

Settlement Proposals



- 6.1 The settlement proposals in this section have been drawn up from a variety of sources, including existing local authority Local Plan proposals and community consultation. Development proposals for these sites must also comply with the policies of the Local Plan.
- 6.2 A hierarchy of settlements is identified, including strategic, intermediate and rural settlements. The majority of development and provision of facilities should be provided within strategic settlements. This is supportive of sustainable approaches to site selection and ensures that the key areas of growth are focused in a number of areas where development pressure can be managed appropriately. Within intermediate settlements, developments should support the local communities and ensure their sustainability for the future. Small areas of housing land are included for this purpose. Within rural settlements, there are opportunities for limited growth which helps consolidate the settlement. New facilities which support the community will also be encouraged. Outwith these recognised settlements, development proposals will be considered against other policies in the Local Plan. A more flexible approach is therefore available to well designed schemes which have a particular locational need and which support the sustainability of local dispersed communities.
- 6.3 The Local Plan identifies proposals for new uses of land and land where key uses support and maintain the sustainable communities found in settlements across the Park. Existing uses of land remain vitally important to the Park, and the Local Plan will resist proposals to change from the existing use to another without clear justification and suitable alternatives being provided. For example, it is assumed that existing business sites will continue as business sites, and existing community facilities, such as playing fields, parks, community halls or

other facilities, will be retained as community facilities of equal or greater value to the community.

6.4 Three key proposal types have been identified:

- Housing
- Economic Development
- Community

Within these proposal types, mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward development proposals. In addition, key areas of open space and land, which contributes to the setting of settlements, is identified as 'Environment'.

6.5 Settlement boundaries are identified, outwith which it is expected that proposals will require justification for their selected location. Where no locational need exists, development on the periphery of settlements will be resisted. All proposals must consolidate the existing urban form, where it exists, and not result in ribbon development or sprawl of development into the countryside. Village and town centre areas are also identified where relevant, and illustrate any designations that may influence the detail of development proposals.

Housing

6.6 Housing sites are proposed where strategic sites have been identified. Development of these sites must comply with the policies of the Local Plan and any specific requirements for the site noted in the proposal text. The identification of these sites within settlements does not preclude the development of other windfall sites, both elsewhere within settlements and in other locations within the Park.

6.7 The sites identified, form a five year land supply for the Local Plan, with larger sites in the main settlements and An Camas Mòr, providing a basis for the medium and longer term land supply. Smaller settlements have only a five-year housing land supply, but additional sites for longer term supply will be identified through housing land audits and review of the Local Plan.

6.8 The proposals have indicative house numbers attached to each site that should be used as a guide to the capacity of the site. However, proposals should not be constrained by these figures and should seek to create attractive urban environments, with a range of house designs working within the site.

Economic Development

6.9 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

6.10 Sites for new community use have been identified 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

- 6.11 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.

- 6.14 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 Cairngorms National Park Authority, the relevant local authority, Historic Scotland and RCAHMS.

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

The Maps and Legend

- 6.12 The legend is the same for each proposals map. It can be viewed at the same time as looking at the proposals' maps 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.

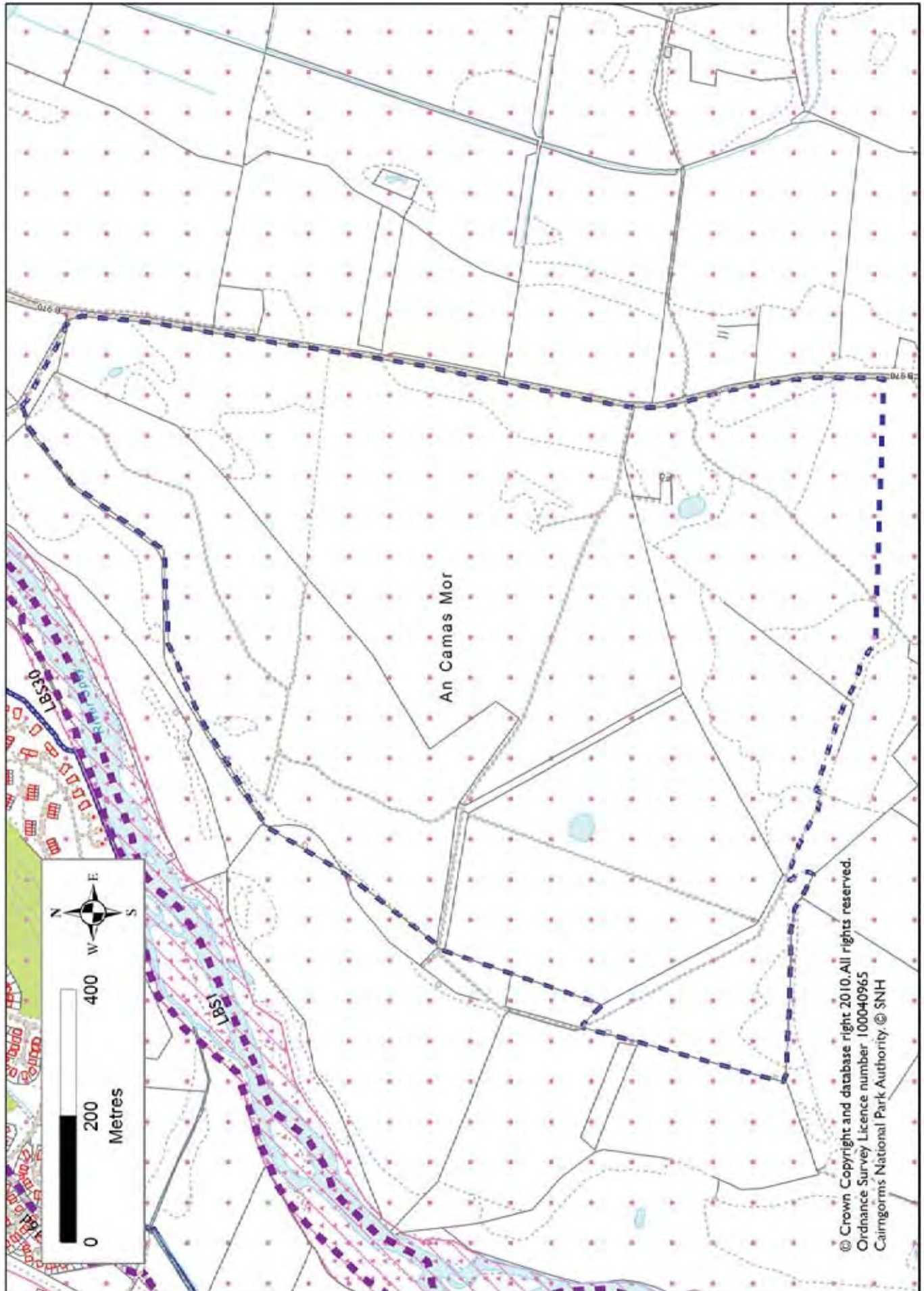
- 6.13 The preparation of a Local Plan is a statutory duty for the Cairngorms National Park Authority, as outlined in the Planning etc. (Scotland) Act 2006. It provides a policy and locational framework for future development in the area. To fulfil this function the document contains mapping data which 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.

Strategic Settlements

An Camas Mòr

- I. The Local Plan continues the proposal for a new sustainable community at Cambusmore (now named An Camas Mòr), 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 Cairngorms 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.
 - 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 river Spey to link the community with Aviemore.
 - IV. In addition to housing, the settlement will provide commercial and community uses. The Cairngorms 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 Mòr 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 Mòr 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 Mòr site 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 adverse effects on the environment and protect the overall integrity of the Cairngorm Mountains National Scenic Area.
 - VIII. The development of the site must accord with the approved development principles which were approved by the Cairngorms National Park Authority in December 2008 (see Appendix 4, p159).
 - IX. Mixed uses, which support sustainable developments and communities, will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.
- Please note:** An Camas Mòr falls wholly within a National Scenic Area designation.

An Camas Mòr



Map
A4 Back of An Camas Mor

Aviemore

Aviemore is a strategic settlement within the settlement hierarchy. It is the largest settlement in the Cairngorms National Park and is almost a small town. It is identified as a main settlement in the Cairngorms National Park Plan, and is recognised as playing a strategic role in the wider region. It is a significant economic driver and a growth centre for the wider region and the city of Inverness.

Much of the western edge of Aviemore is covered by a Tree Preservation Order. Many of the attractive and mature trees enhance local amenity and are therefore the subject of explicit and statutory protection. Any development in this area must therefore ensure that adequate provision is made for their preservation and for the planting of new trees.

Mixed uses which support sustainable developments and communities will also be supported, where evidence indicates this to be the most appropriate way to take forward proposals.

PROPOSALS

AV/HI: 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: 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: 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 in 200 year flood risk maps and a detailed flood risk assessment will be required.

