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FOREWORD

This is the Consultative Draft Cairngorms National Park Local Plan. It is still a work in progress but this is what we have done so far with the help of the communities of the National Park and a range of stakeholders.

We now want your help again as it will become your Local Plan and we want you to consider how it will affect you, your community and the National Park over the following years. Do you think it reflects the wishes of your community or organisation? Do you think it will help to meet your community's future needs? What will it mean for the National Park?

Please let us know what you think so that we can try to address your concerns in the finalised version of the Local Plan that we will publish in 2006. Copies of the Local Plan can be viewed or obtained at the National Park offices in Grantown-on-Spey and Ballater, at various locations across the National Park and on the National Park website. We can provide larger print versions of the Local Plan on request.

If you live in the National Park, there will be opportunities to view and discuss the Local Plan at local community events. Please look out for posters and adverts in the local papers for details of events.

If you need any help or want to discuss the Local Plan with National Park planning staff please contact either:

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The Cairngorms National Park Local Plan will be part of the statutory development plan covering the National Park. It provides a policy and locational framework for future development in the area. It is important that the public, developers, planners and everyone who uses the Local Plan can identify sites and proposals as clearly as possible. To fulfil this function the Local Plan includes a variety of maps to identify distinct sites and more general policy areas. Maps shown in the Local Plan can only be used for the purposes of Local Plan Consultation. Any other use risks infringing Crown Copyright and may lead to prosecution or civil proceedings. Maps produced within this consultative draft can only be reproduced with the express permission of the Cairngorms National Park Authority and other Copyright holders. This permission must be granted in advance.

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1. INTRODUCTION

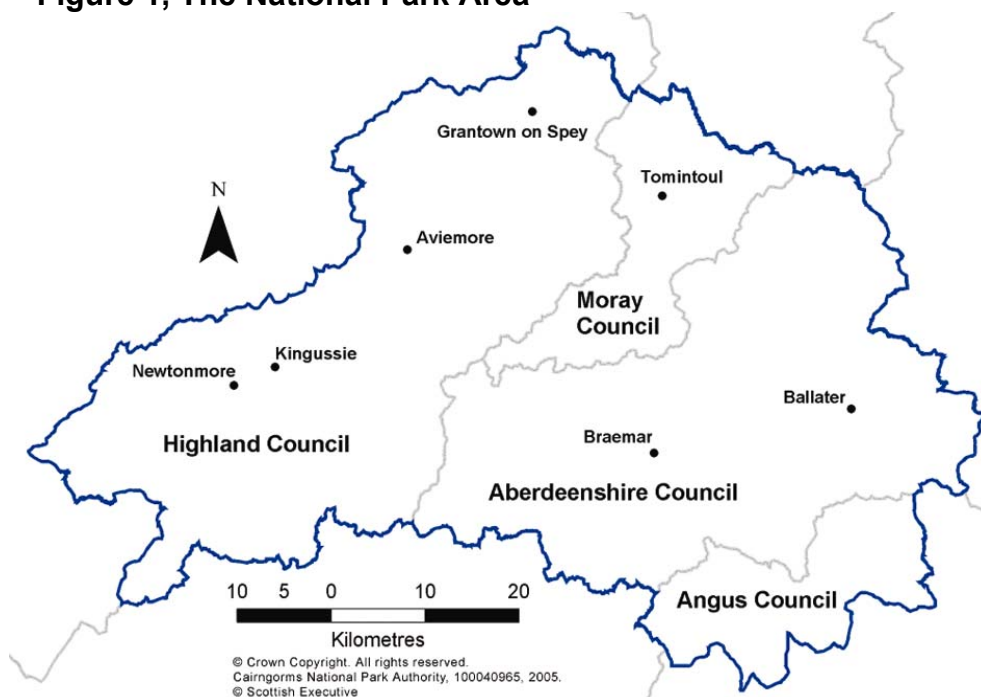
About this Local Plan

- 1.1. This Consultative Draft of the Local Plan represents work still in progress. We want to know if you consider it fairly reflects the issues raised during the consultations so far. If not please tell us: likewise if there are issues that you think should be covered, but are not currently in the Local Plan. Please bear in mind that they have to relate to the development and use of land.
- 1.2. We realise that some of the language and format may perhaps be overly technical and complex. This is a reflection of the need to give as much information and explanation as possible, as well as the timescale for producing an adopted Local Plan whilst carrying out ongoing extensive consultation. We have tried to explain technical or unusual terms where possible. It is the intention that the next version of the Local Plan will be shorter and more user-friendly with simpler language.
- 1.3. Housing is a core policy area within the Local Plan and is an issue that interests a great many people. There are a variety of views on the strategic approach that should be taken to housing provision within the Park ranging from a continuation of the existing allocation of sites for market housing with a percentage of affordable housing, to restricting housing solely to a mix of affordable and local need with no open market housing. Likewise there are contrary views on whether to restrict housing in the countryside or to encourage a continuation of the established scattered housing in some areas. In order to move the debate forward this Draft Local Plan includes options for discussion that we hope reflect the range of opinion.
- 1.4. The remainder of this introduction section provides the context for the Local Plan, explains the relationship with other plans/strategies, outlines the process so far, describes the effect on planning applications, explains the environmental assessment of the contents and the contribution towards sustainability. The sections that then follow set out the strategic principles behind the Local Plan and specific policies for natural/cultural heritage, housing, business etc. following the intended order and layout of the National Park Plan. Finally, there are 20 community area profiles and maps identifying settlement boundaries and allocations for different types of development as well as areas to be protected.
- 1.5. At this stage the Cairngorms National Park Authority (CNPA) Planning Committee has simply endorsed the publication of the draft Local Plan for consultation and to continue the dialogue with communities and other stakeholders. The content does not yet represent the formal views of the authority as we wish to consult and listen further before taking a position on the various issues covered by the Local Plan.
- 1.6. Once we get your feedback on this version of the Local Plan we will take stock, make any appropriate revisions and publish the formal finalised deposit version in 2006. At that point there will be a further opportunity to make comments. Any unresolved objections will most likely be considered at a public local inquiry, eventually leading to an adopted Cairngorms National Park Local Plan.

The Cairngorms National Park

- 1.7. The Cairngorms is a special place with a unique natural and cultural heritage. The Scottish Parliament designated it a National Park in 2003 and the Cairngorms National Park Authority (CNPA) started operating from September of that year.
- 1.8. The Park has a population of some 16000 people living and working in communities in parts of the Highland, Moray, Aberdeenshire and Angus Council areas. The Park is centred on the Cairngorm Mountains and extends to Granttown-on-Spey, Strathdon, Ballater, the heads of the Angus Glens, Dalwhinnie and Laggan. The Park is host to 500,000 staying visitors each year and a far greater number who come for the day or pass through.

Figure 1, The National Park Area



- 1.9. The National Parks (Scotland) Act 2000 set out 4 aims for National Parks:
 - to conserve and enhance the natural and cultural heritage of the area;
 - to promote sustainable use of the natural resources of the area;
 - to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
 - to promote sustainable economic and social development of the area's communities.
- 1.10. These aims have to be achieved in a collective and co-ordinated way, but where there is conflict between them greater weight has to be given to the first. All plans and decisions taken within the Park must have regard to these aims and they are at the heart of this Local Plan.

Our Vision for the Park & Development Strategy

- 1.11. A comprehensive Vision for the Park is being developed and refined through the National Park Plan. The Local Plan's development strategy has been drawn from the Vision for the Park and to deliver the 4 aims of the Park:
- **To promote and encourage sustainable development across the Cairngorms National Park;**
 - **Maintaining healthy vibrant communities within an outstanding natural and built environment.**
 - **To guide the majority of development towards existing settlements, where there are adequate services and infrastructure;**
 - **To support the protection and enhancement of the natural & cultural heritage of the Park area;**
 - **To support the diversification of the local economy.**

What is the Local Plan?

- 1.12. The planning process exists to bring about the most efficient and effective use of land, in the public interest. This is achieved through the framework of policies and proposals in the Development Plan (i.e Local Plan plus Structure Plan).
- 1.13. The CNPA has the job of preparing the Cairngorms National Park Local Plan. This will guide and control the development and use of land in the Park at a detailed level and contribute towards meeting the needs and aspirations of the communities within it as well as helping to care for the qualities that make the Cairngorms special for both residents and visitors.
- 1.14. The CNPA and the 4 Local Authorities within the Park area will apply the Local Plan policies when deciding whether or not to give planning permission. The Local Plan also identifies locations (proposal sites) for housing, employment and other community needs over the next 5 years. The overall intention is to safeguard sensitive areas and sites against future development whilst helping to promote the investment that is necessary to sustain viable communities within the Park, all within the context of the 4 aims listed above.

Relationship with the National Park Plan, Structure Plans, Existing Local Plans, Other Plans and Strategies

- 1.15. Within the National Park area the Cairngorms National Park Local Plan will replace the four existing Local Plans that were prepared by the Local Authorities. Outside the Park these Local Plans will continue to apply until such time as the Councils replace them.
- 1.16. The Perth and Kinross Council area adjoins the Park to the south. The potential impact of development does not respect administrative boundaries so there has to be a relationship with that authority when preparing this Local Plan and consultation has taken place throughout the process.
- 1.17. As stated above, the Cairngorms National Park Local Plan will form one part of the Development Plan for the Park, with the Local Authorities' 4 Structure

Plans providing the other part. The Structure Plans provide a strategic and less detailed policy framework for the whole of each Local Authority area, not just that portion within the Park. Despite this clear legal relationship to the Structure Plans, the Local Plan will also take its strategic context from the National Park Plan, and any departures or changes in strategic policy from that of the Structure Plan will be justified through the National Park Plan.

- 1.18. The National Park Plan is the strategic management plan for the Park that provides the context for all other plans and policies affecting the aims of the National Park. It covers all areas of activity within the Park and land use planning is only one element of it. Appendix 1 of the Local Plan contains a list of the National Park Plan's strategic objectives that are relevant to the Local Plan.
- 1.19. The Local Plan will be one of several mechanisms for delivering the objectives of the Park Plan. The CNPA has a duty to prepare the Park Plan, to ensure the aims of the Park are collectively delivered in a co-ordinated way. It is the plan for the Park as a whole, not just for the activities of the CNPA, and all public bodies must have regard to it. Whilst not having the same legal status as a Structure Plan it is a significant material consideration in the preparation of the Local Plan and day-to-day planning decisions.
- 1.20. By way of clarification, this Local Plan will work within the context of other CNPA strategies as well as local authority Transport Strategies, Waste Management Strategies and Community Plans. Any relevant implications arising from the Local Plan will be addressed through working in partnership with local authorities and others and in subsequent reviews of those documents.
- 1.21. At the time of writing, the Scottish Executive White Paper "Modernising the Planning System" has been published for consultation. There are proposals to make changes to the development plan process. Any firm actions arising from this consultation are unlikely to affect this Local Plan, but it is considered that our process and approach is compatible with what is being proposed.

How the Local Plan was put together or how did we get here?

- 1.22. The CNPA decided at the outset to carry out extensive community consultation before a word of the Local Plan was written. We started with a blank canvas and no preconceptions, because it is **your** Local Plan and you have to be able to sign up to the contents.
- 1.23. A Local Plan Working Group made up of CNPA staff, Board members, Local Authority representatives, statutory consultees, community representatives and other interest groups was created to supervise and provide advice on the consultation process and development of the Local Plan.
- 1.24. Two 'Community Liaison Co-ordinators' were appointed with a role to develop a communication network across the Park's 23 Community Council areas, and to enlist volunteer 'facilitators' in each area to assist with publicity and maximise community involvement in the process. The facilitators have received formal training from an independent consultant specialising in community engagement. The Co-ordinators act as "honest brokers" as they

are not employees of CNPA and are therefore able to act as critical friends helping both the authority and the communities through the consultation process. They attend and contribute to meetings of the Local Plan Working Group.

- 1.25. In September 2004 the CNPA sent out a questionnaire and area profile to every household in the Park. Over 1400 questionnaires were returned (>14% response) giving views on amount/location/type of housing, business needs, community facilities, natural/cultural heritage areas/sites to be safeguarded etc.
- 1.26. Between October and December 2004 there was at least one Local Plan consultation meeting in every community area in the Park, 44 meetings in all. Each community was given several options for involvement in organising & running the meetings in their area. The meetings ranged from small discussion groups to all day drop-in sessions and formal public meetings. The format was up to the individual community and the meetings were run by the two Co-ordinators and local facilitators with CNPA staff on hand only to observe and answer questions. Over 1600 people (approx 10% of population) attended the meetings where they could view the questionnaire results for their area, stick "idea-pins/flags" on maps, discuss issues with each other and have their comments recorded.
- 1.27. In addition to the extensive community consultation there has been ongoing consultation with the 4 Local Authorities, statutory bodies/agencies and various interest groups with a stake in the Cairngorms.
- 1.28. The first Consultation Report was published in April 2005 and the contents have made a significant contribution to this First Consultative Draft of the Local Plan.

