

Date:			
Issue:	Policy I - Development in the Cairngorms National Park		
Objector(s):	Reidhaven Estate	Objection ref(s):	456d
	James and Evelyn Sunley		056g
	Glenmore Properties Ltd		453a
	Scottish and Southern Energy		447a
	Muir Homes Ltd		038c
	The Proprietors of Mar Centre		394c

Reporter	Mrs Jill Moody and Mr Hugh Begg
Procedure	Hearing

1.0 Overview

- 1.1 This statement sets out the Cairngorms National Park Authority response to the objections raised to the Deposit Local Plan as modified in respect of Policy I Development in the Cairngorms National Park and supplements the response made to those objections by the Cairngorms National Park Authority in its report to Committee (CD7.3-7.5). No changes are proposed.

2.0 Provision of the Local Plan:

- 2.1 Section 3 and Policy I of the Deposit Local Plan as modified sets out the role of the 4 aims and the special qualities of the National Park in planning decisions with reference to the National Park Plan and Scottish Planning Policy. Policy I will underlie all planning decisions within the National Park and will be the starting point and ending point in assessing planning applications. Developments must comply with all relevant policies in the Plan to comply with Policy I.

3.0 Summary of objection(s)

- 3.1 6 objections raising some 6 issues have been lodged on Policy I Development in the Cairngorms National Park and wish to be considered via a hearing:
- Object to Policy I in Deposit Local Plan, considered that bar being set at “national importance” was too high for developed areas of Cairngorms and could be use to prevent development of local importance such as schools, hospitals or even affordable housing. Suggested different levels of effect for conservation zones and community zones. The policy should also refer to the aims of the National Park. Objection maintained to 1st mDLP, note revisions to wording but still concerns at its implementation. There is reference to the National Parks (Scotland) Act 2000, but the Planning Act is a superior and much longer standing piece of legislation and there would be a benefit in setting out that legislative context as well. Still concern at wording of Policy I. It should provide further explanation on the balancing objectives it has to bear in mind when implementing the Planning Acts and set out clearly the roles between duties as a planning authority and a National Park. There is a role in supporting the sustainable economic and social development of the area’s communities that ties in well with the 1st aim of the planning system in Scotland and the presumptions inherent in this policy should be written to exemplify this, presently it does not do this. The policy is designed to steer the whole plan and all applications regardless of tyupe and scale. If this is the case then guidance is needed to cover matters of fact and degree. There are clear and justified arguments for giving different weight to this policy depending on scale of impact any development might have. This should be drafted in line with the hierarchy of applications under the 2006 Planning Act. Still reads as a protectionist policy, it

needs to recognise controlled growth. Concern at Part b) and d) as there has to be guidance on what is meant so requirements do not become too onerous and make developments unviable. **(456d)**

- Para 3.4 Policy I(b) is a most deliberate obfuscation, its intent to defeat every other policy regardless. This gives the Park the right to do what it wants regardless of the wishes of people who live in the Park. 1st mDLP does not address objections and ask CNPA to think again. **(056g)**
- In response to the Deposit Local Plan, Policy I should set out the aims of the Park and reflect them in Policy I, particularly the 4th aim. This is a protectionist policy and should also allow for controlled and sustainable development to form part of the Park aims. In response to 1st mDLP, there is reference to the National Parks (Scotland) Act 2000, but the Planning Act is a superior and much longer standing piece of legislation and there would be a benefit in setting out that legislative context as well and giving explanation toward the balancing duty that CNPA must enact on the 2 pieces of legislation. Policy I would restrict development further than is already the case. It overcomplicates what should be easily understood. The roles of planning authority and National Park are not clearly set out. The policy is contrary to test in SPPI. The tension between the 2 legislative contexts should be set out and reference to “Sandford Principle”. Policy I does not reflect that Scottish National Parks have 4th aim. Policy I sets bar higher in sustainable development terms than the 2006 Planning Act. As Policy I guides the whole plan there has to be guidance covering matters of fact and degree as comparing single houses with, say, windfarms makes little sense. There are clear and justified arguments for giving different weight to this policy depending on scale of impact any development might have. This should be drafted in line with the hierarchy of applications under the 2006 Planning Act. **(453a)**
- Parts a) and b) of the policy generally replicate the policy tests set out in para25 of NPPG 14 with the exception of the first part of a) which use the term “aims of the Park” rather than NPPG 14’s objectives of designation. However there is no cross reference or acknowledgement of NPPG 14. Part b) goes further than NPPG14 and provides a 3rd element to the test that is not contained in NPPG14. The policy is therefore over restrictive and in conflict with para25 test of NPPG14. The part of b) referring to mitigation is not appropriate as it gives no clear guidance for developers since it is predicated upon significance of adverse effects on special qualities while there is no definition of these qualities. No clarification of “features of equal importance”. The policy does not comply with PAN49 as it is not “realistic”, “practical” or “clear”. In response to 1st mDLP there remains no cross reference to NPPG14, the special qualities arte still not defined, the paragraphs relating to the aims and special qualities have not been amended, there is still not sufficient guidance for developers and the modified Policy I does not accord with PAN49. Objection maintained in response to 2nd mDLP. **(447a)**
- In response to 1st mDLP, Policy I gives generic guidance but fails to support developments specifically identified within the plan. Allocation of a site must give sufficient assurance that the principle is accepted. The policy has to support development on allocated sites subject to appropriate mitigation of impacts. Policy I in DLP should be retained in preference to modified policy as it provided a better balance between conservation and appropriate development in the Park. **(038c)**
- In response to 1st mDLP, Policy I has been substantially re-written since the DLP and there have been several supplementary sections add to try and overcome some of the complication that has arisen out of the juxtaposition between the National Parks (Scotland) Act 2000 and the 2006 Planning Act. The Planning Act is a superior and much longer standing piece of legislation and