AV/EDI: 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/CI: 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 contribute to the setting of Aviemore, are identified and will be protected from adverse development.

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.



Map
A3 Back of Aviemore

Ballater

Ballater is a strategic settlement within the settlement hierarchy. It is the largest village in the eastern side of the Cairngorms National Park. It is identified as a main settlement in the Cairngorms National Park Plan, and is recognised as playing a strategic role in the wider region. The residents of Ballater are relatively well served in terms of the range of shops, medical centre and a primary school.

PROPOSALS

BL/HI: This 16.12Ha site is located to the northeast of Monaltrie Park and provides an opportunity for housing and mixed use. The site has a capacity for around 250 units, with 90 dwellings envisaged for construction during the life of the Local Plan, leaving capacity for 160 for the longer term.

A flood risk assessment has shown the site to be affected by flooding. Any future development proposals will be required to avoid the area identified at flooding risk, therefore no development is to take place below the 193.8 metre contour and minimum finished floor levels are to be 194.3 metres or above OD (Ordnance Datum).

The Cairngorms National Park Authority will work with the community, developers and all other interested stakeholders to ensure that a masterplan, which reflects all of the following as well as the community's needs and the special character of Ballater, is prepared for the site.

Masterplan for BL/HI

- I. The area allocated is intended to provide for a range of needs for the community, including housing, business and recreation. There will be scope for the provision of services for residents, day visitors and tourists. An innovative approach to design and layout including access and movement within the

site will be encouraged; and a variety of densities and designs and pockets of mixed uses will be supported.

- II. The masterplan approach to detailed implementation will facilitate the achievement of a high quality layout and consistent design. It will respect the historic quality of the existing built environment including the conservation area. Listed buildings, including the B listed Monaltrie House, and their settings will also be protected.
- III. Monaltrie Park will form a core part of the new development. The area identified as open space will allow for provision of sports pitches and parking for events, including the Ballater Games.
- IV. There will be a network of pedestrian and cycle paths throughout the development. Particular attention will be paid to linking the park with the historic core of the village; and there will be links to the primary school and to the Deeside Way.
- V. The masterplan will incorporate a full range of sustainability measures. The provision for biodiversity throughout the development will include special attention to relevant habitats and wildlife networks.
- VI. The masterplan will incorporate a comprehensive landscaping strategy, which will include structure planting on the edges of the site and within the development, to integrate it with the existing landscape and ensure that there is no hard edge when viewed from the east.
- VII. The development of the site will present an excellent opportunity for large and small scale developers and builders to work together to bring forward the delivery of the masterplan.

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 1 in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposal for this site.

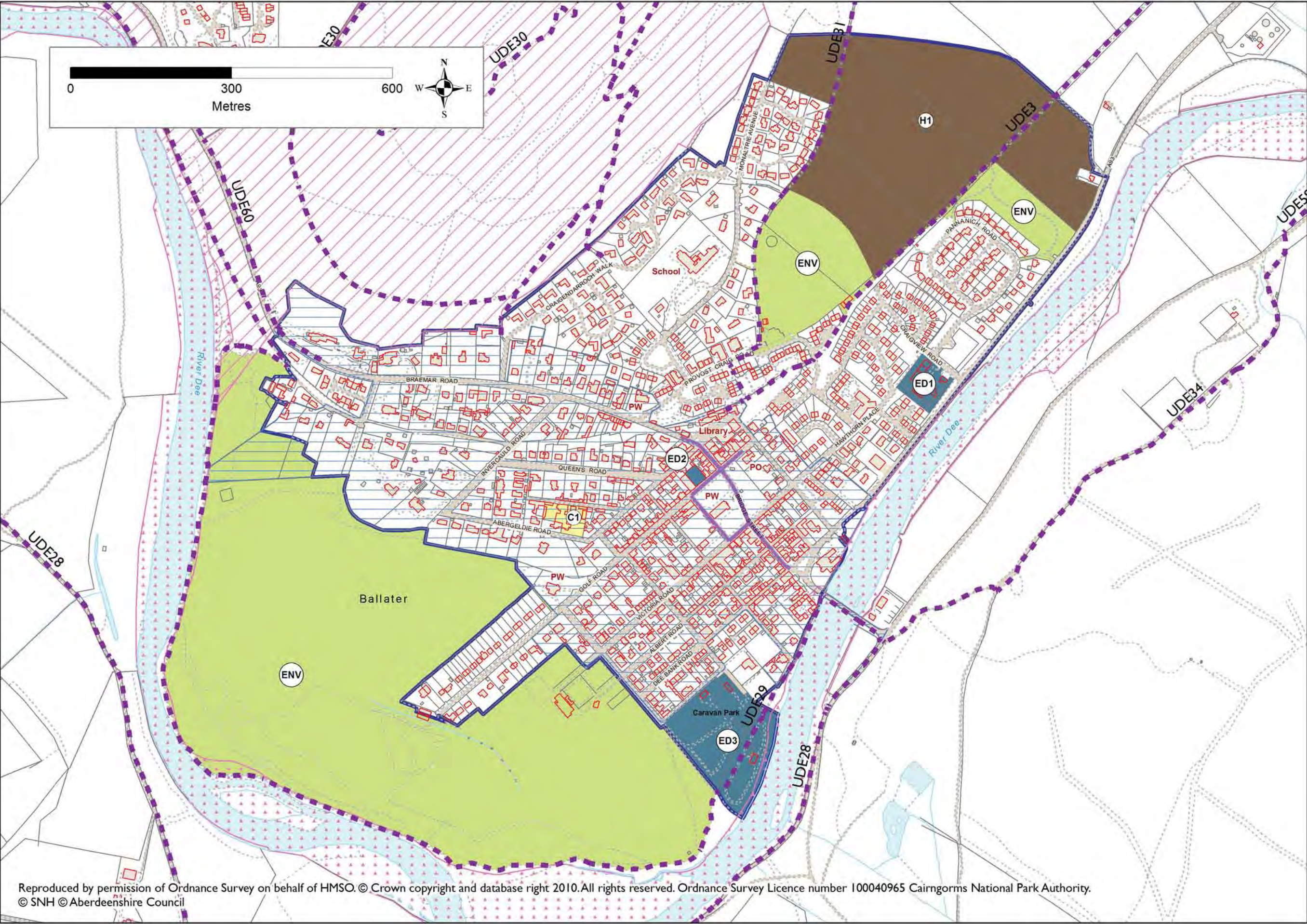
BL/ED2: The bus station between Golf Road and Viewfield Road will remain as a site for business use or another use appropriate to a town centre, should it be vacated by its current occupiers.

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 1 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 contribute to the setting of Ballater, are identified and will be protected from adverse development.

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.



Map

A3 Back of Ballater

Grantown-on-Spey

Grantown-on-Spey is a strategic settlement within the settlement hierarchy and it is identified as a main settlement in the Cairngorms National Park Plan.