Relationship with the Development Control Process

- 1.29. For everyone living or wishing to develop in the Park this Local Plan will have an important effect on the outcome of any planning applications that they may wish to make. Once adopted, all development control decisions taken within the Park (by the CNPA and the four constituent Local Authorities) must be primarily based on its policies and guidance. Before then it will be an increasingly significant material consideration in planning decisions as it goes through each stage of the consultation process.
- 1.30. For all development proposals, we would therefore strongly recommend first discussing your ideas with CNPA & Local Authority Planning Officers, prior to buying any site or submitting a planning application. Please remember that applications will be assessed against the Local Plan as a whole: it is therefore essential that you consider how a proposed development complies with all of the policies, not just those that suit a particular point of view.
- 1.31. The Development Control process involving the assessment of individual planning applications against the policies in the Local Plan is essential to its implementation. Conditions attached to planning permissions and legal agreements under the Planning Act will be used where necessary to ensure that development complies with the provisions of the Local Plan, not only

during construction, but also over the longer term. Examples of such measures will be to ensure that housing remains affordable or is occupied for a specific purpose that led to the grant of a planning permission.

- 1.32. It is also the intention that the CNPA will work with partner local authorities and the Scottish Executive to secure other means of delivering the policies in the Local Plan such as designation of additional Conservation Areas, introduction of Article 4 Directions so that certain developments will then require planning permission, possible revisions to the General Permitted Development and Use Classes Orders so that some activities or development will require planning permission or a prior notification to the CNPA. Examples of these measures could be agricultural buildings or vehicle hill tracks associated with forestry or agriculture. Consultation will play a vital role in determining whether any of the above are appropriate or necessary.

Strategic Environmental Assessment (SEA)

- 1.33. Under the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004 the CNPA is carrying out a Strategic Environmental Assessment of the Local Plan. The approach to carrying out the SEA is based on the Scottish Executive's guidance and the desire to integrate the SEA process closely with the development of the Local Plan itself.
- 1.34. The Environmental Report of the SEA is being consulted on at the same time as the Local Plan. We believe it provides a considered and objective assessment of the potential environmental effects of policies and proposals in the Local Plan. A non-technical summary or the full Environmental Report can be obtained from the National Park Authority.

Monitoring and Review

- 1.35. This Local Plan's policies and proposals aim to deliver the land use component of the CNPA's wider vision for the Park that will be expressed in the forthcoming National Park Plan. Whilst making detailed provision for the next 5 years, the Local Plan aims to provide a framework beyond that period.
- 1.36. The success of the Local Plan is not only dependent on its compatibility with the National Park Plan and Structure Plans. It is important that communities and other interested parties are involved throughout the planning process. Consultation will not end with this Plan.
- 1.37. A core part of this Local Plan is the provision of housing to meet the needs of communities living and working within the Park. The Government promotes a Plan, Monitor, Manage approach for housing provision. We will be monitoring the provision of housing on the ground to ensure that it accords with the policies and proposals in this Local Plan. Information is critical to this and we will collect data on house completions and up to date needs assessments on an ongoing basis. Communities are an essential part of this process.
- 1.38. Making policy and decisions based on the latest and most relevant information is also appropriate for all other policy areas. We will therefore

monitor all of the Local Plan's policies and proposals and keep them under review.

- 1.39. If monitoring and review highlights the need for changes to policy we will do this in consultation with communities and other interested parties.

2. GENERAL POLICIES

- 2.1. The following five policies underpin the principle of development within the Cairngorms National Park.
- 2.2. The policies reflect the importance of the National Park as a designated area of outstanding national importance because of its natural and cultural heritage. They also apply the aims of the National Park but should be considered in the full context of the National Parks (Scotland) Act 2000.
- 2.3. Section 9 of the Act sets out that the general purpose of the National Park Authority is to achieve all four aims in a co-ordinated way but that where there is a conflict between the first aim and any of the others, the National Park Authority should give greater weight to the first aim.

Extracts from the National Parks (Scotland) Act 2000

Section 1 The National Park Aims

- (a) to conserve and enhance the natural and cultural heritage of the area,
- (b) to promote sustainable use of the natural resources of the area,
- (c) to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public, and
- (d) to promote sustainable economic and social development of the area's communities.

Section 9 General Purpose and Functions

(1) The general purpose of a National Park authority is to ensure that the National Park aims are collectively achieved in relation to the National Park in a co-ordinated way.

(6) In exercising its functions a National Park authority must act with a view to accomplishing the purpose set out in subsection (1); but if, in relation to any matter, it appears to the authority that there is a conflict between the National Park aim set out in section 1(a) and other National Park aims, the authority must give greater weight to the aim set out in section 1(a)

- 2.4. In some planning decisions there will be conflict between the first aim of the Park and others. It is therefore important that anyone who proposes development within the National Park understands that potential adverse effects of their proposal on the natural and cultural heritage of the National Park will be given greater weight in the decision on planning consent than might occur if the proposal was not within the National Park. For many proposals, the National Park Authority will attach conditions to the consent to minimise any adverse impacts of development and reduce conflict between the aims, while some developments may be considered inappropriate within the Cairngorms National Park on this basis.
- 2.5. The general policies 1-3 are based on criteria that reflect the special qualities of the National Park, including other areas that are designated for natural and cultural heritage importance and on some public health and safety issues. As far as possible, the areas where the policies will apply are shown on the General Policy Overview Map on the following page and on the settlement maps in section 4 of the Local Plan. More detailed maps showing the policy areas are available for viewing from the Cairngorms National Park Authority. Some criteria (such as species or areas that are too small to be shown clearly) that are protected by the policies cannot be shown accurately on the

proposals maps, and so must be identified at the time of a planning application through more detailed site investigations or consultation. Table 2.1 summarises the criteria within each policy.

- 2.6. It is important to note that the maps are not exhaustive, and anyone wishing to apply for planning permission should consider whether their proposed site will influence of be influenced by any of the criteria listed in table 2.1. For example, a site that appears from the map to be a General Policy 1 area, may have features that would mean it would be assessed by General Policy 2 or 3.
- 2.7. Although the policies amalgamate many different designations and criteria for simplicity, it is those specific designations and criteria that will determine the likely impacts of a development and the effect of the policy on a development proposal. For this reason, Appendix 2 of the Local Plan contains maps that identify the range of designations across the National Park to help potential developers understand why a site is covered by a particular policy.

General Policy 1

Development will be permitted if it is unlikely to have a significant adverse effect on the aims of the National Park or any of its special qualities. Where it is concluded that there would be adverse effects on the aims of the National Park, any of its special qualities, or public health or amenity from a development, it will only be permitted where it is considered that these would be outweighed by social or economic benefits of national importance or of importance to the aims of the National Park and where appropriate measures are taken to minimise and mitigate the adverse effects of the development.

General Policy 2

Development will only be permitted where it is demonstrated that there is no alternative and:

- **the aims of the National Park or objectives of designation and the overall integrity of the areas, features or interests will not be compromised; or**
- **any significant adverse effects on the special qualities of the National Park or qualities for which the area, feature or interest has been designated or identified, or amenity or public health are clearly outweighed by social or economic benefits of national importance and are mitigated to provide features or interests of equal importance to those that are lost.**

General Policy 3

Development that would result in an adverse impact on the interests, features or integrity of a designated site or identified interest will not be permitted unless there are no suitable alternatives and an over-riding national importance or public interest can be demonstrated to outweigh the interests of the site, or in the case of European priority habitats or species, where there are public health or safety reasons or benefits of importance to the environment and where mitigation will replace the loss with features or interests of equal importance.

Table 2.1 Criteria that apply to General Policies 1-3

General Policy 1 Criteria	General Policy 2 Criteria	General Policy 3 Criteria
<p>All land that is not identified in policy areas 2 & 3 but with special consideration of the special qualities of the National Park or public health and amenity interests such as:</p> <p>LBAP species/habitats</p> <p>Listed Buildings - Category B & C Conservation Areas Features of local historic or cultural interest</p> <p>Article 4 Directions TPOs</p> <p>Important Croft or Agricultural land Existing mineral workings Private water supplies</p>	<p>National Nature Reserves Sites of Special Scientific Interest and areas affecting SSSIs UK protected species UK BAP priority species/habitats Species and habitats identified by Scottish Ministers under the Nature Conservation (Scotland) Act 2004</p> <p>Ancient Woodland Inventory Semi Natural Woodland Inventory Geological Conservation Review Sites</p> <p>National Scenic Areas Gardens and Designed Landscapes</p> <p>Local Authority Sites and Monuments Records National Monuments Records Listed Buildings - Category A</p> <p>Amenity open space Recreation areas in settlements Amenity woodland</p> <p>Rights of Way Core Paths Other path networks</p> <p>Poorly drained areas Railway Lines</p> <p>Flood consultation areas</p> <p>Land over 400m above sea level (where there is little current development and there are few practical development opportunities)</p>	<p>Special Areas of Conservation and areas affecting SACs Special Protection Areas and areas affecting SPAs Ramsar Convention sites European protected species/habitats</p> <p>Scheduled Ancient Monuments Properties in Care</p> <p>The Functional Flood Plan Within 90m of sewage works On existing or former waste disposal sites On contaminated land</p>

2.8. Proposals for development will either be within Settlement Development Areas, or outwith (and within the general countryside), as per General Policy 4. Settlement Development Areas are defined by a settlement boundary and are shown on the maps accompanying the settlement statements in section 4 of the Local Plan. All proposals must comply with General Policy 5.

General Policy 4: Settlement Development Areas

Within a Settlement Development Area, as defined by the boundary maps in Section 4, proposals will be favourably considered if they comply with the Policies in Sections 2-3, and the detailed policies and recommendations in their relevant Community Statement in Section 4.

Outwith defined Settlements, proposals for development will be considered on their individual merits and against the Policies. Of prime importance will be consideration of the proposal's context; impact assessment (environmental, retail, traffic etc. as appropriate) studies may be required from the applicant.

- 2.9. Smaller settlements have not been defined by boundaries as the wider Policies are deemed sufficient to guide development within them.
- 2.10. While it is preferable that development is focussed within Settlement Development Areas, where there are services and infrastructure, many people in the CNP do live and work in the countryside; rural development may also be required for visitor and recreational facilities, as well as other specialist proposals.
- 2.11. All development within the Park must be based on sustainable principles, and must contribute to the long-term sustainability of the National Park and its communities. The following General Policy covers the main aspects of sustainability that are relevant to all development within the Cairngorms National Park:

General Policy 5: Sustainable Development

All proposals for new development within the Cairngorms National Park shall be assessed in relation to their compliance with the following Sustainable Development principles; a statement of compliance will be required to accompany each application (this will be developed as part of the CNPA Sustainable Design Guide):

The impacts made on the natural and cultural heritage of the Park shall be negligible, and mitigated against.

The proposal will enhance the community and contribute to its long-term economic & social development.

Adequate infrastructure and service provision should be readily available/ implement-able for the proposal's site, including: water supply, waste-water + sewage treatment, SUDS, electricity supply, road access, schools + shops, medical + welfare services, public transport, path networks.

The design is of the highest quality, maximising energy efficiency measures, and using materials from sustainable sources, as well as local sources. The proposal is positioned on the site to maximise shelter and solar gain, utilises other forms of renewable energy, fitting-in with existing landscape features and habitats. Local labour/skills should also be utilised.

The proposal is designed to fit-in with the existing built environment and landscape (in terms of: layout, density, scale, form, character, materials and detailing), whether the design follows traditional local styles, or is more contemporary.

The development site is zoned for the proposed use and/or complies with policy.

The proposal makes use of 'brown-field' sites, existing buildings and recycled materials wherever possible.

The site is not susceptible to flooding, erosion, subsidence or levels of radon gas which cannot be mitigated against.

The site does not conflict with a safeguard zone which is at risk, hazard or disturbance from: an industrial site, any form of pollution, electro-magnetism, radioactivity or any other similar issue.

The proposal will contribute to the needs of all sectors of the community, including those with disabilities, special needs or who are disadvantaged. The proposal should also enhance community safety and provide an environment which reduces the risk and possibilities for crime.