there would be a benefit in setting out the full legislative context and giving explanation toward the balancing duty that CNPA must enact on the 2 pieces of legislation. Policy 1 succeeds in making what should be easily understood sound very complicated indeed. The roles of planning authority and National Park are not clearly set out. The policy is contrary to test in SPPI. The tension between the 2 legislative contexts should be set out and reference to “Sandford Principle”. Policy 1 does not reflect that Scottish National Parks have 4th aim. Policy 1 sets bar higher in sustainable development terms than the 2006 Planning Act. As Policy 1 guides the whole plan there has to be guidance covering matters of fact and degree as comparing single houses with, say, windfarms makes little sense. There are clear and justified arguments for giving different weight to this policy depending on scale of impact any development might have. This should be drafted in line with the hierarchy of applications under the 2006 Planning Act. **(394c)**

4.0 Summary of Cairngorms National Park Authority Response

4.1 Section 3 and Policy 1 of the Deposit Local Plan as modified sets out the role of the 4 aims and the special qualities of the National Park in planning decisions with reference to the National Park Plan and Scottish Planning Policy. Policy 1 will underlie all planning decisions within the National Park and will be the starting point and ending point in assessing planning applications. Developments must comply with all relevant policies in the Plan to comply with Policy 1. The CNPA has taken this approach in response to its duties as a National Park Authority and, within that context, as a planning authority. There is a clear link from the National Parks (Scotland) Act 2000 which sets out the 4 aims and the NPA’s statutory purpose, through the National Park Plan, to the Local Plan and how it is to be delivered. Topic Paper 1 “Statutory National Park Context” (CD7.21) clearly sets out the link between the CNPA purpose and the local plan function. The adopted National Park Plan provides the strategic context for the Local Plan. This is implicit in the National Parks (Scotland) Act and Section 264A of the 1997 Planning Act and explicit in SPPI. The Local Plan is seeking to contribute to delivery of the National Park Plan and thus to the collective achievement of the 4 aims. This underpinning purpose has to be expressed at the outset within the Local Plan to provide the context within which all other policies will contribute to the assessment of development to ensure that it is contributing to collective achievement of the 4 aims. The CNPA sought to do this in the Deposit Local Plan and responded to comments on it by substantially rewriting Policy 1 and expanding on the accompanying text in 1st Modifications to offer further clarification of the intent behind the policy. The CNPA accepts and encourages the fact that appropriate development is required in order to promote sustainable economic and social development of the area’s communities, and the Local Plan is intended to facilitate this. Policy 1 recognises this and para.3.3 specifically refers to the interdependence of people, places and special qualities of the Park. The Policy is therefore not protectionist, but seeking to collectively achieve the 4 aims in a co-ordinated way whilst recognising the weight accorded in statute to the 1st aim where there is conflict with other aims. On the issue of special qualities, the Deposit Local Plan in 3.1 and 3.2 refers specifically to Section 3 of the adopted National Park Plan. It is the position of the CNPA that it purposely does not have a specific list of special qualities as it is the way that various qualities combine that give the Park its richness and diversity thus creating its distinctive identity. Reference is made to Topic Paper 2 “The Special Qualities of the Cairngorms National Park” that deals with this issue at length. To sum up, Policy 1 is recognition that this is a National Park, it is a special place, and both Planning and National Park legislation recognise the responsibility to have the collective achievement of the 4 aims at the heart of both plan making and planning decisions.