PROPOSALS

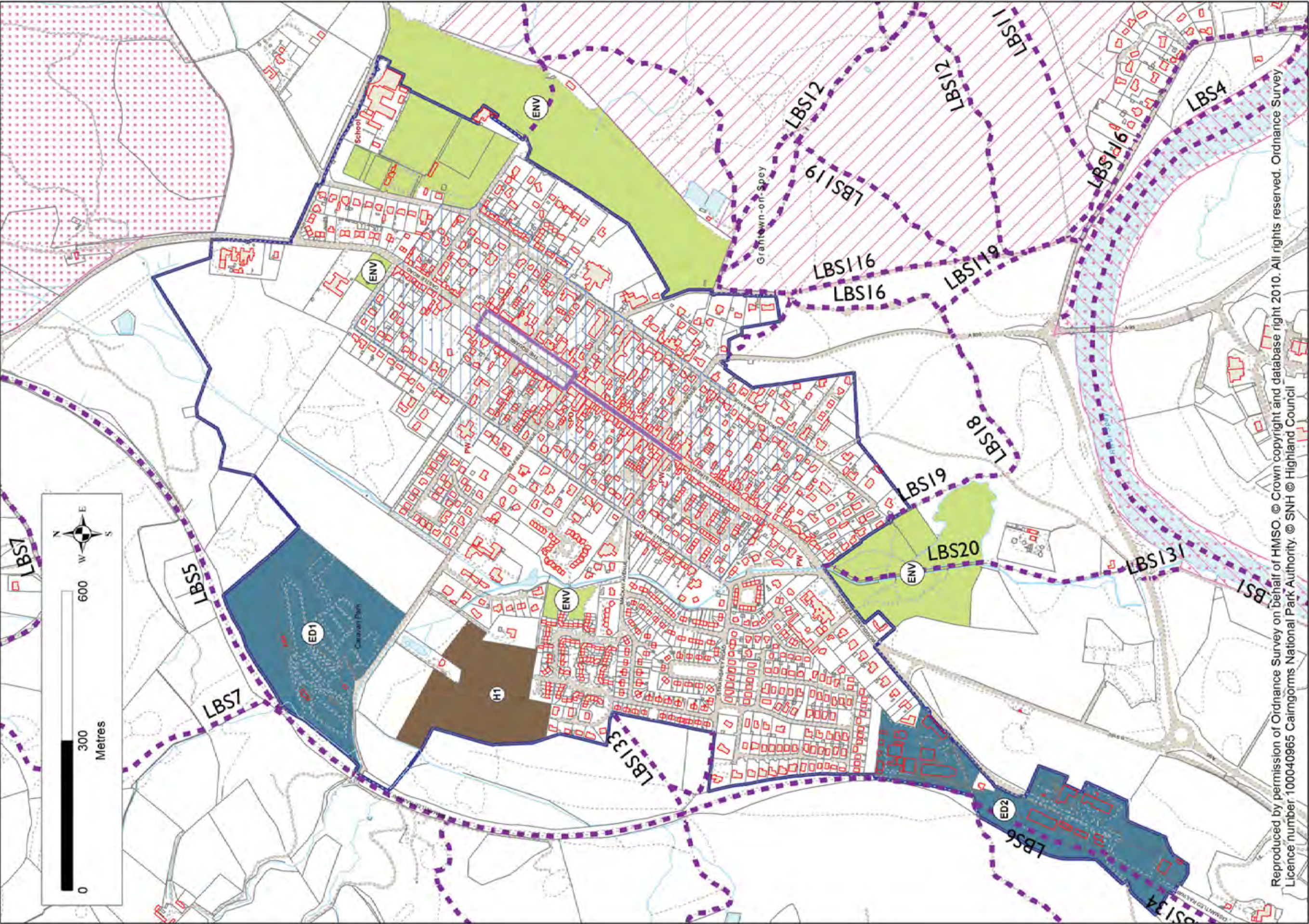
GS/HI: This site to the north of Beachen Court has capacity for around 50 dwellings. The site is known to be used by wading birds and would require more detailed survey to establish the ecological importance of the site and the impact of any development.

GS/EDI: 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 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 contribute to the setting of Grantown-on-Spey, are identified and will be protected from adverse development.

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.



Map

A3 Back of Grantown

Kingussie

Kingussie is a strategic settlement within the settlement hierarchy and it is identified as a main settlement in the Cairngorms National Park Plan.

PROPOSALS

KG/H1

- 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 Local Plan. The phasing of the site will need 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, does not create an unacceptable cumulative impact on the A86 or A9.
- IV. The Cairngorms National Park Authority will work with partners to produce a masterplan for the site to ensure effective provision of housing. 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/ED1: 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 contribute to the setting of Kingussie, are identified and will be protected from adverse development.

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.



Map
A3 Back of Kingussie

Newtonmore

Newtonmore is a strategic settlement within the settlement hierarchy and it is identified as a main settlement in the Cairngorms National Park Plan.

PROPOSALS

NM/H1

- I. This 11.7Ha site would provide land for around 120 dwellings. A detailed planning application is with the Cairngorms 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 of the site.
- 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: This 5.2Ha site between Perth Road and Laggan Road would provide land for around 100 dwellings. The site is visually prominent and the Cairngorms 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.

There also remains within the community an aspiration that the A86 should bypass the village centre. This would be achieved by means of a new road link to the B9150 along the boundary of area H2 and a new road link to the industrial site at ED2 through H1. Development of H1 or H2 may provide opportunities to bring this forward. 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, amongst 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.

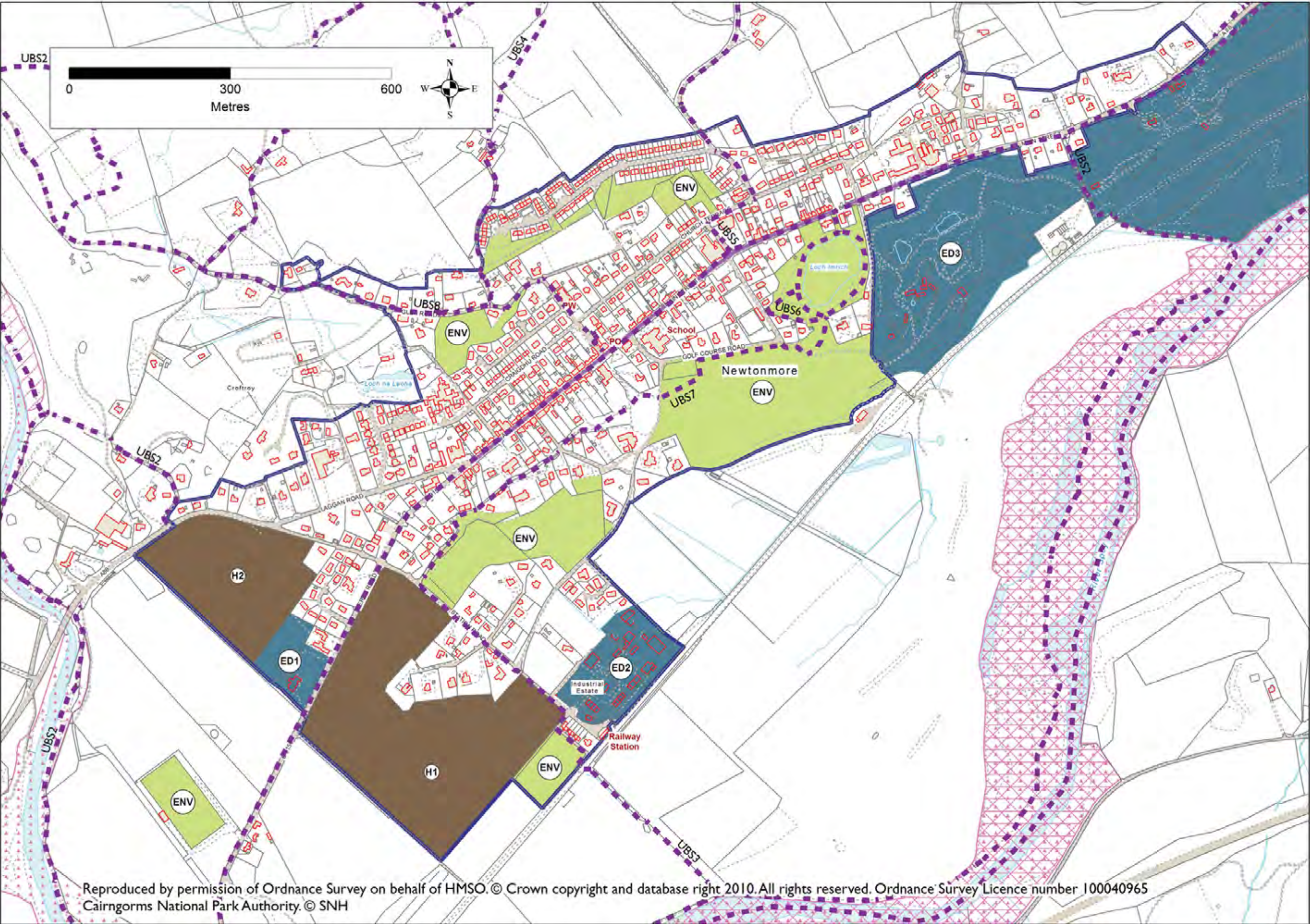
NM/ED2: The existing industrial estate/ business park will be protected and developments which consolidate the economic provision of this site will be supported.

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 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 contribute to the setting of Newtonmore, are identified and will be protected from adverse development.

Although not within the settlement boundary, the caravan site and shinty field also play an important role in the life of this community.

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.



Map

A3 Back of Newtonmore

Intermediate Settlements

Boat of Garten

Boat of Garten is an intermediate settlement in the settlement hierarchy. The village services currently include a school, shops, post office, hotel, other tourist facilities including the steam railway and a new community centre.

PROPOSALS

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/ED3: The Boat of Garten Hotel offers tourist accommodation, non-residents dining, function facilities, conference rooms, as well as sports and other related facilities. It is a community asset and a source of employment and economic support for Boat of Garten.