The proposal demonstrates waste-minimisation measures and contributes towards recycling.

Where development is for a specific time period or is to replace an existing structure, appropriate measures and guarantees for the decommissioning and removal of redundant structures must be agreed with the planning authority.

The landscaping and boundary treatment of a development are very important aesthetically and environmentally and should be part of the Biodiversity plan for the site.

2.12. These issues will be further covered by the CNPA Sustainable Design Guide.

3. TOPIC POLICIES

- 3.1. The Topic Policies of the Local Plan provide additional information on specific kinds of development, development in particular areas, or affecting special interests. The policies supplement the General Policies of the Local Plan that are described in the previous chapter.

Protected Nature Conservation Sites & Biodiversity

- 3.2. The Cairngorms National Park has an important and unique biodiversity resource in a local, national and international context and this natural heritage is central to the special qualities of the National Park and the distinctive and coherent identity of the National Park designation. The Cairngorms National Park Authority and constituent Local Authorities, like all public bodies in Scotland, have a duty to further the conservation of Biodiversity². The Local Plan can supplement the legal protection given to some species and their habitats by UK or international law by ensuring that the value and local importance of a much wider range of habitats and species are respected in planning decisions.
- 3.3. Much of the Park is covered by national or international nature conservation designations such as Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Ramsar Convention wetland sites, and the Natura 2000 Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). These are shown on figures in Appendix 2. All nature conservation designations within the National Park are protected by either General Policy 2 or 3. The European protected sites have the strictest level of protection and specific procedures must be followed where a development proposal may affect a Natura or Ramsar site.

Policy 1: Natura 2000 and Ramsar sites

Any development likely to have a significant effect on a Natura 2000 site designated or proposed under the Habitats or Birds Directives (Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)) or on a Ramsar Site, that is not directly connected with or necessary to the conservation management of that site, must be subject to an appropriate assessment by the planning authority in accordance with Regulation 48 of the Conservation (Natural Habitats & c) Regulations 1994³ (amended 2004⁴).

In such cases, planning permission can only be granted in the circumstances and following the procedures prescribed in Regulations 48, 49 and 53.

² The Nature Conservation (Scotland) Act 2004.
(<http://www.opsi.gov.uk/legislation/scotland/acts2004/20040006.htm>)

³ Conservation (Natural Habitats, &c.) Regulations 1994
(http://www.opsi.gov.uk/si/si1994/Uksi_19942716_en_1.htm)

⁴ The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2004.
(<http://www.opsi.gov.uk/legislation/scotland/ssi2004/20040475.htm>)

- 3.4. A number of species are protected by law. They are listed through Schedules 1-8 of the Wildlife & Countryside Act 1981, Schedules 2, 3 & 4 of the Conservation (Natural Habitats, &.) Regulations 1994 (hereafter referred to as the Habitats Regulations) and the Protection of Badgers Act 1992 which offers protection for the badger and its sett. For some species, a licence is required before it, or its habitat, can be disturbed. These licences are available from Scottish Natural Heritage (SNH) or the Scottish Executive for scientific, research or educational purposes. Appendix 3 of the Local Plan contains schedules of protected sites and European protected species within the Cairngorms National Park.

Policy 2: Protected Species

Proposals for developments that would have an adverse impact on any European Protected species will not be permitted unless:

- a) there are public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment; and**
- b) there is no satisfactory alternative; and**
- c) that the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.**

In addition to these, full consideration will be given to the protection of species listed in Schedules 1, 5 and 8 of the Wildlife and Countryside Act, 1981 as amended.

- 3.5. The protected areas and protected species play an important role in conserving biodiversity through giving legal protection to some of the rarest or best examples of habitats and species. However, the Cairngorms have many other habitats and species that are not protected but that are just as important to the biodiversity of the Cairngorms and are therefore central to the special qualities of the National Park. It is therefore important that the value of habitats and species are considered in all planning decisions, and appropriate measures to conserve and enhance biodiversity are implemented through the planning process. The General Policies of the Local Plan provide protection for all aspects of the Park's special qualities, including those linked to biodiversity, and Policy 3 provides additional detail on how development proposals will be assessed.

Policy 3: Biodiversity

Proposals for developments that will enhance or restore existing habitats, or species identified in Biodiversity Action Plans^(5, 6, 7) or by Scottish Ministers under the Nature Conservation (Scotland) Act 2004, and that will not have other adverse effects, will be considered favorably.

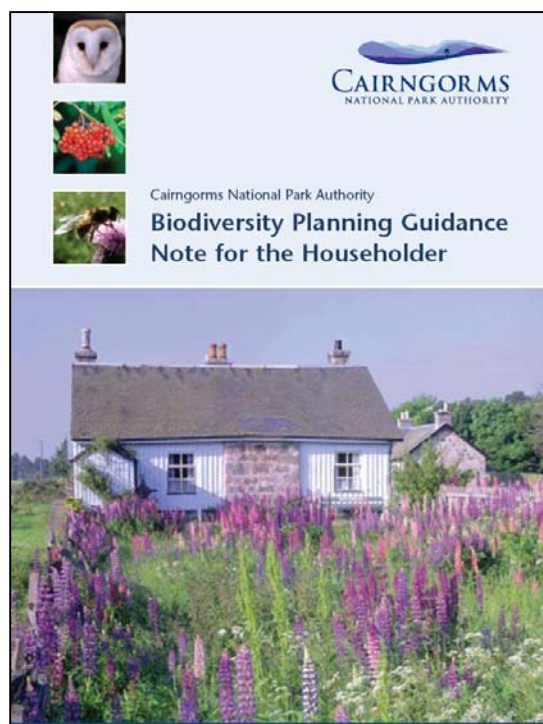
Proposals for developments that are likely to have an adverse effect on existing habitats, or species identified in Biodiversity Action Plans or by Scottish Ministers under the Nature Conservation (Scotland) Act will only be permitted where there are no alternative locations and:

a) the developer can demonstrate that the need and justification for the development outweighs the local, national or international contribution of the area of habitat or populations of species; and where

b) significant harm or disturbance to the ecological functions, continuity and integrity of the habitats or species populations is avoided, or minimised where harm is unavoidable, and appropriate compensatory and / or management measures are provided and new habitats of equal nature conservation value are created as appropriate to the site.

Where there is evidence or likelihood to suggest that a habitat or species may be present on or adjacent to a site, or could be adversely affected by the development, the developer will be required to undertake a survey of the area's natural environment.

3.6. When a developer is planning a project they should consider the likely implications of the habitats and species for their proposal. So for example, a development that might be acceptable in principle may need to be phased to avoid the breeding season of some animal species in order to minimise or avoid disturbance. In addressing natural heritage issues early on, the developer is likely to find their planning application can be dealt with more swiftly by the planning authority and is less likely to find changes to their proposed works being required. The National Park Authority has published a leaflet titled "Biodiversity Planning Guidance: Note for the Householder" that provides more information.



⁵ Scotland's Biodiversity - It's In Your Hands. A strategy for the conservation and enhancement of biodiversity in Scotland. The Scottish Executive, 2004.

⁶ The UK Biodiversity Action Plan, <http://www.ukbap.org.uk>.

⁷ The Cairngorms Local Biodiversity Action Plan 2002. Peter Cosgrove, The Cairngorms Partnership.

Soil Conservation

- 3.7. Soils are an important natural resource essential to support biodiversity. Soils provide the substrate for plant growth. They support and form the habitat for many other organisms including mammals, invertebrates and fungi. Healthy soil microbial communities also play a vital role in maintaining soil fertility, and in the environmental functions of soil which contribute to air and water quality. The National Park has a rich diversity of soils from the agricultural soils that are confined to the more fertile valleys; to undisturbed patterns of often fragile soils extend under ancient woodland, moorland, mountain slopes and summits.
- 3.8. Most forms of development and change in land use will disturb soils and impact on their physical, chemical and biological balance. In extreme cases, this can lead to a permanent loss of soil or the destruction of soil biodiversity and environmental functionality through wash-out, sedimentation and pollution of water courses that can significantly increase the permanent footprint of a development.
- 3.9. The likelihood of these problems occurring can be minimised through the adoption of an appropriate soil management plan that demonstrates best practice in soil management procedures for developments that will involve the movement or disturbance of soils. The detail and complexity of the soil management plan will be determined by the size, and complexity of the proposed development. It is likely that for many developments, a simple statement of best practice measures to be adopted would be sufficient. The planning authority may consult SEPA on the content or scope of soil management plans.
- 3.10. There are other important issues, such as change in land use, which do not come under the Local Plan but will be dealt with under other national schemes (CAP, WFD) and provide direct / indirect incentives for protection of soils.

Policy RM9: Soil Conservation and Management

All development proposals that will involve the movement of soils will require the submission of a soil management plan to be agreed with the planning authority before planning permission is granted.

Best practice on soil conservation in moorland, forestry and agricultural for enhancing and protecting biodiversity and controlling soil erosion and contamination will be supported in relation to any development.

Landscape

- 3.11. The diverse and spectacular landscapes of the National Park are one the area's key assets and the distinctive character of the Park is one of the reasons for the creation of the Park itself. The National Park contains two areas nationally designated specifically for their scenic beauty. The National Scenic Area status of the Deeside and Lochnagar area, and the Cairngorm Mountains area means they are considered to be nationally important as among the best examples of Scotland's natural beauty and amenity. These areas are protected by General Policy 2 of the Local Plan.
- 3.12. The value and importance of the landscape across the National Park is supported by the opinions of visitors and residents to the National Park who consistently rate the landscape as one of the most important assets of the National Park. During a preliminary public consultation exercise for this Local Plan⁸, 64% of respondents to a questionnaire said that landscape was one of the things that made their community a special part of the National Park. During a survey of visitors to the National Park⁹ over 2003/2004, three of the four most liked features of the Park were directly related to its landscape.
- 3.13. The National Park has a dramatic geological heritage from over at least the last 400 million years and the geomorphology of the area forms the basis for the national Park's landscapes. A number of sites within the National Park are considered to be nationally important because of their geology or geomorphology and these have been recorded through the Geological Conservation Review (GCR). Some of these GCR sites are also designated as geological Sites of Special Scientific Interest, or form parts of other SSSIs. General Policy 2 protects the earth heritage features identified by Geological or Geomorphological SSSIs and GCR sites. Policy 4 protects those parts of the Park's geology and geomorphology that are intrinsic to the character of the landscape.
- 3.14. Although the main landforms of the National Park have formed over hundreds of thousands or millions of years, most of the patterns vegetation and development that are seen today are the result of human activity over the last few hundred years. The landscapes of the Park are attractive because of the mix of spectacular landform, mosaics of semi natural and man-made habitats and the some 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.
- 3.15. The National Park area contains a number of good examples of gardens and estate policies that both contribute to the appearance and historic and cultural interest of the landscape. Some of these sites are listed in the Inventory of Gardens and Designed Landscapes¹⁰, while others may have been considered as additions to the Inventory or simply play an important role by contributing to the identity of parts of the Park through their special landscape, historical, architectural, horticultural and nature conservation features. The sites that are listed in the Inventory of Gardens and Designed

⁸ "Have Your Say!" Cairngorms Local Plan Consultation Questionnaire Survey 2004. CNPA.

⁹ Cairngorms National Park Visitor Survey 2003/2004. Lowland Market Research report for CNPA.

¹⁰ Historic Scotland & Scottish Natural Heritage (1989) The Inventory of Gardens and Designed Landscapes in Scotland.

Landscapes, or later additions to the Inventory are protected by General Policy 2.

- 3.16. The National Park's landscapes have been systematically surveyed and described in two assessments. The Cairngorms Landscape Character Assessment¹¹ identifies and describes the characteristics of the landscape in different parts of the National Park to identify landscape character areas. The Historic Landscape of the Cairngorms¹² uses the Historic Landuse Assessment (HLA) and National Monuments Record of Scotland (NMRS) to identify general patterns in the historic parts of the landscape and to help to understand the Park's cultural heritage. It is hoped that in the future, the HLA will be further developed to identify nationally and regionally significant historic landscapes and features that could be protected and enhanced.
- 3.17. It is the character of the landscape and the important natural and cultural heritage features that it contains that makes the area special and the Local Plan will seek to conserve and enhance the character of all the landscapes of the Park, whether or not the land is within a National Scenic area. The Local Plan will continue to identify NSAs as they remain a national designation within the Park, and restrict some development, such as the construction of vehicle tracks, that currently benefits from permitted development rights outwith the NSA boundaries¹³. The National Park Authority will investigate with the local authorities, Scottish Natural Heritage and the Scottish Executive, the removal of certain permitted development rights throughout the National Park.

