitats or to provide special opportunities for scientific study of the habitats’ communities and species represented within them. NNRs are declared by the statutory country conservation agencies under the National Parks and Access to the Countryside Act 1949 and the Wildlife & Countryside Act 1981. |
| National Parks                           | The National Parks (Scotland) Act 2000 enables the establishment of National Parks in Scotland.  |
| National Planning Policy Guidance (NPPG) | See Scottish Planning Policy (SPP)   |
| 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.  |
| Natura 2000                              | Natura 2000 is the name of the European Union-wide network of nature conservation sites established under the EC Habitats Directive. This network will comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).  |
| NEST                                     | North East Scotland Together – The Aberdeen & Aberdeenshire Structure Plan 2001-2016   |
| Open Market Housing                      | Housing which is bought and sold on the open market.   |
| Open Space                               | Greenspace consisting of any vegetated land or structure, water or geological feature in an urban area and civic space consisting of squares, market places, playgrounds and other paved or hard landscaped areas with a civic function.   |
| Planning Advice Notes (PANs)             | Planning Advice Notes are the Scottish Government’s publications on best practice and other relevant planning information.   |
| Population Equivalent                    | A measure of the organic biodegradable load of an effluent prior to treatment. One population equivalent (1pe) has a five-day biochemical oxygen demand (BOD5) of 60 grams of oxygen per day (as defined by SEPA)  |

|   |  |
|---|--|
| Public Subsidy for Housing  | Money from the public purse in the form of subsidy schemes (eg 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.  |
| Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) | The Royal Commission on the Ancient and Historical Monuments of Scotland is responsible for recording, interpreting and collecting information about the built environment.  |
| RSLs  | Registered Social Landlords.   |
| Scheduled Ancient Monument Record (SMR)                                       | A record of scheduled monuments which are considered to be of national importance that Scottish Ministers have given legal protection 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 Natural Heritage (SNH)   | The public body with a remit to secure the conservation and enhancement of Scotland's unique and precious natural heritage, ie wildlife, habitats, geology and landscapes.   |
| Scottish Planning Policy (SPP)  | Scottish Planning Policies (SPPs) provide statements of Scottish Government policy on nationally important land use and other planning matters, supported where appropriate by a locational framework. SPPs are replacing National Planning Policy Guidance (NPPGs). Some NPPGs are used as SPP until they are replaced by a new SPP.  |
| Scottish Water  | Scottish Water is a publicly owned business, answerable to the Scottish Parliament, that provides water and wastewater services in Scotland.   |
| Scottish Environment Protection Agency (SEPA)                                 | The public body with a remit for environmental protection.   |