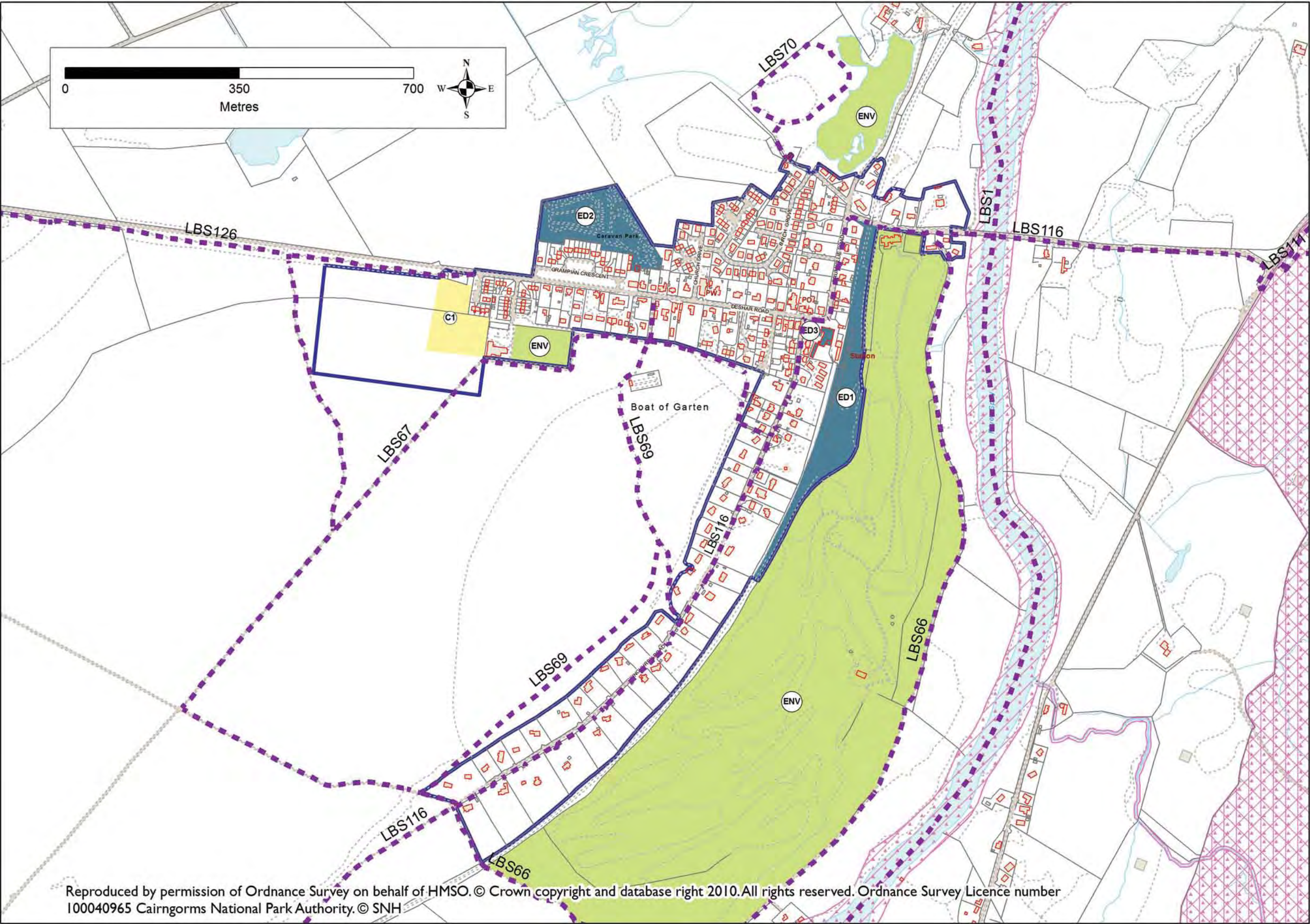
BG/CI: The site to the west of the village, and immediately west of the new village hall, is to be retained in order to support the community and would be appropriate for a new school and/or other uses which support the economic development of the settlement

and its sustainable community. Any proposal must take account 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 contribute to the setting of Boat of Garten, are identified and will be protected from adverse development.

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Boat of Garten



Map

A3 Back of Boat of Garten

Braemar

Braemar is an intermediate settlement in the settlement hierarchy. It is situated in the heart of the Cairngorms National Park and there is a recognised need to ensure the community remains sustainable with improved facilities and housing provision to meet local needs. To progress this in a co-ordinated way, a masterplan is proposed to assess development options for the medium and long-term, drawn up in consultation with the community and key stakeholders.

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. The development will assist in providing housing for this Local Plan and its housing needs.

BM/H2: A detailed planning application is with the Cairngorms 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 development 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.

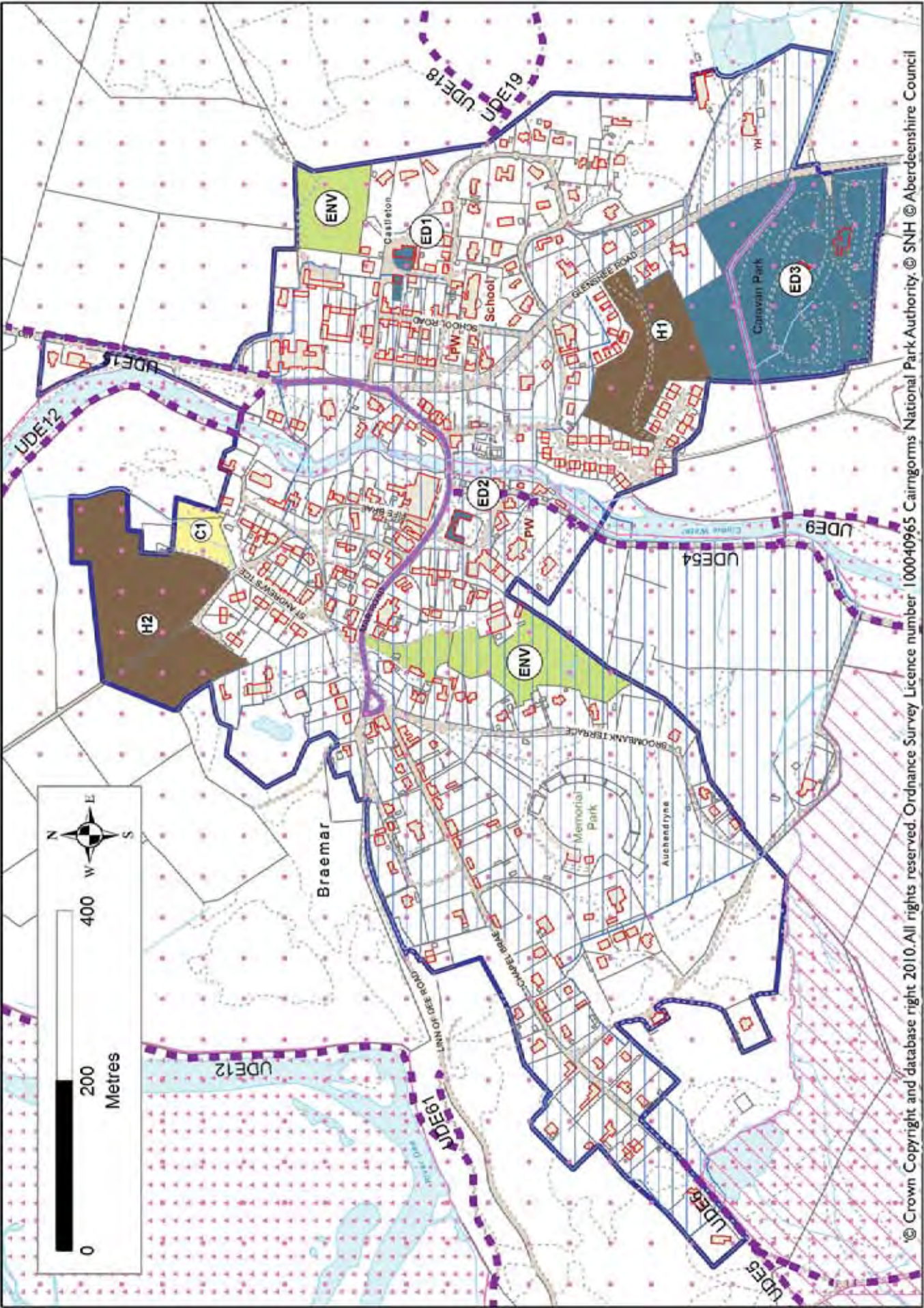
BM/C1: A site north of St Andrew's Terrace will be reserved for use by the community to provide a Community Health Centre, associated facilities or other appropriate community use. Part of the site is within SEPA's indicative 1 in 200 year flood risk area. Prospective developers will be required to prepare 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 contribute to the setting of Braemar, are identified and will be protected from adverse development.

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals

Please note: Braemar falls wholly within a National Scenic Area designation.

Braemar



Carr-Bridge

Carr-Bridge is an intermediate settlement in the settlement hierarchy. The village services currently include a school, shops, tourist facilities and some industrial-type activities.

PROPOSALS

C/HI: This site has an outline planning permission for up to 117 dwellings and a detailed application is now with the Cairngorms National Park Authority for the development of this number across the site. This 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/EDI: The existing and vacant business/ industrial sites south west of the A9 are identified for business uses.