Proposal 1: Permitted Development Rights in the National Park

The National Park Authority will consult on removing certain permitted development rights in the National Park with a view to seeking an Article 4 Direction to implement the proposals.

- 3.18. In some parts of the National Park people may experience a sense of wildness that is related to the landscape character. Although people's perceptions of wildness may vary, there are clearly parts of the National Park where a combination of the landscape character, a sense of remoteness or a perceived absence of recent development may combine to create a sense of wildness.
- 3.19. The Local Plan can help to protect what is sometimes called wild land character by preventing developments which would introduce permanent and overtly man-made development to areas with little or no current development. The Local Plan has identified all land over 400m above sea level as land with few current developments and where few new developments are likely to be needed or acceptable within the National Park. Land over 400m is protected through General Policy 2 to maintain the character of the landscape and any associated sense of wildness that is derived from the lack of current development.

¹¹ SNH 1996, Cairngorms Landscape Character Assessment. Prepared by the Turnbull Jeffrey Partnership.

¹² RCAHMS & Historic Scotland 2001, The Historic Landscape of the Cairngorms.

¹³ Scottish Development Department (1980) Circular 20/1980 & (1987) Circular 9/1987 Development Control in National Scenic Areas. SDD, Edinburgh.

Policy 4: Landscape

Development that is likely to have an adverse impact on the special landscape qualities of the National Park including: landscape character; scenic qualities; natural beauty; amenity; historic landscape elements; cultural components; or wild land character of parts of the National Park, will not be permitted.

The planning authority will use conditions and agreements to ensure that all consented development in the National Park will be sited, laid out, designed and constructed of materials so as to make a positive contribution to the special landscape qualities of the National Park.

Archaeology and Built Heritage

- 3.20. The Cairngorms National Park has rich built and archaeological heritage that ranges from flint finds in Glen Dee from the Mesolithic period of around 7000 years ago to land management features and 20th century buildings. In some parts of the Park, past settlement and agriculture has left a strong pattern in the landscape with many archaeological remains illustrating historical land uses and traditions. In the main valleys of the Park, where settlement is now concentrated, much of the older archaeological evidence has been destroyed or disguised by intensive agriculture, forestry and settlement.
- 3.21. Many of the best features of the Park's built heritage are protected through the Scheduling of Ancient Monuments¹⁴ of national importance, the Listing of Buildings¹⁵ of special architectural or historical interest by Historic Scotland and the designation of Conservation Areas by Local Authorities (or the CNPA). Further known archaeological remains are identified in the National Monuments Record of Scotland (NMRS) and more still are identified through the Local Authorities' Sites and Monuments Records. These sites or remains that are not scheduled may also be important to the National Park or to parts of the Park and its communities.
- 3.22. There are also many buildings of architectural or historical importance that are not listed but play an important role in defining sense of place and local history. In addition to the built heritage and archaeological remains that are known, many other sites are likely to stay hidden until survey identifies them or development disturbs and identifies them. Scheduled ancient monuments and other archaeological features are given protection through the General Policies of the Local Plan and through Policy 5 which also sets out how the planning authority will determine the effects of a development proposal on an archaeological site.

Policy 5: Archaeology

Development that would have an adverse effect on a Scheduled Ancient Monument or other identified nationally important archaeological site, or on their setting will not be permitted.

The impact of development on other archaeological sites, or their setting, will need to be assessed by the Local Authorities' Archaeological Services to determine the site's importance. The assessment will inform the planning authority's decision on whether the remains, the site or its setting require preservation in situ or whether excavation and recording prior to development is preferred.

Where it appears likely to the planning authority's archaeological service that there may be archaeological features of interest on a proposed development site that are not known about, the developer will be required to survey the site for archaeological features prior to the determination of the application.

¹⁴ Ancient Monuments and Archaeological Areas Act 1979

¹⁵ Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
<http://www.legislation.hmso.gov.uk/acts/acts1997/1997009.htm>

- 3.23. The information on Scheduled Ancient Monuments, Listed Buildings, the NMRS, Local Authorities' SMRs and the Historic Landuse Assessment are used to help identify whether a development proposal is likely to affect an existing site or its setting. These sources of information can also be used to help predict whether archaeological remains are likely to have survived in a potential development site and hence whether archaeological survey of the site may be required.
- 3.24. Listed Buildings and Conservation Areas give some protection to structures and areas of our more recent history. The National Park has four Conservation Areas in Ballater, Braemar, Inverey and Grantown-on-Spey. A number of other communities in the Park have their own areas of historic and architectural interest that contribute to their special character and identity, and could fulfil the requirements of a Conservation Area.
- 3.25. The National Park has 424 listed buildings, of which 31 are category 'A' buildings of national importance. The remaining listed buildings are of more regional or local interest, but are also very important to the identity of the Park. The National Park also has many buildings from the 19th and 20th centuries that exhibit local architectural styles and building techniques. This vernacular architecture is an important part of the Park's cultural heritage and should be maintained where possible.

Policy 6: Listed Buildings

Development that would affect a Listed Building or its setting in the National Park will only be permitted where it is demonstrated that the proposals seek to preserve the building, its setting and any features of special architectural or historic interest it may possess.

All proposals for development or works in or affecting a Listed Building must follow the Memorandum of Guidance on Listed Buildings and Conservation Areas¹⁶ and must be of the highest quality in terms of respecting the character of the conservation area or listed building, setting, scale, design and materials.

Proposals for alterations, extensions or changes of use to listed buildings that would secure a viable long-term use of the building while maintaining its original architectural and historical interest and integrity will be supported.

Policy 6A: Demolition of Listed Buildings

Proposals for the total or partial demolition of a listed building will only be supported where it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of keeping it. This will be demonstrated through:

- a) marketing at a reasonable price reflecting its location, condition, and best possible viable uses, without finding a purchaser; and**
- b) verification of a thorough structural condition report.**

¹⁶ Historic Scotland 1988, Memorandum of Guidance on Listed Buildings and Conservation Areas

Policy 7: Conservation Areas

All Conservation Areas in the National Park will be protected through the refusal of planning permission, conservation area consent or listed building consent, against works that would have a detrimental effect on their special character.

All proposals for development or works in or affecting a Conservation Area must follow the Memorandum of Guidance on Listed Buildings and Conservation Areas¹⁷ and must respect the character of the through appropriate siting, design, materials and scale. Trees which have amenity value within a conservation area must be preserved.

Proposal 2: New Conservation Areas within the National Park

The National Park Authority will consult local communities on the potential for designation of Conservation Areas in Tomintoul, Kingussie and Newtonmore.

Policy 8: Locally distinctive and vernacular architecture

Development that would result in the unnecessary demolition or insensitive alteration of vernacular buildings or other locally distinctive architecture that contribute to the character and amenity of the surrounding area will not be permitted.

The alteration and extension of vernacular buildings that are not listed or within Conservation Areas will be permitted where the works will not significantly alter the character of the structure.

¹⁷ Historic Scotland 1988, Memorandum of Guidance on Listed Buildings and Conservation Areas

Other Local Cultural Heritage Features Affected by Development

- 3.26. Many other features or sites that have local cultural importance or interest receive no legal protection. Features such as wells, war memorials, caves, trees, traditional places of recreation, viewpoints, bothies, ruins or places mentioned in folklore are all material parts of the National Park's cultural heritage.
- 3.27. These features may not be protected from removal or destruction by law, but the planning system can help to ensure they are not lost unnecessarily to development by taking them into account in decisions where they are known about. There is no exhaustive or comprehensive list of such features and while some will be well known to the National Park and Local Authorities, only a few members of a community may know about others. Policy 9 therefore relies on the public and Community Councils informing planning authorities of any sites of local cultural importance.

Policy 9: Local Cultural Heritage Features

Development that would result in an adverse impact on a known local cultural site or feature, or its setting will only be permitted where the developer takes satisfactory measures to avoid, minimise and mitigate those impacts

Water

- 3.28. Management of the water resource of the National Park is important to people and to ecosystems both within and outside the Park boundary. Water is used in all developments where people live or work. This water use can affect the wider water environment and must be managed to maintain or improve quality throughout all water bodies and their associated ecosystems.
- 3.29. The need for management of 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. The Water Environment and Water Services (Scotland) Act 2003 implemented the Directive in Scotland.
- 3.30. 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 Local Plan will continue to play an important role in maintaining the quality of the water environment, through ensuring development is located in areas and developed in ways that will reduce water use, enhance quality and support sustainable flood management.
- 3.31. The Local Plan policies seek to protect, manage and enhance the water environment of the National Park and the surrounding areas that rely on water from the Park. It also influences water supplies, quality and flood risks through sensible siting of new development and the management of surface waters and treatment of waste waters. The General policies of the Local Plan help to protect designated water bodies and those aspects of the water environment that are associated with the special qualities of the National Park. Policies 10 to 14 set out in detail how development proposals that can affect the water environment in the National Park will be considered. They cover both issues relating to the physical water environment and the aesthetic aspects of the National Park's water bodies.

Policy 10: Protection of the Water Environment

Developments or engineering works, including “in river” and river bank works, will not be permitted if they would adversely affect the water quantity, quality, hydrogeomorphology or aquatic ecology of the water environment, including groundwater.

Policy 11: Water Supplies

Developments will not be permitted if they would adversely affect public or private water supplies or water treatment works.

Within areas served by a public mains water supply, new development will only be approved where it can be connected to the public system.

In areas that are not served by the public mains water supply, development will be permitted where the identified private supply is certified by the Local Authority's environmental health department as of adequate volume and fit for consumption and where the new or additional abstraction will not lead to a reduction in supply or quality for existing users.

All new development proposals will be required to incorporate water-use minimisation measures, in line with the CNPA Sustainable Design Guide & Assessment.¹⁸

Policy 12: Foul Water Drainage

Within areas served by public sewerage systems, new development will be approved where it can be connected to the public system, either directly, or via an additional treatment facility that is provided by the developer and that is agreed with both Scottish Water and SEPA.

In areas that should be served by the public sewerage system but where development is constrained indefinitely by a lack of capacity and commitment to increase capacity, development will be permitted where private infrastructure can be installed and used without adverse impacts on public health, other existing users or the wider environment and is to a standard agreed with both SEPA and Scottish Water. Where this is the case, preference will be given to the use of shared facilities.

In areas that are not served by the public sewerage system, development that requires private infrastructure, including septic tanks, will only be permitted where the infrastructure can be installed and used without adverse impacts on public health, other existing users or the wider environment and is to a standard agreed with both SEPA and Scottish Water. Where this is the case, preference will be given to the use of shared facilities.

¹⁸ CNPA Sustainable Design Guide & Assessment: this will be developed over the summer of 2005 and consulted on in autumn 2005.

Policy 13: Surface Water Drainage

New development that will produce surface water discharge will only be permitted if it incorporates Sustainable Urban Drainage Systems (SUDS) to treat surface waters separately from foul water. SUDS should incorporate measures to support policy 3 and follow the ‘Sustainable Urban Drainage Systems - design manual for Scotland and Northern Ireland’¹⁹. This policy will also apply to the need for interceptors for grit, oil and salt in road infrastructure.

3.32. Scottish Planning Policy 7 (SPP7), Planning and Flooding, provides the Scottish Executive’s policy on planning and flooding. It states that development on functional flood plains (areas where there is a greater than a 0.5% chance of flooding in a year, or the limit of the so-called “1 in 200 years” flood) should not be allowed. The SPP sets out a flood risk framework that is reflected in policy 14.

Policy 14: Flood Risk and Management

Proposals for development in areas considered to be at risk from flooding will only be permitted where the applicant provides a flood risk assessment that is satisfactory to both SEPA and the planning authority. The assessment must demonstrate that any risk from flooding can be satisfactorily mitigated without increasing flood risk elsewhere. The following standards of protection, taking account of climate change, will be applied:

a) in areas of little or no flood risk (less than 0.1% annual probability), there will be no constraint on development;

b) in areas of low to medium flood risk (0.1%- 0.5% annual probability), essential civil infrastructure such as hospitals, fire stations, or emergency depots, will only be permitted if they are capable of being operational during extreme flood events;

c) in areas of medium to high risk (the functional floodplain or other areas with 0.5% or greater annual probability), essential civil infrastructure such as hospitals, fire stations, emergency depots, schools or ground based electrical or telecommunications equipment will not generally be permitted. These areas are also generally unsuitable for other development including residential, institutional, commercial and industrial development except within already built-up areas that have flood prevention measures in existence, under construction, or planned for the future.