5.0 CNPA Commendation to Reporter

5.1 It is commended to the Reporter that the objections to Policy I as listed above are rejected. No issues are raised that could lead the Cairngorms National Park Authority to consider the approach deficient.

6.0 Strategic issues

6.1 The National Park Plan 2007 (CD7.1), Topic Paper 1 “Statutory National Park Context” (CD7.21) and Topic Paper 2 “The Special Qualities of the Cairngorms National Park” between them set out the strategic context for Policy I and the approach to Special Qualities of the National Park.

7.0 Assessment / Scope of Evidence

7.1 **(456d)Objection:** Objects to Policy I in Deposit Local Plan, considered that bar being set at “national importance” was too high for developed areas of Cairngorms and could be use to prevent development of local importance such as schools, hospitals or even affordable housing. Suggested different levels of effect for conservation zones and community zones. The policy should also refer to the aims of the National Park. Objection maintained to 1st mDLP, note revisions to wording but still concerns at its implementation. There is reference to the National Parks (Scotland) Act 2000, but the Planning Act is a superior and much longer standing piece of legislation and there would be a benefit in setting out that legislative context as well. Still concern at wording of Policy I. It should provide further explanation on the balancing objectives it has to bear in mind when implementing the Planning Acts and set out clearly the roles between duties as a planning authority and a National Park. There is a role in supporting the sustainable economic and social development of the area’s communities that ties in well with the 1st aim of the planning system in Scotland and the presumptions inherent in this policy should be written to exemplify this, presently it does not do this. The policy is designed to steer the whole plan and all applications regardless of type and scale. If this is the case then guidance is needed to cover matters of fact and degree. There are clear and justified arguments for giving different weight to this policy depending on scale of impact any development might have. This should be drafted in line with the hierarchy of applications under the 2006 Planning Act. Still reads as a protectionist policy, it needs to recognise controlled growth. Concern at Part b) and d) as there has to be guidance on what is meant so requirements do not become too onerous and make developments unviable.

7.2 **Response:** Section 3 and Policy I of the Deposit Local Plan as modified sets out the role of the 4 aims and the special qualities of the National Park in planning decisions with reference to the National Park Plan and Scottish Planning Policy. Policy I will underlie all planning decisions within the National Park and will be the starting point and ending point in assessing planning applications. Developments must comply with all relevant policies in the Plan to comply with Policy I. The CNPA has taken this approach in response to its duties as a National Park Authority and, within that context, as a planning authority. There is a clear link from the National Parks (Scotland) Act 2000 which sets out the 4 aims and the NPA’s statutory purpose, through the National Park Plan, to the Local Plan and how it is to be delivered. Topic Paper 1 “Statutory National Park Context” (CD7.21) clearly sets out the link between the CNPA purpose and the local plan function. The adopted National Park Plan provides the strategic context for the Local Plan. This is implicit in the National Parks (Scotland) Act and Section 264A of the 1997 Planning Act and explicit in SPPI. The Local Plan is seeking to contribute to delivery of the National Park Plan and thus to the collective achievement of the 4 aims. The CNPA is required by statute to ensure the collective achievement of the 4 aims. The CNPA does not acknowledge that some parts of the Park are less important than others. The overall integrity of

the Park is the sum of the component parts. There is a duty to enhance as well as conserve. It is therefore important to have a consistent approach across the National Park and reference is made to Topic Paper 2 “The Special Qualities of the Cairngorms National Park” (CD7.22) that deals with this issue at length. A suite of Supplementary Planning Guidance is in the course of preparation and this along with early pre-application discussions with CNPA and Local Authorities will assist developers. Policy I as currently drafted allows for each proposal to be determined on its merits taking account of what is being proposed and where it is being proposed. It is not therefore protectionist and it does allow for controlled growth compatible with the aims of the Park. No further changes are proposed.