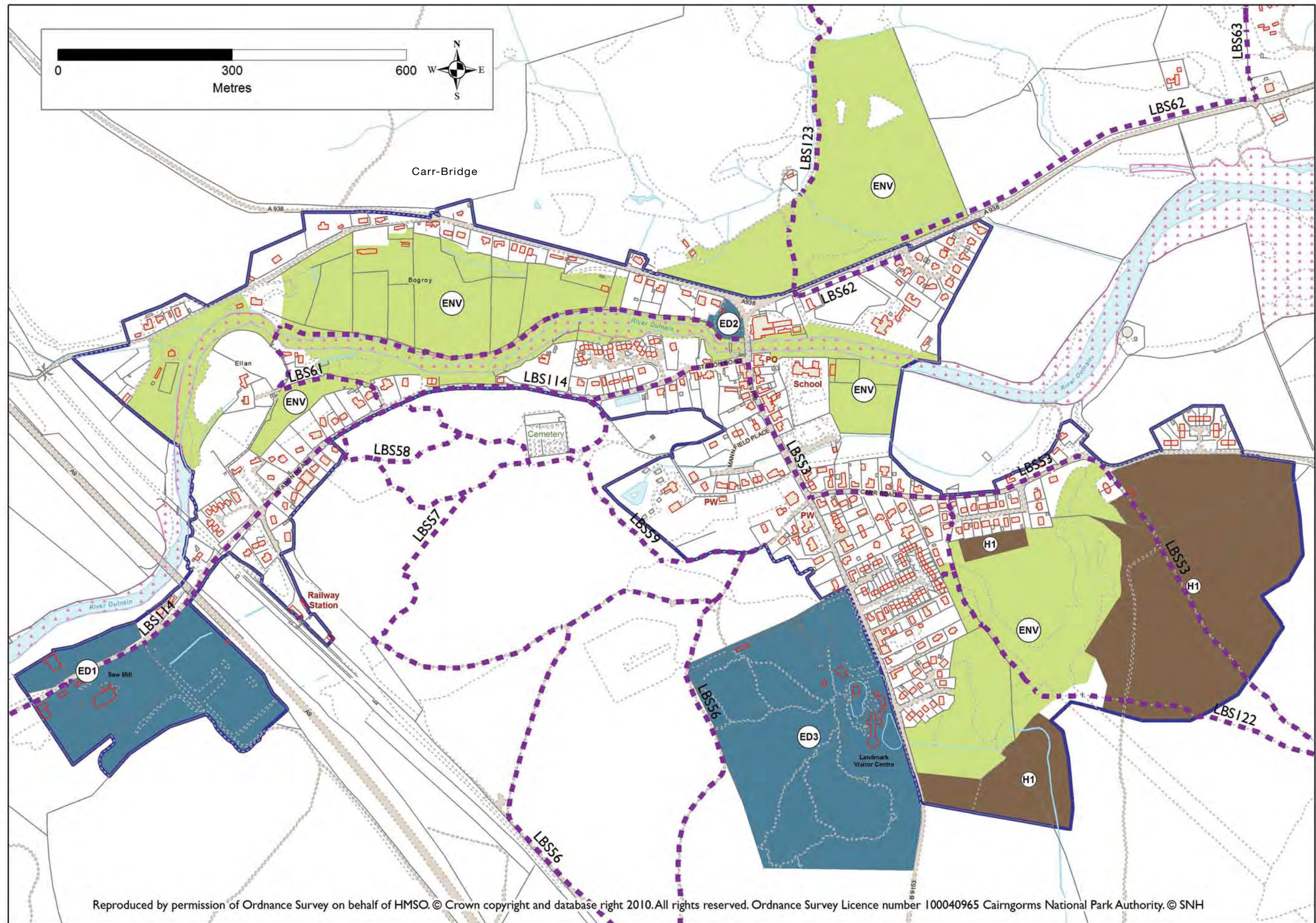
C/ED2: The site provides an important contribution to the local economic position, and should be retained. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposals for this site.

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 contribute to the setting of Carr-Bridge, are identified and will be protected from development.

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Carr-Bridge



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Map

A3 Back of Carr-Bridge

Cromdale

Cromdale is an intermediate settlement in the settlement hierarchy. The services currently include a community hall, shop, post office, hotels and some employment uses.

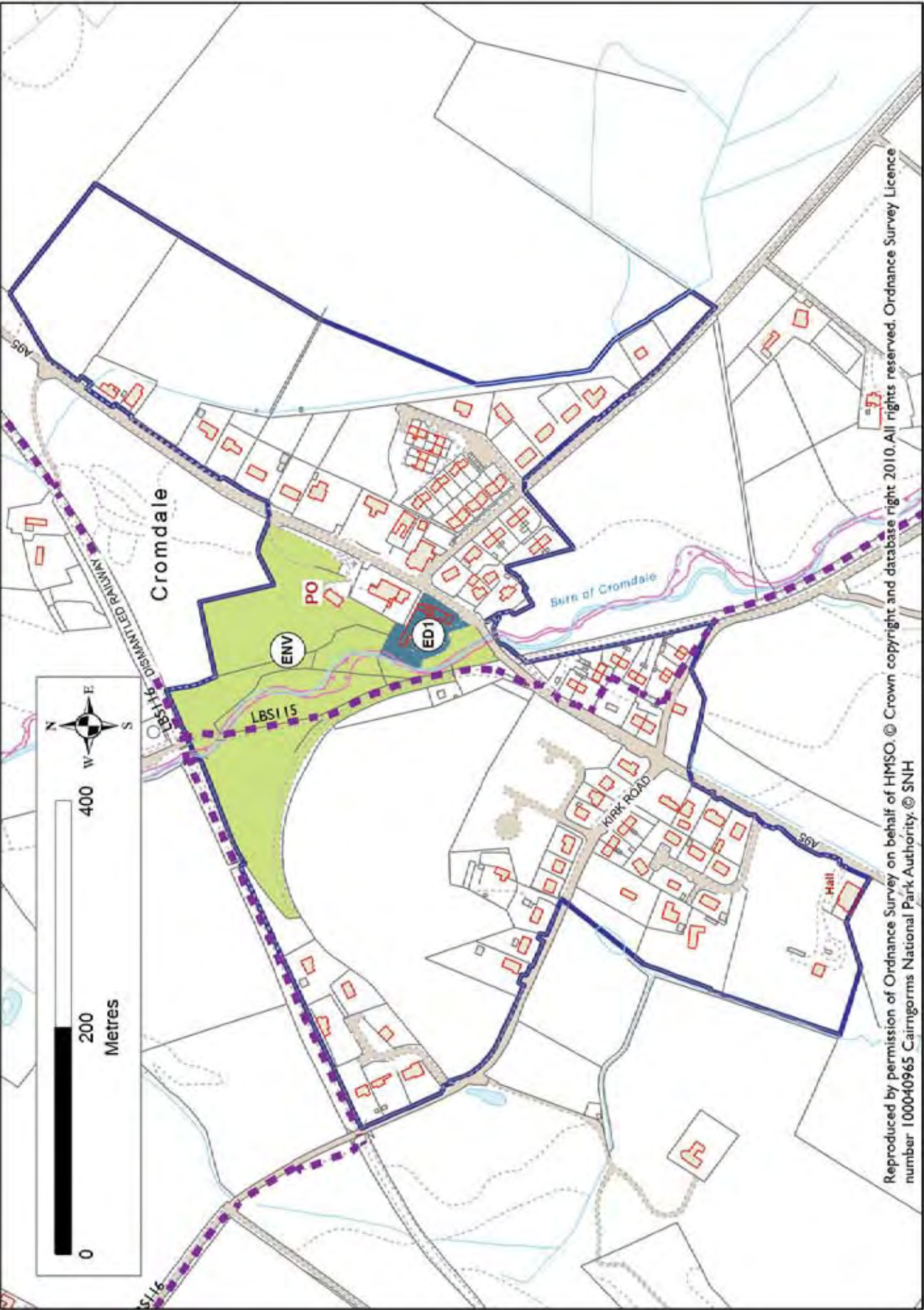
PROPOSALS

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 1 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.

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Cromdale



Dalwhinnie

Dalwhinnie is a rural settlement in the settlement hierarchy.

PROPOSALS

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

DW/H2: This site has extant permission for dwellings and will be appropriate for around 12 units.

These sites are affected by the SEPA indicative 1 in 200 year flood risk areas. A detailed flood risk assessment will therefore be required to accompany any development proposals for these sites.

DW/H3: 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.