¹⁹ CIRIA 2002 Sustainable urban drainage systems - design manual for Scotland and Northern Ireland. prepared on behalf of SEPA.

Mineral resources

- 3.33. The need to extract some minerals for development, and the economic benefits gained from extraction and processing minerals need to be particularly carefully considered in the National Park. The Cairngorms National Park and its immediate surroundings have a market need for a number of mineral products, principally aggregates for the construction industries, which can be met by local mineral workings. However, mineral extraction can have a wide range of negative environmental impacts that may harm the special qualities of the National Park.
- 3.34. The General Policies of the Local Plan restrict development that would have a significant adverse effect on the special qualities of the National Park. The size, scale and location of mineral development proposals will therefore be an important consideration in planning decisions.
- 3.35. Although the main mineral resources currently extracted commercially are sand, gravel and hardrock, in the future, other deposits may become commercially viable. Policy 15 safeguards mineral resources that may have a future commercial extraction value.

Policy 15: Safeguarding mineral resources

Development likely to sterilise workable mineral reserves will only be permitted where:

- a) there is no alternative site for the development; and**
- b) the opportunity has been provided for the extraction of the mineral resources before the development commences.**

- 3.36. Policy 16 set sets out the conditions where mineral extraction, processing and recycling will be permitted within the National Park. Its aim is to allow for minerals development to service the needs of the National Park and its immediate surrounding areas, but not for markets elsewhere in Scotland or the UK. The impacts of the proposal on the National Park will be assessed through the General Policies.

Policy 16: Mineral Extraction and Processing

Proposals for new mineral extraction, processing or recycling developments or extensions to existing mineral developments will only be permitted where the developer can demonstrate the market within the National Park for which the extracted or processed material will be used. In all cases where mineral developments are permitted, the planning authority will require agreed restoration, aftercare and after use measures to be guaranteed by a bond.

- 3.37. Policy 16, combined with the other policies in the Local Plan replaces the policies on mineral extraction that were suggested in the Consultation Draft version of the Cairngorms National Park Interim Planning Policy 4: Mineral Workings.

Peat

- 3.38. The Cairngorms National Park area has large areas of mire and fen that store and create peat. These accumulations of peat may be active (forming peat), or non-active, and occur both as blanket bog over gentle slopes on the hills and within topographic hollows and on valley sides on lower ground. The rarity and range of species and associated plant communities on these areas of mire, and their history of formation and use make them both ecologically and culturally important. The best areas of mire are designated as SSSIs and candidate SACs for protection. Many other areas are not designated but remain an important resource and a European Priority Habitat.
- 3.39. In addition to the direct ecological value of the peat-forming habitats, all areas of peat play a role in the world's climate through storing carbon. The removal or disturbance of peat allows release of carbon to the atmosphere which may contribute to global climate changes. The complex hydrological systems that allow peat to form are easily altered through operations that modify areas of peat or their ability to retain water (e.g. drainage, forestry, engineering works). Such actions can have extensive impacts on the peatland habitats, and may have indirect effects over much larger areas of mire than simply in the vicinity of the operation.
- 3.40. Domestic peat cutting has been a traditional activity in parts of the Cairngorms National Park area. The practice has declined to become a relatively small scale activity with only a few participants. Commercial extraction of peat for sale involves large scale stripping of layers of peat using machinery. The practice removes peat far faster than it can form, and is visually unattractive, ecologically destructive and releases a large amount of Carbon Dioxide into the atmosphere which can contribute to global climate change. There is one commercial peat extraction operation within the National Park, and the Cairngorms Biodiversity Action Plan notes that it is not a significant threat to the habitat within the Park at its current level.

Policy 17: Commercial Peat Extraction

Proposals for new areas of commercial mechanised peat extraction will not be permitted within the Cairngorms National Park.

- 3.41. Policy 17, combined with the other policies in the Local Plan replaces the policies on commercial peat extraction that were suggested in the Consultation Draft version of the Cairngorms National Park Interim Planning Policy 4: Mineral Workings.

Contaminated Land

- 3.42. Contaminated land is land where current or previous land uses have lead to a local build up of pollutants in the ground. There may be sites with the Cairngorms National Park where current or previous uses have lead to contamination or suspected contamination. It is unlikely that this is a significant issue in many parts of the Park, but Policy 18 outlines how development proposals for sites that are known to be contaminated, or are suspected of being contaminated will be dealt with in the National Park. Wherever possible, contaminated land should be restored to remove potential threats to human health or natural systems within the Park. The local authorities have strategies for the identification and treatment of contaminated land, and SEPA can also provide advice on the identification and treatment of contaminated sites.

Policy 18: Contaminated Land

Proposals for new developments on land that is contaminated, or suspected of being contaminated, will be approved where:

- a) investigations and assessments are undertaken to identify actual or potential significant risks to human health and safety associated with the current condition of the site, and how contaminants currently interact with the surrounding ecosystem and the Park's special qualities; and**
- b) assessments are undertaken to identify actual and potential impacts, on-site and off-site, of all stages of development proposals on the risks to human health and also to the Park's biodiversity, geodiversity and other special qualities; and**
- c) effective remedial action, including action controlling and limiting the release of contaminant to the surrounding environment, is taken to ensure that the site is made suitable for the development proposal use and potential reuse by other development, and that there are no significant detrimental effects on the Park's special qualities on-site or off-site.**

Waste Management

- 3.43. This Local Plan will seek to promote more careful use of our natural resources and to produce less waste. The constituent local authorities are effectively the 'waste management authorities' but this Local Plan will seek to work with them and SEPA in the development and implementation of their Area Waste Plans/strategies, and seek to reduce the amount of waste which is produced within the Park. The current national framework for waste management is as follows:

The National Waste Strategy sets out a framework within which Scotland can reduce the amount of waste it produces and deal with the waste that is produced in a more sustainable way. It covers all household, commercial and industrial waste.

The National Waste Plan is the keystone to implementing the National Waste Strategy. Launched by SEPA and the Scottish Executive in February 2003, this document outlines how we can achieve increased levels of recycling and an overall reduction in the amount of waste we produce by 2020. Its publication followed extensive research and consultation by SEPA in partnership with local authorities, the waste industry and community groups. More than 85% of the waste produced in Scotland is sent directly to landfill – a massive misuse of resources and a major source of greenhouse and other gases. The National Waste Plan aims to reduce this practice and outlines how we can work towards a culture of reducing, reusing and recycling our rubbish. It sets out the best practicable environmental option (BPEO) for municipal waste for each of 11 Waste Strategy Areas and describes actions at a national level to improve the management of non-municipal solid waste.

The National Waste Plan brings together Area Waste Plans (AWP) for the different Waste Strategy Areas. The Scottish Executive has allocated over £350 million to the Strategic Waste Fund to help local authorities develop the infrastructure needed to implement these plans.

Almost 13% of Scotland's municipal waste is currently recycled or composted. The National Waste Plan sets a target of recycling or composting 25% of the waste collected by local authorities by 2006, and 55% by 2020. A range of activities in local communities across the country is helping Scotland move towards meeting these targets, with over a million Scottish households now benefiting from a kerbside recycling service.²⁰

- 3.44. There are three Waste Strategy Areas that are each partially covered by the CNP area: Highland; North-East (Moray and Aberdeenshire) and Tayside (Angus). They all have individual AWP targets [which are listed in table 3.1 below] as well as lists of BPEO's.

²⁰ This boxed section, and subsequent AWP targets are taken from SEPA's website : sepa.org.uk ; on 20th June 2005.

Table 3.1 Area Waste Plan Targets				
	Waste Strategy Area			(average)
	Highland	North-East	Tayside	
% sectors of AWP for 2010 (2020)				
MSW Recycling	(31)	26 (29)	19 (33)	25 (31)
Composting	(13)	21 (21)	11 (14)	15 (16)
EfW	27	20 (17)	31 (29)	26 (24)
Landfill	(29)	33 (32)	39 (24)	33 (28)
MSW=municipal solid waste; EfW=energy from waste				

3.45. It is unfortunate that each of the 3 areas has a different set of targets, thus making it difficult to implement a consistent approach across the Park, but the CNPA will work in partnership with SEPA and the local authorities towards the achievement of their targets, as well as promoting community schemes. Every community area should ideally have facilities for recycling waste materials such as glass, paper, plastic, tins/cans and clothing; facilities for community composting are also desirable.

3.46. This Local Plan will seek ways to minimise the production of waste materials which cannot be re-used, recycled or combusted to provide energy.

Policy 19: Waste Management

a) Municipal Solid Waste: this Local Plan will support the local authorities to meet their Area Waste Plan targets, and surpass them where possible; every community area should have a recycling collection point as a minimum facility.

b) Community composting schemes: this Local Plan will support the development of (appropriately sited and designed) local composting facilities, preferably as community ventures.

c) Energy from Waste: this Local Plan will support the development of (appropriately sited and designed) energy from waste proposals, especially where there is a community benefit.

d) Landfill sites: There will be a presumption against the development of new landfill sites within the CNP; proposals for the extension of existing sites may be considered but will require a full EIA for consideration. When a landfill site becomes full/redundant, detailed proposals will be required for its site restoration, after-care and after-use.²¹

²¹ NPPG 10 Planning and Waste Management; s99.

Energy

- 3.47. The second aim of the Park is 'to promote sustainable use of the natural resources of the area'; this is a wide ranging remit, which will be addressed by various Local Plan sections as far as it relates to planning. This Local Plan will seek to promote more careful use of our natural resources generally, and through this particular policy the more sustainable use and generation of energy.
- 3.48. The CNPA Sustainable Design Guide will set-out further details and criteria for energy efficient design.²²

Policy 20: Energy Efficiency and Saving

Energy Efficiency & Saving: All new proposals for development will be required to show energy-saving measures and levels of energy-efficiency in the design; these must comply with the forthcoming CNPA Sustainable Design Guide: Some best practice examples include:

- a) Siting, orientation and layout of developments to maximise passive solar gain, light and shelter.**
- b) Implementing renewable energy and energy-recycling technologies.**
- c) Designing to the highest standards of energy efficiency and insulation.**

Policy 20A: Transmission & Distribution Infrastructure

All new cabling for power and telecoms should be routed underground.

- 3.49. The issue of renewable energy is covered in detail by CNPA Interim Planning Policy No.1.²³ In general there will be a presumption against the development of large commercial wind-energy and hydro-electric schemes. Centralised renewable energy developments, such as biomass plants, will be favourably considered if appropriately sited, designed and serviced. Small scale/micro-renewable energy schemes, for domestic or community purposes, will be similarly viewed and encouraged. The following policy covers the general points that will be addressed in more detail by the forthcoming Supplementary Planning Guidance.

Policy 21: Energy from Renewables

- a) There will be a presumption against the development of new commercial wind-farms or hydro-electric schemes within the Park.**
- b) This Local Plan will strongly support the development of community or domestic small-scale/micro renewable energy projects.**
- c) Commercial projects such as biomass or bio-fuel developments will be considered subject to a full assessment of their impacts.**

²² CNPA Sustainable Design Guide & Assessment; this will be developed over the summer of 2005 and consulted on over autumn 2005.

²³ Interim Planning Policy No.2: Renewable Energy; this will be out for its Draft 2 consultation in late 2005, prior to adoption by the CNPA Planning Committee as Supplementary Planning Guidance.

Transport

- 3.50. Integrated transport and communications are vital to allow every community and visitor access to services, facilities and jobs within (and outwith) the National Park. Access to public transport may be a particular problem for the remoter and dispersed communities, both logistically and economically, but there should at least be a local service which can be connected to, for access to local services. Car-use is generally essential for transport remote rural areas; the options for 'community cars' and car-sharing should be considered and developed.
- 3.51. An aim of this Local Plan, and the subsequent CNPA Core Paths Plan, will be to increase access to a comprehensive pathway system across the Park.
- 3.52. The unnecessary proliferation of roadside signage in some parts of the National Park is an issue which needs to be tackled. This may be addressed by a future study of key tourist routes to rationalise existing signage and help co-ordinate future signage.