- 7.3 **(056g)** Objection: Objects, Para 3.4 Policy I(b) is a most deliberate obfuscation, its intent to defeat every other policy regardless. This gives the Park the right to do what it wants regardless of the wishes of people who live in the Park. 1st mDLP does not address objections and ask CNPA to think again.
- 7.4 **Response:** Section 3 and Policy I of the Deposit Local Plan as modified sets out the role of the 4 aims and the special qualities of the National Park in planning decisions with reference to the National Park Plan and Scottish Planning Policy. Policy I will underlie all planning decisions within the National Park and will be the starting point and ending point in assessing planning applications. Developments must comply with all relevant policies in the Plan to comply with Policy I. The CNPA has taken this approach in response to its duties as a National Park Authority and, within that context, as a planning authority. The intention is not to give CNPA the right to do anything, but to recognise that in a national designation (para25 NPPG14) development that would have significant adverse effects on the qualities for which an area is designated can be permitted only where the effects are outweighed by social or economic benefits of national importance. The wishes of people in the Park are taken into account, both in formulating policy and in the determination of individual planning applications. No further changes are proposed.
- 7.5 **(453a)** Objection: Objects, in response to the Deposit Local Plan, Policy I should set out the aims of the Park and reflect them in Policy I, particularly the 4th aim. This is a protectionist policy and should also allow for controlled and sustainable development to form part of the Park aims. In response to 1st mDLP, there is reference to the National Parks (Scotland) Act 2000, but the Planning Act is a superior and much longer standing piece of legislation and there would be a benefit in setting out that legislative context as well and giving explanation toward the balancing duty that CNPA must enact on the 2 pieces of legislation. Policy I would restrict development further than is already the case. It overcomplicates what should be easily understood. The roles of planning authority and National Park are not clearly set out. The policy is contrary to test in SPPI. The tension between the 2 legislative contexts should be set out and reference to “Sandford Principle”. Policy I does not reflect that Scottish National Parks have 4th aim. Policy I sets bar higher in sustainable development terms than the 2006 Planning Act. As Policy I guides the whole plan there has to be guidance covering matters of fact and degree as comparing single houses with, say, windfarms makes little sense. There are clear and justified arguments for giving different weight to this policy depending on scale of impact any development might have. This should be drafted in line with the hierarchy of applications under the 2006 Planning Act.
- 7.6 **Response:** Section 3 and Policy I of the Deposit Local Plan as modified sets out the role of the 4 aims and the special qualities of the National Park in planning decisions with reference to the National Park Plan and Scottish Planning Policy. Policy I will underlie all planning decisions within the National Park and will be the starting point and ending point in assessing planning applications. Developments must comply with all relevant policies in the Plan to comply with

Policy I. The CNPA has taken this approach in response to its duties as a National Park Authority and, within that context, as a planning authority. There is a clear link from the National Parks (Scotland) Act 2000 which sets out the 4 aims and the NPA's statutory purpose, through the National Park Plan, to the Local Plan and how it is to be delivered. Topic Paper 1 "Statutory National Park Context" (CD7.21) clearly sets out the link between the CNPA purpose and the local plan function. The adopted National Park Plan provides the strategic context for the Local Plan. This is implicit in the National Parks (Scotland) Act and Section 264A of the 1997 Planning Act and explicit in SPPI. The Local Plan is seeking to contribute to delivery of the National Park Plan and thus to the collective achievement of the 4 aims. The CNPA is required by statute to ensure the collective achievement of the 4 aims. The CNPA does not acknowledge that some parts of the Park are less important than others. The overall integrity of the Park is the sum of the component parts. There is a duty to enhance as well as conserve. It is therefore important to have a consistent approach across the National Park and reference is made to Topic Paper 2 "The Special Qualities of the Cairngorms National Park" (CD7.22) that deals with this issue at length. A suite of Supplementary Planning Guidance is in the course of preparation and this along with early pre-application discussions with CNPA and Local Authorities will assist developers. Policy I as currently drafted allows for each proposal to be determined on its merits taking account of what is being proposed and where it is being proposed. It is not therefore protectionist and it does allow for controlled growth compatible with the aims of the Park. No further changes are proposed.

7.7 **(447a) Objection:** Objects, Parts a) and b) of the policy generally replicate the policy tests set out in para25 of NPPG 14 with the exception of the first part of a) which use the term "aims of the Park" rather than NPPG 14's objectives of designation. However there is no cross reference or acknowledgement of NPPG 14. Part b) goes further than NPPG 14 and provides a 3rd element to the test that is not contained in NPPG 14. The policy is therefore over restrictive and in conflict with para25 test of NPPG 14. The part of b) referring to mitigation is not appropriate as it gives no clear guidance for developers since it is predicated upon significance of adverse effects on special qualities while there is no definition of these qualities. No clarification of "features of equal importance". The policy does not comply with PAN49 as it is not "realistic", "practical" or "clear". In response to 1st mDLP there remains no cross reference to NPPG 14, the special qualities are still not defined, the paragraphs relating to the aims and special qualities have not been amended, there is still not sufficient guidance for developers and the modified Policy I does not accord with PAN49. Objection maintained in response to 2nd mDLP.