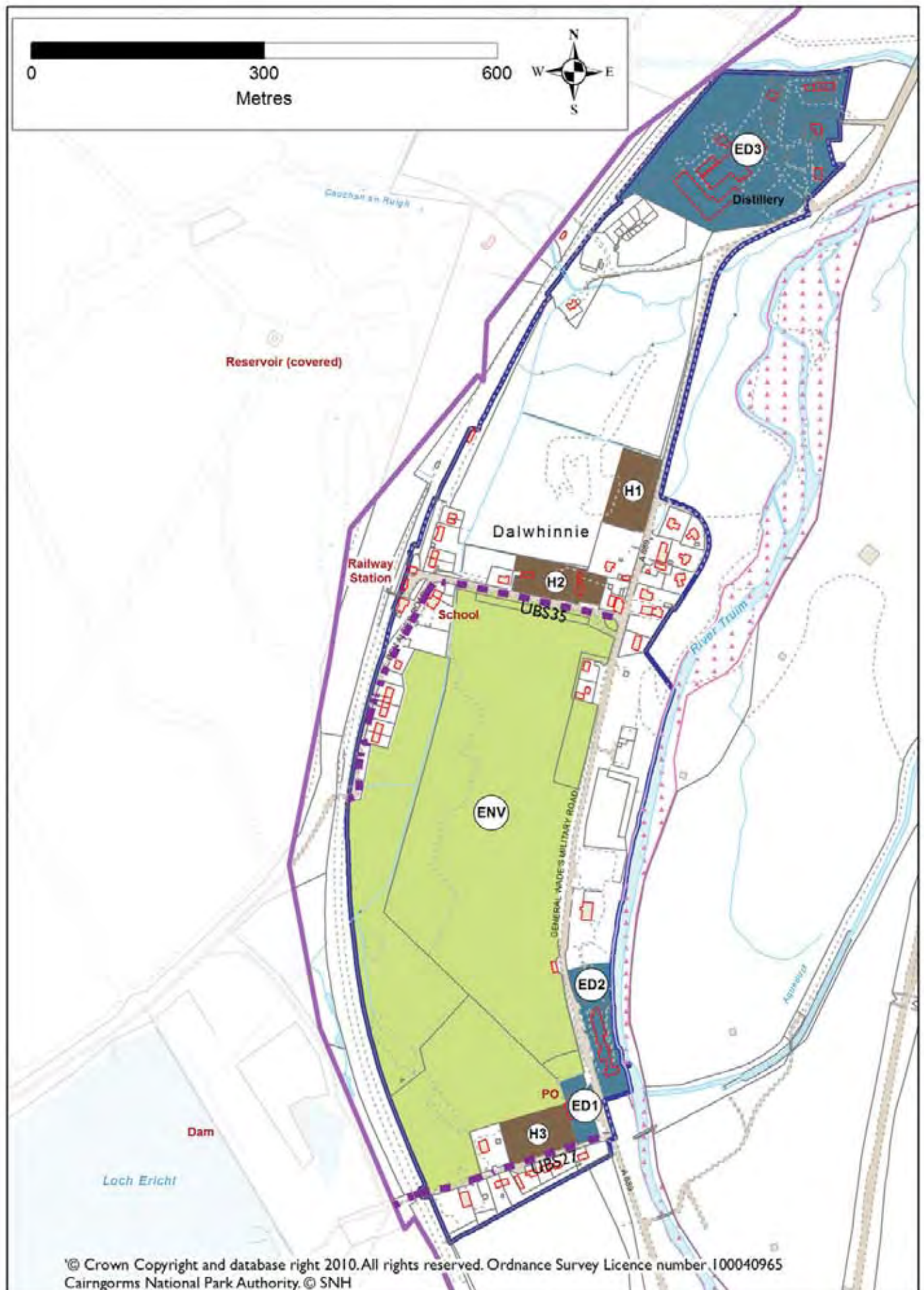
DW/ED2: The Loch Ericht Hotel provides an important tourist and community opportunity and appropriate proposals to enhance this will be supported. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development 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 1 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.

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Dalwhinnie



Dalnain Bridge

Dalnain Bridge is an intermediate settlement in the settlement hierarchy. The range of local services available include a village hall, church, garage and post office/shop.

PROPOSALS

DB/H1: The 1.51 Ha field to the west of the play area would be suitable for the development of around 30 dwellings.

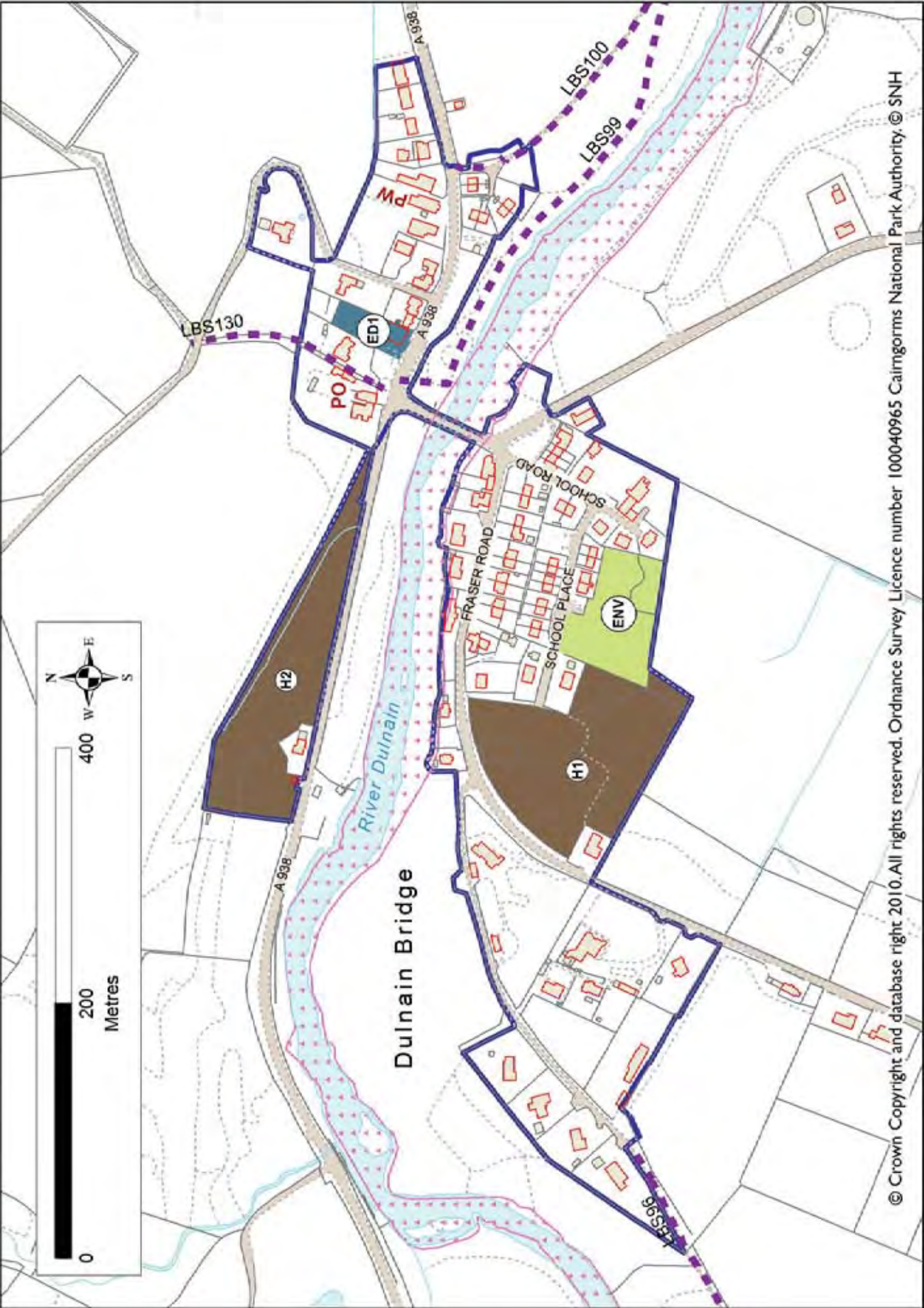
DB/H2: Adjacent to the A938, this site has extant planning permission for 10 dwellings. Any future proposals for the site should protect the marshland area within the site.

DB/EDI: The existing commercial business operating on the site provides an important contribution to the local economic position, and should be supported and retained.

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

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals

Dulnain Bridge



Kincraig

Kincraig is an intermediate settlement in the settlement hierarchy. It offers services that currently include a primary school, shop, post office, hotel and sports pitch.