Policy 22: Integrated Transport Network

a) Public transport: The CNPA will promote the co-ordination and development of an integrated public transport strategy across the Park²⁴. Proposals for the upgrading/development of passenger facilities will be favourably considered. Any new development proposals may be required to make a contribution towards public transport facilities and/or be accessible by public transport.

b) Walking & Cycling: New development should either be connected to an existing pathway system or should make provision for a new connection to such, as appropriate. Access to a pathway network can greatly enhance public amenity and standards of living, as well as providing valuable facilities for visitors.

c) Road Network & Facilities: The CNPA will work closely with local authorities, in developing/supporting their road maintenance and upgrading programmes, as well as the Scottish Executive with regard to trunk roads. Parking is a significant issue which must be addressed along with the road network; there should be adequate parking provided in town centres, at viewpoints, at rest lay-bys and for commercial/freight vehicles.

d) Roadside Signage. Some areas do suffer from a proliferation of road-side signs, whether for attractions, directions or a combination; an agreement is required with the relevant authorities for the rationalisation and co-ordination of signage across the Park area. Proposals for new signage must comply with future CNPA study & guidance.

All proposals should maintain and enhance the vitality & viability of the Park's communities.

- 3.53. The A9 is the principal traffic route through the Park, linking Perth and Inverness; a long-standing policy which restricts roadside facilities has been

²⁴ The Cairngorms Explorer: a combined public transport and access timetable/guide.

in place to safeguard similar services in the towns which have been by-passed by the A9²⁵. This is also included in NPPG17: Transport and Planning, although we understand this is to be removed when SPP17²⁶ is issued in its place.

- 3.54. The viability of services, such as petrol stations and cafes in by-passed communities, may be compromised by the development of roadside-services. The development of roadside visitor information facilities, however, may encourage people to stop within the Park, and visit the neighbouring towns and attractions that are by-passed by the A9. Any proposals must be sensitively designed to suit what may be open and prominent sites.

Policy 23: Roadside Facilities on the A9

The planning authority will support the development of suitably designed and sited roadside information & picnic facilities, to enable travellers to stop and get details of the Park's attractions and the services available in local communities, where it can be demonstrated that there will be no adverse impacts on the services and businesses of nearby towns and villages.

²⁵ Highland Council Structure Plan 2001; Policy TC8.

²⁶ SPP 17 (Scottish Planning Policy) will replace NPPG 17 (National Planning Policy Guideline).

Upland Vehicle Tracks

- 3.55. Most estates already have existing networks of upland paths and roads. New or enlarged vehicle tracks, which are often poorly designed and formed by large mechanical plant, can create a highly visible scar on the landscape. These in turn can cause environmental damage to flora and fauna, as well as erosion and drainage problems. There shall therefore be a presumption against the development of new tracks.
- 3.56. Under National Planning Policy, all new tracks within National Scenic Areas (NSAs) require planning permission, and outwith NSAs require planning permission unless they are for agricultural or forestry purposes²⁷.
- 3.57. The issues regarding upland tracks were previously addressed by 'CNPA Interim Planning Policy No.3, Vehicle Hill-Tracks'. The following policy should be read in conjunction with SNH's Good Practice Guide for Upland Tracks.

Policy 24: Upland Vehicular Tracks

There will be a general presumption against the development of new vehicle hill-tracks, or upgrading/extensions to existing tracks, within the National Park. In exceptional circumstances, new tracks may be considered if all of the following criteria are met:

- **The proposal can be demonstrated as vital for the efficient working of the estate/farm, and there are no existing tracks which can be utilised.**
- **There are no significant adverse environmental impacts on flora, fauna, habitats, drainage and landscapes/landforms which cannot be satisfactorily mitigated against. The track does not cross a designated site and cultural heritage issues (e.g. historic drove-roads or military roads) are carefully considered and protected.**
- **The track is constructed and maintained in line with SNH's Good Practice for Upland Vehicle Tracks.**
- **It would not adversely affect the amenity of existing public access; new tracks should give consideration to public access in their design (e.g. via stiles, signage). Steps should be taken to ensure that tracks which are no longer required are reinstated to an approved natural condition/reduced to footpath width.**

²⁷ Unless they're part of an approved afforestation scheme. SDD Circular 20/1980 'Development Control in National Scenic Areas'.

Radio Telecommunications

- 3.58. For telecommunications proposals, siting and design are the key issues to be addressed by the planning system; the visual & landscape impacts are likely to be the most important aspects for the National Park, as well as other environmental considerations.²⁸
- 3.59. The issues regarding Radio Telecomms were previously addressed by 'CNPA Interim Planning Policy No.2: Radio Telecommunications'.

Policy 25: Telecommunications

Radio Telecommunication proposals will be permitted where all of the following criteria are met:

- 1) The proposal has no adverse impact on the natural and cultural heritage of the Park or its landscape, from any of its works, or through cumulative impact; the siting and design must minimise the visual and environmental impacts (e.g. flora, fauna or habitats, with particular attention to designated sites).**
- 2) There is an established operational need to justify the location proposed. Existing masts, sites and other structures cannot be shared; a justification is required. A new mast should be structurally capable of being shared by additional telecom systems, without adversely affecting the visual impact of its design (e.g. making the mast structure bulkier).**
- 3) Alternative sites have been investigated.**
- 4) Any associated buildings/infrastructure, including access tracks and fencing, should be designed and sited to minimise visual and environmental impacts. All related power-lines will be routed underground.**
- 5) No advertising signage or logos, or non-safety lighting, may be included with the development.**
- 6) All redundant equipment and infrastructure* is to be removed at the end of their lifespan, within 6 months of decommissioning, and the site reinstated to an approved natural condition. *Including access tracks. A bond may be required as part of the planning permission, to cover reinstatement works.**

²⁸ Refer to NPPG 15: Radio Telecommunications and PAN62: Radio Telecommunications.

Agriculture & Crofting

- 3.60. The dominant land uses within the settled valleys of the National Park are farming and crofting. The National Park Plan identifies objectives to maintain a productive and viable agricultural sector, encourage the continued development of crofting and make land available for those who wish to farm. The Local Plan can support these sectors by supporting diversification and the continued management of the land.
- 3.61. Policy 26 supports development on agricultural or croft land that secures the long term agreed management of the agricultural or croft land. The policy is designed to both secure long term management of land mainly through encouraging development related to diversifying or improving the viability of the farm or croft business. In all cases, the proposals would need to conform with the general policies and other policies in the Local Plan.

Policy 26: Development on farming and crofting land

Proposals for development to diversify or increase the viability of the farm or croft business on farming or crofting land will be approved subject to conditions or agreements to secure the appropriate long term agricultural management of the farm or croft unit.

Recreation & Access

- 3.62. The Cairngorms National Park is a popular venue for a wide range of recreational activities both organised outdoor sports and informal activities. From hillwalking and mountaineering to skiing, canoeing, cycling, horse riding, dog walking and golfing, the Cairngorms National Park can provide opportunities for most recreational pastimes that are possible in Scotland. As long as these activities are conducted in a 'responsible' way, most can be done without conflict with land managers, other recreational activities or significant disturbance or harm to wildlife.
- 3.63. The Land Reform (Scotland) Act 2003 gave everyone in Scotland a statutory right of responsible access to most land and water. The Act also requires Access Authorities (The Cairngorms National Park Authority being the access authority for the Park) to both uphold the public's access rights and to identify a system of paths ('core paths') for the purposes of giving the public reasonable access throughout their area.
- 3.64. Rights of way and core paths are protected through general policy 2, but public access rights in all their forms are protected by policy 27. The National Park Plan will contain an access strategy for the Cairngorms National Park that will set out how the National Park Authority and partners will promote and manage access across the Park.

Policy 27: Access Rights

Development proposals which would result in a significant loss to the public of access rights, or loss of linear access such as core paths, rights of way, or other paths, or loss of access to inland water will only be permitted where an appropriate or improved alternative access solution can be secured.

- 3.65. In addition to the informal recreation activities that are supported by the public right of access and the management of paths and tracks for recreation, the Park has a number of formal outdoor recreation centres that are located outside of the settlements in the Park. The ski centres at Cairngorm, the Lecht and Glenshee are the largest of these facilities, but the watersports centres at Loch Morlich and Loch Insh, and the National Outdoor Training Centre at Glenmore Lodge are also important facilities.
- 3.66. The three ski centres, which are all situated on land where general policies 2 or three apply, are all vulnerable to changes in climate and are all constrained from significant expansion by natural heritage designations. They are also visually prominent in the landscape and require careful management to minimise the effects of skiers and other users during winter and summer.
- 3.67. The National Park Authority recognises the economic and recreational benefits that these centres provide for the National Park's residents and visitors, and Policy 28 supports appropriate diversification of the centres to develop year round activities based on the high quality environment of the Cairngorms area.

Policy 28: Large Outdoor Recreation Centres

Development proposals for the provision of additional outdoor recreation facilities, diversification of outdoor recreation-related business activities, or for the enhancement of facilities in terms of quality and design at existing outdoor recreation centres will be supported where they demonstrate best practice in terms of sustainable design and business.

Proposals for new ski tows at existing ski centres will only be permitted within the existing ski areas. Extensions to ski areas will not be permitted.

Tourism

- 3.68. As one of the principal drivers of the Park's economy, a healthy tourism industry is vital to most communities, as well as to the Park's aims. It also covers a diverse range of activities and development, which is why it is not included within the Business & Economic policy section. There is a need to develop and maintain the range and quality of visitor attractions and facilities to satisfy visitor aspirations and expectations, and to attract more visitors to the area ~ and to stay for longer.
- 3.69. **Sustainable Tourism:** At its simplest, sustainable tourism can be said to be tourism that takes account of its current and future economic, social and environmental impacts, addressing the needs of visitors, the industry, the environment and host communities. Making tourism more sustainable means taking these impacts and needs more fully into account in the planning, development and operation of tourism. The CNPA has been awarded the European Charter for Sustainable Tourism in Protected Areas.
- 3.70. Significant tourism developments should generally be located within or adjacent to existing settlements, where there is service and infrastructure capacity; all proposals which require a site-specific countryside location will require to provide a comprehensive justification for the position, as well as a sustainability impact appraisal. Countryside locations will potentially be ideal for the development of eco-tourism projects, which are likely to be appropriate for the National Park context. Whether within settlements or in the countryside, proposals must be of a very high quality standard, with no significant adverse impact on residential amenity or on the Park's natural and cultural heritage.

Policy 29: Tourism Development

Proposals for new or enhanced tourist related facilities/attractions will be favourably considered, where they:

Enhance the range and quality of tourism attractions and facilities on offer, and/or lengthen the tourist season, with a beneficial impact on the local economy; any change-of-use within the tourism sector should not adversely affect the quality of standards provided. Proposals should pay particular reference to the ethos of the European Charter for Sustainable Tourism in Protected Areas.

All proposals should maintain and enhance the quality of the visitor's experience, and the long-term viability of the local tourism industry; any proposal which would reduce the tourist facilities of an area, will be resisted unless the effect can be compensated for/mitigated against.

- 3.71. A good range and quality of tourist accommodation is vital to a healthy tourism industry. While there is already a large amount of such accommodation within the Park, there may be a need for an enhancement of its quality and range. Every community within the Park should ideally be able to offer a complete range of accommodation to keep visitors within the area, from high quality B&B's/hotels to bunkhouses, campsites and self-catering.

There may be opportunities for rural diversification to plug any gaps in the market.

Policy 30: Tourist Accommodation

a) Camp sites: Proposals for the development of new camp-sites, or enlargement of existing, will be permitted on the basis of them making a minimal impact on the environment and landscape. Basic amenities should be provided, but principles of eco-tourism should be applied.

b) Caravan parks: Proposals for new caravan parks will not be permitted on undeveloped sites within the Park. Extensions to existing sites may be permissible, but not for static-caravan use. Landscaping and tree-screening will be required. Caravan parks make a considerable visual impact on the landscape and community in which they are sited, and require sites to be levelled and cleared of most of their vegetation, as well as requiring considerable areas and installation of services.

c) Chalets/time-share: Proposals for chalets/timeshare, which are most likely going to be in rural/semi-rural locations, should be sited to minimise their impacts; developments screened by woodland settings are preferred.

d) Hotels/B&B: Proposals should not have an adverse impact on existing residential amenity, and should be of a scale which respects their setting/context. Any proposal for the change of use of a hotel must demonstrate there is no viable future for its use as such.

e) Self-catering/bunkhouses: redundant or derelict buildings can often be utilised for a variety of self-catering purposes; planning conditions will be attached to any permission to restrict their use for tourism purposes, and not for permanent residential accommodation.

f) Provision of staff accommodation must be provided by all large tourism developments, given the general shortage of affordable accommodation in the Park area.