7.8 **Response:** Section 3 and Policy I of the Deposit Local Plan as modified sets out the role of the 4 aims and the special qualities of the National Park in planning decisions with reference to the National Park Plan and Scottish Planning Policy. Policy I will underlie all planning decisions within the National Park and will be the starting point and ending point in assessing planning applications. Developments must comply with all relevant policies in the Plan to comply with Policy I. The CNPA has taken this approach in response to its duties as a National Park Authority and, within that context, as a planning authority. There is a clear link from the National Parks (Scotland) Act 2000 which sets out the 4 aims and the NPA's statutory purpose, through the National Park Plan, to the Local Plan and how it is to be delivered. Topic Paper 1 "Statutory National Park Context" (CD7.21) clearly sets out the link between the CNPA purpose and the local plan function. The adopted National Park Plan provides the strategic context for the Local Plan. This is implicit in the National Parks (Scotland) Act and Section 264A of the 1997 Planning Act and explicit in SPPI. The Local Plan is seeking to contribute to delivery of the National Park Plan and thus to the collective achievement of the 4 aims. The CNPA is required by statute to ensure the collective achievement of the 4 aims. This underpinning purpose has to be expressed at the outset within the Local Plan to provide the context within

which all other policies will contribute to the assessment of development to ensure that it is contributing to collective achievement of the 4 aims. The modifications to the Deposit Local Plan have substantially altered and clarified Policy I and its context and para 3.8 refers to obligations established through National Planning Policy Guidance, which includes NPPG14. Policy I as drafted takes account of the role of the Local Plan in contributing to the collective achievement of the 4 aims which are contained in the National Parks (Scotland) Act 2000. The policy is not considered to be in conflict with NPPG14, but is framed to support of achievement of the aforementioned purpose. On the issue of special qualities, the Deposit Local Plan in 3.1 and 3.2 refers specifically to Section 3 of the adopted National Park Plan. It is the position of the CNPA that it purposely does not have a specific list of special qualities as it is the way that various qualities combine that give the Park its richness and diversity thus creating its distinctive identity. Topic Paper 2 “The Special Qualities of the Cairngorms National Park” (CD7.22) deals with this issue at length. The plan is not intended to be prescriptive; the intention is to allow scope for initiative and opportunities that will contribute to the aims of the Park, as long as they comply with Policy I and other relevant policies in the Local Plan. Specific proposals will be assessed on their merits on the basis of what is being proposed and where it is being proposed. This can be done in early pre-application discussion with CNPA staff and with the guidance of a suite of Supplementary Planning Guidance that is being prepared in support of the Local Plan. It is considered that Policy I and other policies provide sufficient clarity and are consistent with PAN49. No further changes are proposed.

- 7.9 **(038c) Objection:** Objects, in response to 1st mDLP, Policy I gives generic guidance but fails to support developments specifically identified within the plan. Allocation of a site must give sufficient assurance that the principle is accepted. The policy has to support development on allocated sites subject to appropriate mitigation of impacts. Policy I in DLP should be retained in preference to modified policy as it provided a better balance between conservation and appropriate development in the Park.
- 7.10 **Response:** Section 3 and Policy I of the Deposit Local Plan as modified sets out the role of the 4 aims and the special qualities of the National Park in planning decisions with reference to the National Park Plan and Scottish Planning Policy. Policy I will underlie all planning decisions within the National Park and will be the starting point and ending point in assessing planning applications. Developments must comply with all relevant policies in the Plan to comply with Policy I. The CNPA has taken this approach in response to its duties as a National Park Authority and, within that context, as a planning authority. There is a clear link from the National Parks (Scotland) Act 2000 which sets out the 4 aims and the NPA’s statutory purpose, through the National Park Plan, to the Local Plan and how it is to be delivered. Topic Paper 1 “Statutory National Park Context” (CD7.21) clearly sets out the link between the CNPA purpose and the local plan function. The adopted National Park Plan provides the strategic context for the Local Plan. This is implicit in the National Parks (Scotland) Act and Section 264A of the 1997 Planning Act and explicit in SPPI. The Local Plan is seeking to contribute to delivery of the National Park Plan and thus to the collective achievement of the 4 aims. The CNPA is required by statute to ensure the collective achievement of the 4 aims. The allocation of a site within the proposal maps does not in any way suggest that any form of development will be acceptable on it. This is not unusual in the planning process, but gives a degree of clarity which developers can then build on when designing their proposals in line with policies. Allocation deals with the general principle, but is still subject to policies within the Local Plan and is not to be taken as an automatic planning permission. It is expected that all developments regardless of scale or location will have to comply with all relevant policies and Policy I. No further changes are proposed.