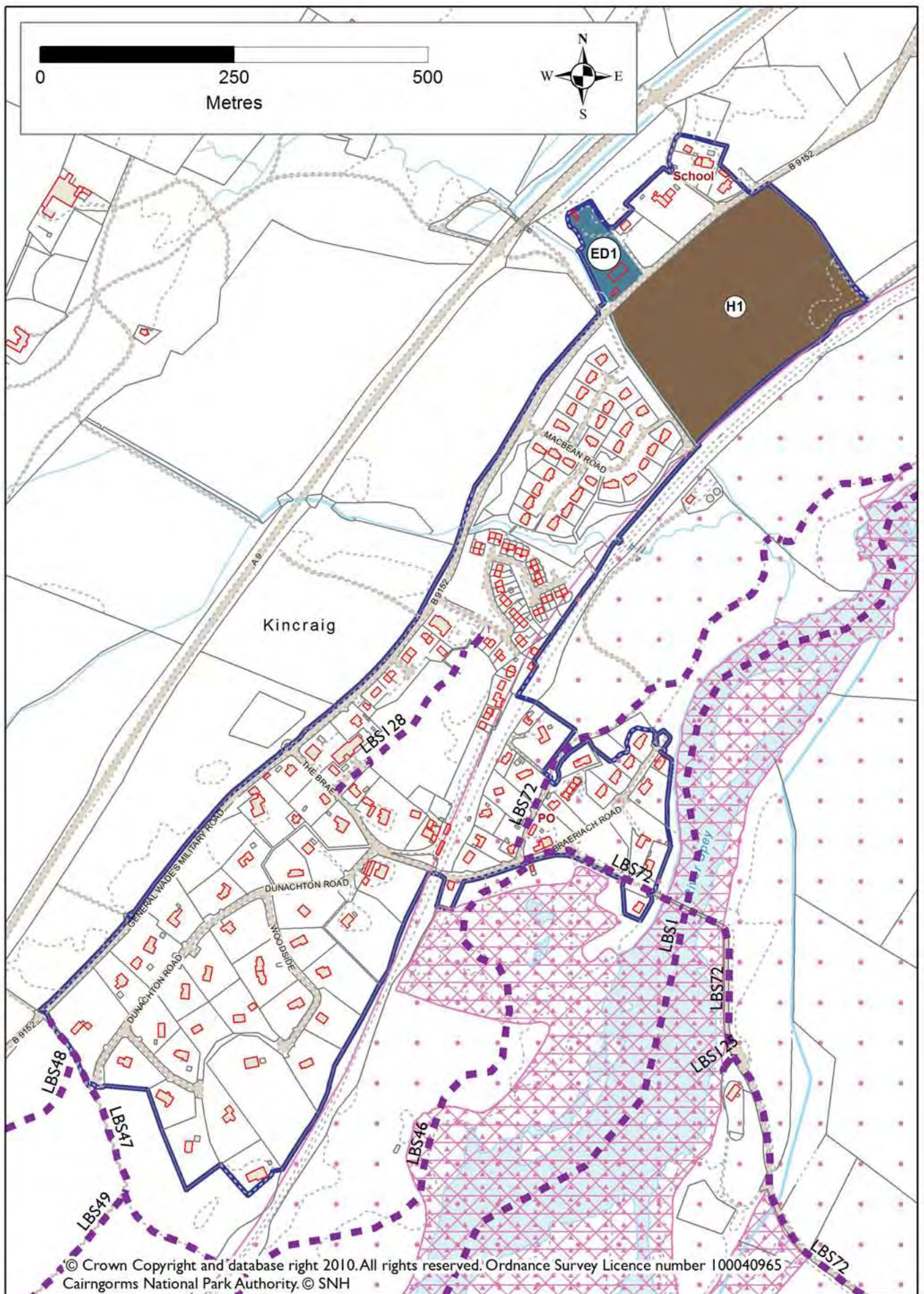
PROPOSALS

KC/HI: This 5.7Ha site will consolidate the housing in Kincraig around the school. It would be suitable for around 40 dwellings, 25 of which are considered effective for this Local Plan period. Development of the site will have to incorporate the wetland area towards the south of the site into its Sustainable Urban Drainage System (SUDS).

KC/EDI: The site of the Baldow Smiddy, and land to the rear, provide some opportunity for growth in economic development in the settlement. This is a prominent site and proposals will be required to take account of the prominent nature of the site.

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals

Kinbraig



Nethy Bridge

Nethy Bridge is an intermediate settlement in the settlement hierarchy.

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 1 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.

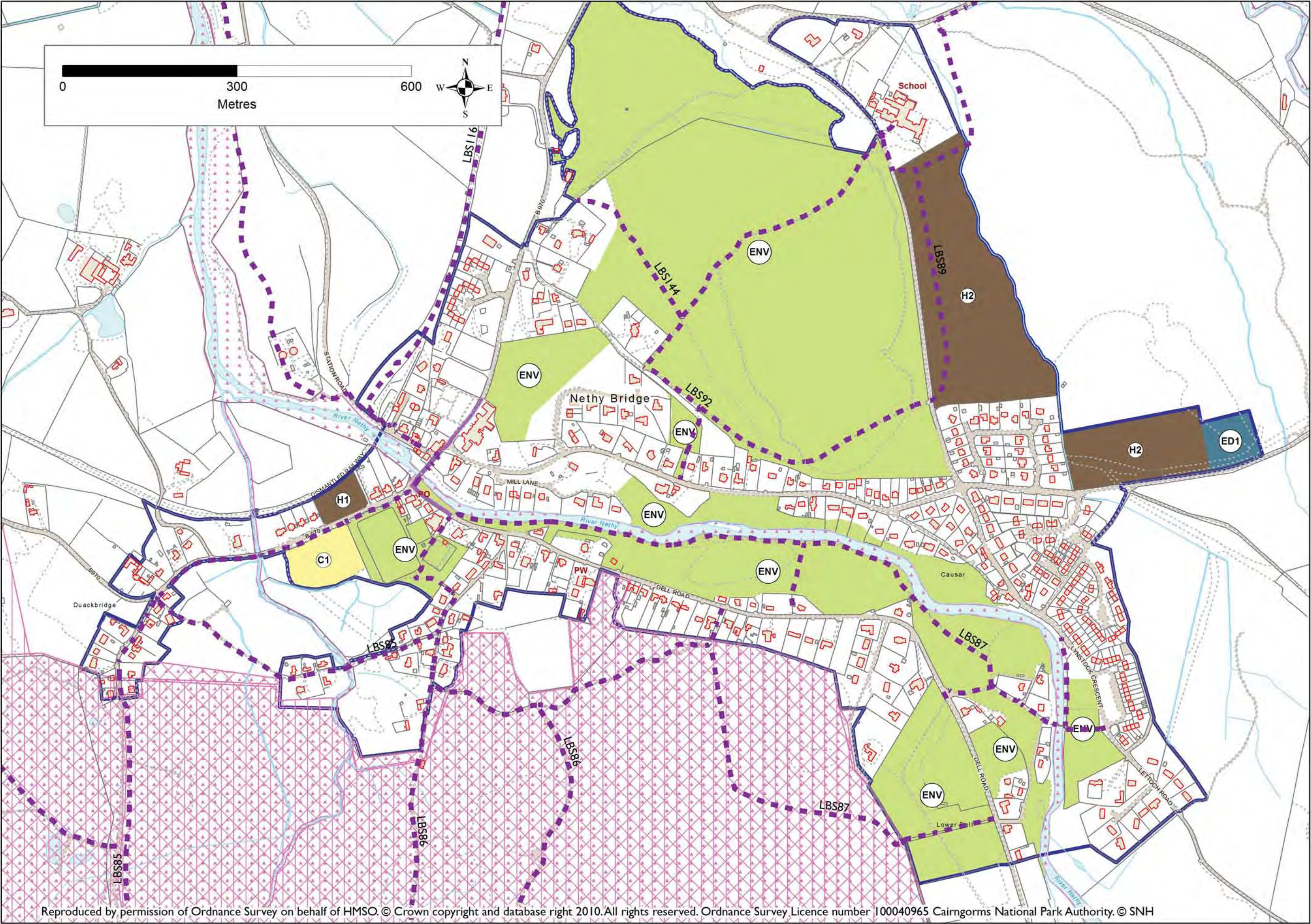
NB/ED1: This 0.76Ha site adjacent to H2 is identified for business use. Any development of the site will need to take account of its site within the woodland and at an entry point to the village. Development on this site will retain enough woodland to allow for movement of species between areas of woodland to the sides of the sites, and to retain the woodland setting of this part of the village.

NB/CI: 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.

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

There is a need to review the level of development which is permitted in Nethy Bridge. To complete this work in a comprehensive way, and to allow full engagement of the local community, the Cairngorms National Park Authority will work with partners to produce a masterplan for the village. This will be drawn up in consultation with the community and key stakeholders.



Map

A3 Back of Nethy Bridge

Tomintoul

Tomintoul is a rural settlement in the settlement hierarchy. It 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 of the Crown Estate to develop Tomintoul into a larger and more sustainable community with improved facilities and housing provision. To take this forward the Cairngorms National Park Authority will work with partners to produce a masterplan for the village, in consultation with the community and key stakeholders.