Town Centres and Retailing/Commercial Business²⁹

- 3.72. The long-term viability of existing retail/commercial centres, and village shops, will be supported by the CNP Local Plan; their vitality and service is often pivotal to the heart of a healthy community. Aviemore, as the Park's largest and most active commercial centre, has its own policy and development master-plan, which the CNPA will shortly be updating. Retail/commercial proposals outwith established settlements should be for a specific purpose relative to that site, otherwise they should consolidate existing centres.

Policy 31: Proposals for Retail/Commercial Development

- a) New proposals for retail/commercial developments will be favourably considered within existing settlements; where the settlement has an existing retail centre, proposals should consolidate this. Many of the Park's villages & towns will have a traditional 'High Street' where most of the shops and businesses are located. This pattern should be continued and enhanced.**
- b) Any proposal to change the use of a retail/commercial property to another use (e.g. housing) will be strongly resisted, unless continued use can be proven un-viable. Once a property has been converted from retail/commercial use it is most likely lost forever; potential for retail/commerce use should not be reduced within our village centres.**
- c) Use of the upper floors of retail/commercial properties for residential and non-residential purposes will be supported, subject to amenity considerations. Active use of upper premises will add to the visual and economic vitality of village centres, providing the use is suitable.**
- d) Where a community has a single retail/commercial unit, this will be strongly supported, and any loss or change resisted. Many smaller communities may only have a single shop/Post Office which provides a vital service and amenity, especially for people with no car or access to public transport. Where a local shop's survival is threatened, the CNPA will assist alternative schemes to keep it open, including supporting a community co-operative.**
- e) Outwith Settlements, proposals for retail/commercial development will be permitted for proposals which are for a specific operation relative to that site; general development should normally be located within a local retail/commercial centre. Existing retail centres/locations within settlements should be supported and consolidated. If a particular retail/commercial proposal can justify a specific rural location, and will have no adverse impact on an existing retail centre, then permission may be granted.**

All proposals should maintain and enhance the vitality & viability of the existing retail centre, or in smaller centres do so for the community itself.

- 3.73. Aviemore has the largest and most active retail/commercial centre within the Park, along with high levels of other types of development. As such a master-

²⁹ Use Classes 1-3 are applicable; The Town and Country Planning (Use Classes)(Scotland) Order 1997.

plan will be developed to guide development within the town; in retail/commercial terms, this will allocate the areas where such development should be focused, as well as size limits for development and the need for retail impact studies. Large-scale developments within Aviemore should not threaten the viability of the existing retail sector in Aviemore or smaller shops in the rest of Badenoch & Strathspey.

Policy 32: Proposals for Retail/Commercial Development in Aviemore

New proposals for retail/commercial developments will be favourably considered within Aviemore where they conform with the Aviemore Development Master-Plan.

Within such a vibrant and active market, retail/commercial developments must be carefully co-ordinated to consolidate the existing centre and ensure a balanced and varied centre.

Retail impact assessments may be required to ensure that a new proposal will not have an adverse impact on the immediate locale, or on the shops in surrounding villages.

Policy 33: Proposals for Large-Scale Retail/Commercial Development

New proposals for retail/commercial proposals with a gross floorspace over 1000m², including extensions to existing, will require a retail impact and transport assessment to accompany their application.

Policy 34: Improving the Town Centre Environment

Any proposal to alter or develop a commercial property will be required to demonstrate how they contribute to the following criteria:

a) Accessibility: shops and pavements should be designed/alterd to make access easy for all, with ramps up to doorways where possible, and dropped kerbs to the pavement; doorways should also be wide enough for wheelchairs and prams/buggys.

b) Access to the centre: shops/centres should be accessible to the local community by public transport, with bus shelters for poor-weather waiting. Access by car will also be necessary within rural communities, and adequate parking should be available. Access should also be possible by path networks (with bike parking-racks provided).

c) Environmental design: creating an attractive and pleasant shopping environment can greatly enhance the vitality of a centre and its shopper satisfaction. Shop-front and signage design should be of a consistent high quality [this will be covered by the CNPA Sustainable Design Guide]. Design of hard landscaping/street furniture [lamp-posts, bins, pavements etc.] should also be of a consistent high standard; this should be complemented by planting and landscaping.

Refer to: NPPG8 Town Centres and Retailing; and PAN59 Improving Town Centres.

Business & Economic Development³⁰

- 3.74. To keep people living in the CNP, it is essential that there is access to suitable employment opportunities. The principal employment sectors within the Park are currently:

Results from the 2001 Census	Park %
Agriculture, hunting and forestry	5.7
Manufacturing; Construction	7.2; 8
Wholesale and retail trade, repairs	12.6
Hotels and restaurants	19.4
Real estate, renting and business activities	9.0
Health and social work; Education	9.7; 6.3

A full list of employment sectors can be viewed within the Park Plan's State of the Park Report.

- 3.75. While the overall economic spread is quite diverse, hotels and restaurants stand out as the largest single sector, marking the importance of the tourism industry to the local economy, followed by retail and services. While most employment is likely to be focussed within the Park's settlements, a considerable number will also be based in the countryside. Adequate sites and opportunities for business should be made available to meet demand and encourage inward investment; existing sites should be protected and enhanced.
- 3.76. Ideally, every community area should have some provision for business and economic development, whether as small start-up units, or sites where economic proposals can be established. These sites must not have a negative impact on residential amenity however, or adversely affect the character of the settlement. Basic requirements such as lorry/trailer parking should also be considered.
- 3.77. "Experience from National Parks outwith Scotland indicates that their clean and attractive environment can be a positive influence on the locational decisions of some businesses. Developments should be accommodated where they are appropriate to the purposes and character of the Park. Their siting and design should be of a high quality and support the Park's image and appearance".³¹
- 3.78. "Diversification is often most successful where activities are complimentary and carefully targeted. In many cases a new enterprise will be connected to an existing business. It will likely be linked to local suppliers and markets and have strong ties with the community in terms of employment and service delivery". Housing will most likely be required close to any business activities. "There are some good examples where allowing a limited amount of housing has led to the creation of innovative business opportunities, the re-use of buildings, environmental enhancement and significant employment generation".³²

³⁰ Use Classes 4-6 are applicable; The Town and Country Planning (Use Classes)(Scotland) Order 1997.

³¹ Scottish Planning Policy (SPP) 2: Economic Development; sec30.

³² SPP 15: Planning for Rural Development; sec16.

Policy 35: Proposals for Business & Economic Development

a) New proposals for business development will be favourably considered within existing settlement boundaries; where the settlement has an existing business centre/estate, proposals should consolidate such. Many of the Park's villages & towns will have a business centre/estate/site where most of the businesses are located. This pattern should be continued and enhanced.

b) Any proposal to change the use of a business property/site to another use (e.g. housing) will be strongly resisted, unless business use can be proven as permanently unviable. Once a property/site has been converted from business use it is most likely lost forever; potential for business use should not be reduced within our village centres.

d) Outwith Settlements, proposals for business development will be favourably considered for proposals which are for a specific operation relative to that site, or, where no suitable sites are available within settlements. Proposals for small workshop units adjacent to existing land based businesses will be favourably considered.

If a business proposal can justify a specific rural location, and will have no adverse impact on an existing business centre or an adjacent land-based business, then permission may be granted.

e) Home-based working/workshops will be favourably viewed, in line with the general policies. Many small-scale and low-impact business activities can be carried-out from a residential location, particularly when using new technology such as broadband.

Business proposals should maintain and enhance the vitality & viability of the local community, local business centre (where appropriate), and the local economy of the Park area.

Policy 36: Proposals for Business & Economic Development in Aviemore

New proposals for business & economic developments will be favourably considered within Aviemore where they conform with the Aviemore Development Master-Plan.

Aviemore has the biggest and most vibrant business sector of the Park's communities, as well as the highest levels of all types of development. Aviemore continues to require a specific development master-plan.

Housing

- 3.79. The Local Plan has a key role to play in allocating sites for housing and providing policies to ensure that the housing built over the next 5 years is what is required to meet the need identified both in local housing strategies and in consultations with communities in the Park.

The Local Housing Context:

- 3.80. Following the first phase of Local Plan consultation, housing has emerged as the largest area of concern in all of the Park's communities. There are a number of issues:
- Overall Affordability. Local people are finding it increasingly more difficult to buy into the housing market as prices escalate way beyond their economic reach. Many people are retiring into the area or commuting to better paid jobs outside the Park.
 - Second/Holiday homes. In most areas of the Park many homes are being bought as second/holiday homes by those who can afford to pay more than local people. This directly inflates house prices and in some areas the balance between second homes/locally occupied is getting critical. Across the Park second/holiday homes account for 20% of the total housing stock.
 - Affordable Rental Housing. Whether provided by the local Council or a housing association (Registered Social Landlords ~ RSL's) or private rented (including the estates, which make up 20% of the rental stock), there is a shortage of housing to rent in most communities.
- 3.81. This Preliminary Draft Local Plan will not be attributing population/housing need projections/allocations as these are still being calculated for inclusion in the next Finalised Draft of the Local Plan. What we are doing in this draft is zoning the preferred areas for housing, and in the Finalised Draft they'll be allocated for either short-term (0-5 years) or longer-term (6-10 years) development. Some sites will also be zoned specifically for affordable housing.
- 3.82. The Cairngorms National Park Authority operates primarily as an enabling organisation in partnership with other statutory and non-statutory organisations. However the vast majority of strategic housing planning functions in Scotland are split between Communities Scotland and Local Authorities. This framework is underpinned by the Housing (Scotland) Act (2001) and recognises the complex nature of the housing system in Scotland. The current key mechanisms for supporting strategic housing planning at a regional and local level are Housing Market Context Statements³³ (Communities Scotland) and Local Housing Strategies³⁴ (Local Authorities). Heriot Watt University have completed a housing system analysis study for the Cairngorms National Park to inform the development of the National Park Plan, Local Plan and Housing Strategy.

³³ HMCS were first produced in April 2002 and are updated annually.

³⁴ Local Housing Strategies were first submitted by all local authorities in April 2004 and have a five year planning period. Annual updates are also required.

Housing Market Sub-areas

- 3.83. The four local authorities in the Park have identified broad housing market sub-areas, some of which are in turn sub-divided as indicated in brackets:
- Highland - Badenoch & Strathspey (Aviemore, Grantown on Spey, Newtonmore)
 - Aberdeenshire - Marr (Ballater, Braemar)
 - South Moray (Tomintoul)
 - Angus Glens
- 3.84. These areas have different characteristics. North Badenoch & Strathspey, for example, has significant numbers of people commuting to Inverness whereas Ballater/Braemar have large numbers of retired people. Whilst the majority of the population live in settlements, there is a strong tradition of living and working in the surrounding countryside

Demographic Change

- 3.85. The overall demographic change is projecting growth in single person households and an ageing population. There are only two communities in the Park, Aviemore and Carrbridge, where the number of under 16's exceeds the over 60's. The lack of demographically balanced populations in towns and villages will be an increasingly significant issue in the Park and housing provision targeted at meeting local needs, along with employment opportunities, is essential if we are to plan for viable, thriving communities.

Housing stock and tenure

- 3.86. The housing system has changed considerably over the past 10-15 years with significant growth in the owner-occupied sector and a slight decline in the private rented sector coupled with a decline in the social rented sector. This has been primarily due to the Right to Buy and a low rate of new build in the affordable housing sector when compared to the private sector. Having said that, the private rented sector is relatively large and more diverse when compared to other areas of Scotland with a significant proportion of tied housing, emphasising the link between employment and housing.

House prices and affordability

- 3.87. The housing need results from the Heriot-Watt study show that the net need for affordable housing per annum is currently 132 across the Park area. This ranges from 10 in the Tomintoul area to 54 in the Aviemore area. These are fairly large numbers and indicate that all the current completions projected through the planning system might require to be for affordable housing. Numerically, the needs are greatest in the Aviemore area, but relative to the existing number of households they are also proportionately high in Tomintoul.

- 3.88. The work carried out by Heriot-Watt has identified the number of houses needed to meet the needs of those who would qualify for housing provision from local authorities and housing associations. However, it is clear from consultations to date, as well as comparison of average incomes with property prices in the Park, that there are a large number of people who cannot access open market housing, but who also do not qualify for affordable “social” housing. If people in this category cannot find housing that is affordable to them, either rented or to buy, the future viability of communities will be prejudiced and the economy of the Park will suffer as employers find it more difficult to recruit.