7.11 **(394c) Objection:** Objects, in response to 1st mDLP, Policy I has been substantially re-written since the DLP and there have been several supplementary sections add to try and overcome some of the complication that has arisen out of the juxtaposition between the National Parks (Scotland) Act 2000 and the 2006 Planning Act. The Planning Act is a superior and much longer standing piece of legislation and there would be a benefit in setting out the full legislative context and giving explanation toward the balancing duty that CNPA must enact on the 2 pieces of legislation. Policy I succeeds in making what should be easily understood sound very complicated indeed. The roles of planning authority and National Park are not clearly set out. The policy is contrary to test in SPPI. The tension between the 2 legislative contexts should be set out and reference to “Sandford Principle”. Policy I does not reflect that Scottish National Parks have 4th aim. Policy I sets bar higher in sustainable development terms than the 2006 Planning Act. As Policy I guides the whole plan there has to be guidance covering matters of fact and degree as comparing single houses with, say, windfarms makes little sense. There are clear and justified arguments for giving different weight to this policy depending on scale of impact any development might have. This should be drafted in line with the hierarchy of applications under the 2006 Planning Act.

7.12 **Response:** Section 3 and Policy I of the Deposit Local Plan as modified sets out the role of the 4 aims and the special qualities of the National Park in planning decisions with reference to the National Park Plan and Scottish Planning Policy. Policy I will underlie all planning decisions within the National Park and will be the starting point and ending point in assessing planning applications. Developments must comply with all relevant policies in the Plan to comply with Policy I. The CNPA has taken this approach in response to its duties as a National Park Authority and, within that context, as a planning authority. There is a clear link from the National Parks (Scotland) Act 2000 which sets out the 4 aims and the NPA’s statutory purpose, through the National Park Plan, to the Local Plan and how it is to be delivered. Topic Paper 1 “Statutory National Park Context” (CD7.21) clearly sets out the link between the CNPA purpose and the local plan function. The adopted National Park Plan provides the strategic context for the Local Plan. This is implicit in the National Parks (Scotland) Act and Section 264A of the 1997 Planning Act and explicit in SPPI. The Local Plan is seeking to contribute to delivery of the National Park Plan and thus to the collective achievement of the 4 aims. The CNPA is required by statute to ensure the collective achievement of the 4 aims. The CNPA does not acknowledge that some parts of the Park are less important than others. The overall integrity of the Park is the sum of the component parts. There is a duty to enhance as well as conserve. It is therefore important to have a consistent approach across the National Park and reference is made to Topic Paper 2 “The Special Qualities of the Cairngorms National Park” (CD7.22) that deals with this issue at length. A suite of Supplementary Planning Guidance is in the course of preparation and this along with early pre-application discussions with CNPA and Local Authorities will assist developers. Policy I as currently drafted allows for each proposal to be determined on its merits taking account of what is being proposed and where it is being proposed. It allows for controlled growth compatible with the aims of the Park. No further changes are proposed.

8.0 Conclusions

8.1 It is commended to the Reporter that the objections to Policy I as listed above are rejected. No issues are raised that could lead the Cairngorms National Park Authority to consider the approach deficient.

9.0 List of documents (including Core Documents)

- CD1.3 The National Parks (Scotland) Act 2000
- CD1.18 Cairngorms National Park Designation Order 2003
- CD7.21 Topic Paper 1 “Statutory National Park Context”
- CD7.22 Topic Paper 2 “The Special Qualities of the Cairngorms National Park”
- CD6.13 Cairngorms National Park Deposit Local Plan as at 2nd modifications
- CD7.1 Cairngorms National Park Plan 2007
- CD6.10 Consultative Draft Local Plan 2005
- CD7.3-7.5 CNPA Committee Reports
- CD2.2 SPPI The Planning System
- CD3.2 NPPG14 Natural Heritage
- CD4.6 PAN49 Local Planning

10.0 Cairngorms National Park Authority Witnesses for Hearing

- Don McKee – Head of Planning
- Hamish Trench – Head of Heritage and Land Management