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 Local 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.

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.

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Tomintoul



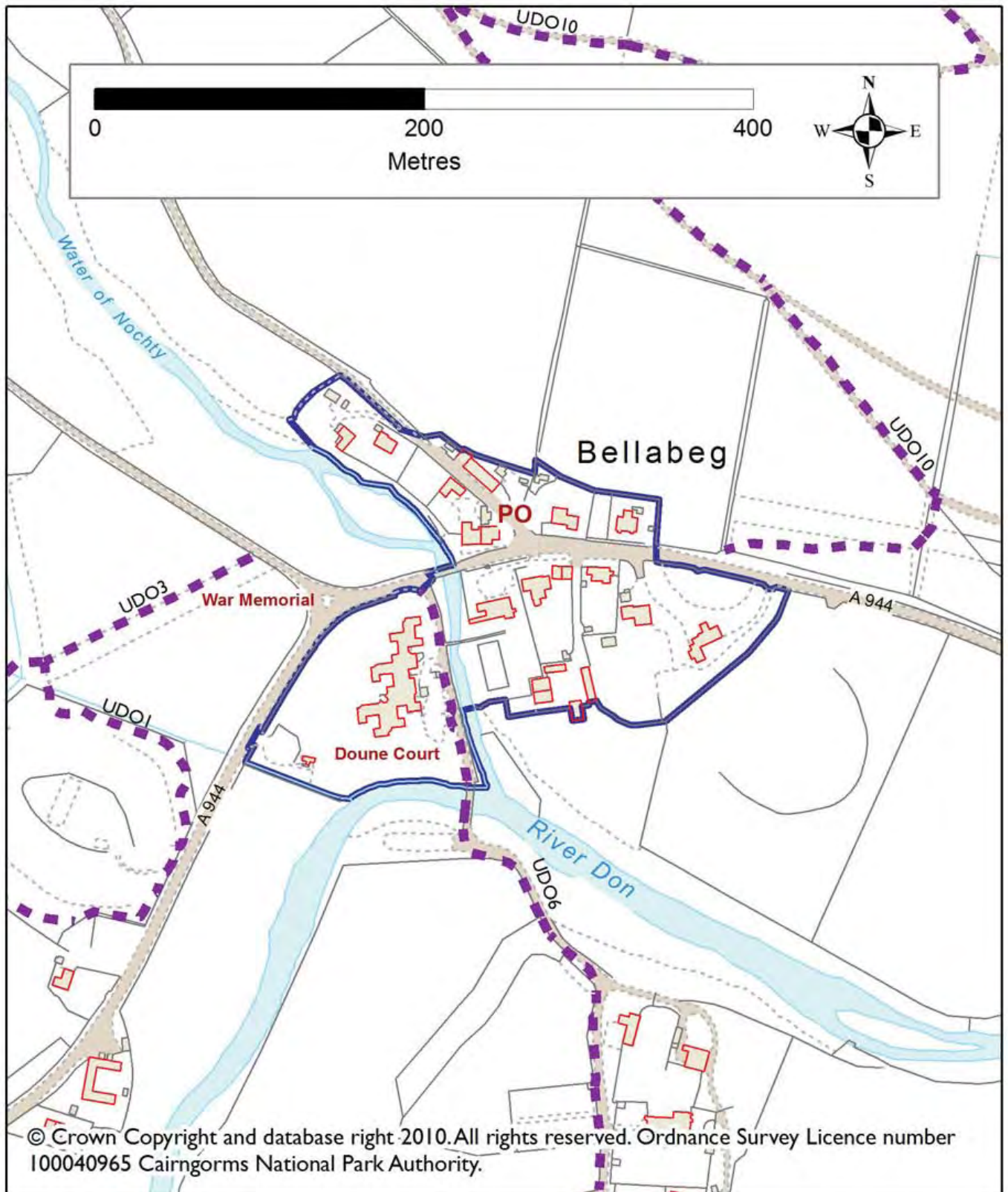
Rural Settlements

For all Rural Settlements, mixed uses which support sustainable developments and communities will also be supported, where evidence indicates this to be the most appropriate way to take forward proposals.

Bellabeg

The Donside area is characterised by small settlements interspersed with farms and cottages. The local economy is largely land based, supplemented by tourism and recreation. The settlement of Bellabeg presents a number of development opportunities to consolidate new proposals in support of the community.

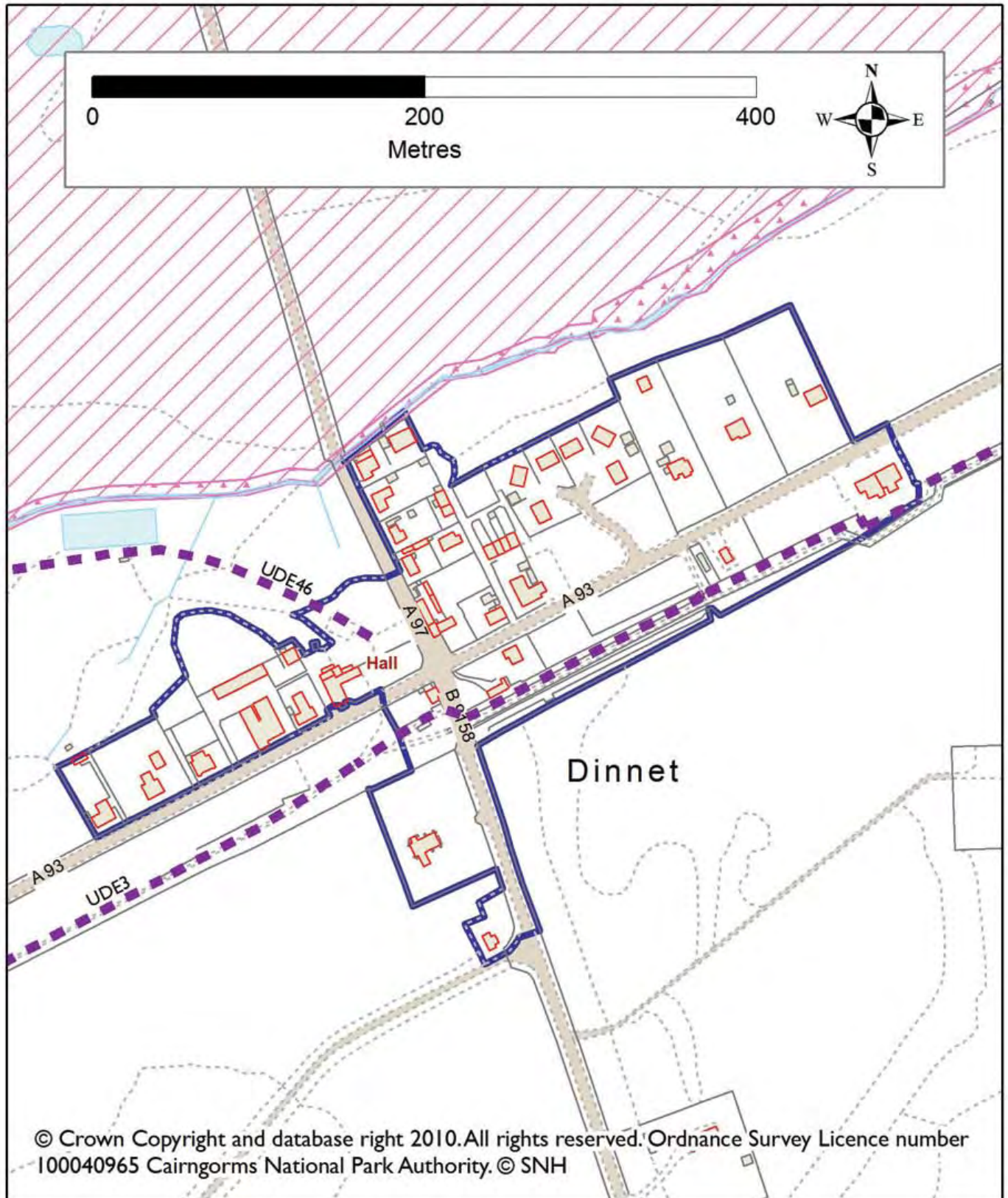
Bellabeg



Dinnet

Dinnet commands an important location at one of the key entrances to the Cairngorms National Park. The local economy is largely land based, but there are opportunities to enhance tourism and recreation facilities, and consolidate the settlement, providing additional housing to secure a sustainable community.

Dinnet



Insh

The settlement of Insh is surrounded by important nature conservation sites, and is on the route to the popular RSPB and National Nature Reserve at Insh Marches. There has been considerable growth in recent years and any new development should consolidate the existing settlement area. Any growth must also take into account the capacity of infrastructure serving the settlement and wider area.