Level of housing development

- 3.89. In recent years house completions have been rising although these are mainly concentrated in the private sector with no restrictions on occupancy. Current projections anticipate approximately 115 completions per annum with a increased proportion of affordable housing within this target. However significant potential constraints primarily in the form of infrastructure, mainly sewerage, have been identified by a number of stakeholders interviewed in the course of the Heriot-Watt study. This estimation of total number of completions is clearly at odds with the projected numbers of lower cost affordable required within the National Park in paragraph 3.87 above.
- 3.90. Scottish Water has been engaged in a significant programme of investment in its infrastructure within the Park, both in terms of water supply and wastewater treatment. This investment has concentrated on improving the quality of discharges rather than increasing capacity. Some wastewater treatment works have a small element of additional capacity, e.g. Deeside, but others have been upgraded to take account only of the level of development which already has planning permission, e.g. Nethy Bridge.

Summary of Issues

- 3.91. Over the last five to ten years, houses have been built at a rate of approximately 115 per year, leading to around 500-600 new houses over the last five years, and an estimation of similar numbers being built over the next five years. However, the Park Authority recognises that there is an urgent need for affordable housing (possibly more than 600 homes over the plan period), with possibly as many people requiring homes to buy but being unable to afford them in the National Park, and with an almost unlimited number of people having the ability to purchase second homes in the National Park.
- 3.92. A growth of around 600 homes over the period of the Local Plan would mirror past growth and could be argued to be a sustainable level of growth for the area based on past trends. However, it is clear that there is a much greater demand for housing from within the communities already living in the National Park. If the National Park requires nearly 600 affordable homes to rent over 5 years, and those homes are for around the 25% least well off, how many homes are required for the remaining 75% of people? If those 600 homes were assumed to be only 25% of the total needed, it suggests that the

National Park would need to build 2400 homes over the next five years. Such a figure is both unlikely to be a sustainable level of urban growth within the National Park, and would represent a four-fold increase in the past and current rates of house building, which is also unlikely to be achievable.

The local plan strategy for housing

- 3.93. The strategic context for Local Plan policies is taken from the emerging draft of the National Park Plan, in particular the following strategic objectives:

“Increase the accessibility of rented and owned housing to meet the needs of communities throughout the Park

There is a need to ensure access to rented and low cost housing in perpetuity. This means identifying sites for housing and prioritising these with our partners in their strategic planning as well as being recognised in their funding programmes. Access to housing could be increased by looking at new and existing properties along with different mechanisms for housing such as the use of local letting initiatives and the use of the rural housing burden to keep rented and home ownership affordable in the long term.”

“Ensure there is effective land and investment for market and affordable housing to meet the economic and social needs of communities throughout the Park.

The availability of appropriate land and investment in infrastructure and services is key to the provision of housing. To ensure the availability of land and investment in the Park that is consistent with the special qualities of the area, a long-term strategy and partnership is required.”

- 3.94. The issue for this Local Plan is how to deliver these strategic objectives in terms of policies and site allocations:
1. At one level policies could simply limit housing allowed in the Park to affordable (via housing associations etc.) and local need (i.e. persons who meet certain residency or other criteria). In both cases legal mechanisms would be required to ensure that the housing is retained to meet these needs in perpetuity. Site allocations would specify the type of housing to be developed and outside settlements policies would specify the circumstances where such housing development could take place.
 2. Alternatively, policies could allow for some open market housing, but with a proviso that a certain proportion of the total must be affordable or meet local needs. Site allocations would reflect this mixed approach and again legal mechanisms would be required to secure the affordable/local needs housing. Housing in countryside areas would still be subject to policies requiring some justification.
- 3.95. For the purposes of this draft Local Plan and in order to further gauge opinion on the important issue of housing, we have included several alternative policies for housing within and outwith settlements. Views on these policies will be considered along with the more detailed population projections to produce housing policies for the Finalised Draft Local Plan.

3.96. This Consultative Draft Local Plan has allocated land for approximately 1200-1400 homes in the settlement statements in Section 4.

Affordable Housing

- 3.97. Ideally, new developments of affordable housing will be located within existing settlements, where there is easy access to basic services and facilities. This policy, however, also makes allowance for affordable housing sites outwith settlement boundaries, e.g. on land or sites being made specifically available by private or public bodies.
- 3.98. Development of affordable housing in the countryside, while it may lack proximity to services, may however suit a specific local need; permission may be dependent on planning conditions/agreements to remain as affordable housing in perpetuity.
- 3.99. Affordable provision can include a mix of the tenure options below (indicative list, not exhaustive) and should be based on a specific assessment of local needs at the time of application [by an agreed and approved assessor]:
- social rented accommodation, through a Registered Social Landlord;
 - low cost housing/plots for sale for shared ownership, self-build or other subsidised or discounted tenures; and
 - some private sector rented accommodation, available at lower cost than market rents, most likely provided by local landowners/estates.

Policy 37: Proposals for Affordable Housing

New proposals for affordable housing developments will be favourably considered within existing settlement boundaries³⁵, where there is proximity to basic services, and in rural locations where there is a proven specific need.

Within Settlements (see Section 4). This Local Plan will either: zone sites specifically for affordable housing; require a proportion of a proposed development to be for affordable housing and/or require a developers contribution towards an enhancement project. The latter two options shall apply to all proposals for 4 or more houses.

Developments of affordable housing should be fully integrated within the heart of the existing community, not separated or segregated.

Outwith settlement boundaries, proposals for affordable housing developments must meet a proven need for housing in that locality (through a housing needs survey³⁶, and demonstrate that the need cannot be met within existing settlement boundaries).

Proposals for single houses may be considered but will also be covered by Policy H3.

In all cases, proposals should maintain and enhance the vitality & viability of the existing settlement, or wider community area, and comply with the General Conditions above, and other policies in the plan. Affordable housing secured as part of a larger development should not be of significantly higher density or lower quality, and should be fully integrated within the development.

³⁵ See Section 4 for maps of settlement boundaries.

³⁶ By a Park approved consultant.

Housing Within Defined Settlements:

- 3.100. The Local Plan will zone sites within settlement boundaries where development of new housing can take place. Whether for single houses, or development of larger groups, the existing structure, character and density of the settlement shall be maintained.

Policy 38: Proposals for Housing Within Defined Settlements

a) Proposals for new permanently-occupied housing development will be favourably considered within existing settlements, where either the site is zoned for housing, or where the proposal is for a single house in an un-zoned area. Either way, they should have no adverse impacts on existing residential amenity, natural or cultural heritage or other land/building uses.

b) For developments of 4 or more houses, which includes phased development of a site, there will be a requirement for affordable housing; this will be for at least 25%* of the development, or in exceptional circumstances may be translated into a commuted payment or off-site provision; the commuted payment could be used for building elsewhere in the settlement or in the National Park. *(but will be assessed and set against a study of local housing needs at the time of application).

c) It is extremely important that new housing development enhances the structure and character of existing settlements; the layout and density of a scheme should be a natural growth of the existing structure. Infill development may be acceptable for single houses, if there is no significant loss of existing residential amenity, and the proposal maintains existing density and scale.

Proposals shall maintain and enhance the vitality & viability of the existing settlement. Affordable housing secured as part of a larger development should be fully integrated within the scheme, and not be of significantly higher density or lower quality.

- 3.101. The following policy clause is an alternative which could be added to Policy 38.

d) Applicants must comply with one of criteria i)-iv) and criteria v) below.

- i) Existing residents of the National Park (over the age of 18), who have permanently resided in the area for at least the last 3 years and who now need new accommodation.
- ii) A head of household who is or whose partner is in or is taking up full-time permanent employment in a business within the National Park.
- iii) Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park.
- iv) Persons having to leave tied accommodation within the National Park.
- v) In all cases above the applicant must prove that they are currently un-housed or inadequately housed.

A standard form will be developed for this criteria justification.

New Housing Outwith Defined Settlements

- 3.102. Within some sections of the area now bounded by the Cairngorms National Park, there has been a developing trend towards the building of new houses in isolated positions in the countryside. All new development must now be considered relative to the National Park context. Most new housing should either be developed within established settlement boundaries, or within/around existing clusters/groups. There may be cases where more remote and isolated dwellings will be required for essential worker housing, in situations where otherwise consent would not be granted. In such cases the need for the proposal must be fully demonstrated, with explanation why developing a house in an adjacent settlement is not possible. Conditions will be attached to the permission, and a Section 75 legal agreement will be required, to retain the house for similar occupation in perpetuity.
- 3.103. Outwith settlements, but adjacent to existing building groups, housing for local residents/workers may be permissible. Proof of at least 3 years local residency and/or work status will also be required, via a standard legal form that the CNPA will develop.
- 3.104. An **existing building group** is defined as 3 or more residential properties. The 'pattern' of existing development refers to the density and spacing of that group. In areas where the existing pattern of development is more spread-out and sparsely distributed, that pattern can be continued but issues of siting and positioning (relative to existing development as well as landscape features) will be extremely important.
- 3.105. Some parts of the Park are registered as Crofting Counties, and others operate as standard agricultural areas. For consistency across the Park, allowance will be made for some development and diversification of crofting/agricultural land, but as with all proposals, the particular context of being within a National Park will require special consideration of siting and design. Planning permission will be linked by a section 75 agreement to the active management of the crofting/agricultural unit, or another land-based industry which requires to be based in that specific locality.
- 3.106. In many areas of the Park there are derelict properties and ruinous houses which may be suitable for renovation back to habitable standard. Many of these ruins will be integral to the cultural heritage of the Park, and may be integral to the 'historical' landscape. Therefore the development of such properties must be carefully assessed with regard to their particular location and context. The property must be able to be suitably accessed, and have adequate service provision.

Policy 39: Proposals for Housing Outwith Defined Settlements

Outwith established settlement boundaries proposals for new houses will be favourably considered where the proposal complies with at least one of the following:

- 1) The applicant has lived and/or worked in the area for at least 3 years, and are currently un-/inadequately housed. Proof of residency and/or work status will be required; a standard form will be developed for this purpose; or**
- 2) The proposal can be justified as essential to house worker(s) for long-term economic activity which is specific to that locality, with a fully reasoned case why housing elsewhere is not suitable. Permission shall be restricted by a Section 75 Planning Agreement/occupancy condition to remain as essential worker housing in perpetuity, or resort to an agreed tenure of affordable housing when the employment use is no longer required. The Section 75 would include a clause which would allow a local authority or housing association to buy the house if it could not be re-sold as essential-worker housing, under the Rural Housing Burden; or**
- 3) The proposal is for a new house which will be linked by a section 75 agreement to the active management of a crofting/agricultural unit, or another land-based industry which requires to be based in that specific locality.**

In each case, the application must be for a single house for permanent occupation and must either join an existing group of at least three houses (the size of the existing group should not increase by more than 33% over a five-year period), or must be sited and designed to complement the existing pattern and character of settlement in that locality. This includes proposals on the site of an existing derelict house or ruined house, that is consistent with the current pattern of development, which can be served by adequate access and service provision.

Where the proposal will involve new or improved access to more than 8 houses, the access to all properties shall be upgraded to adoptive road standards.

- 3.107. It is important that Policy 39 is read with other policies in the Local Plan in mind, particularly the general policies and the policies that apply to natural and cultural heritage.

Conversions, Extensions & Alterations of Existing Buildings

3.108. The re-use of existing non-residential buildings for residential purposes, will generally be looked upon favourably if the buildings are redundant for their original use, and their character will not be adversely affected. Extensions and/or alterations to existing buildings will also be viewed favourably, provided they are appropriately sized and designed to be in-keeping with the original building.

Policy 40: Conversions of Existing non-Residential Buildings

Conversions/Extensions/Alterations/Replacements of existing rural buildings will be permitted if all of the following criteria are met:

a) The proposal is redundant for its original use, and it can be demonstrated that it is unlikely to have a commercial or economic future; (where possible, the development could incorporate space for an office/workshop to allow for some continued commercial use/economic diversification). No more than 3 residential units may be created from such a conversion, unless they are for affordable housing; tenure to be secured in perpetuity by planning agreements. The proposal is designed to maintain the style and character of the original building in terms of form, scale, materials and detailing; the building footprint should not increase by more than 50%.

b) The proposal is designed to maintain the style and character of the original building in terms of form, scale, materials and detailing (*unless the quality of the existing building can be justified as not warranting such*).

- **Buildings should be surveyed for their 'loss of habitat through development', i.e. there may be bat roosts which must be replaced in some way; SNH to advise on procedures and surveying.**

- **Where the proposal will involve new or improved access to more than 8 houses, the access to all properties shall be upgraded to adoptive road standards.**

Policy 41: Extensions and Alterations to Existing Residential Buildings

The proposal is designed to maintain the style and character of the original building in terms of form, scale, materials and detailing (*unless the quality of the existing building can be justified as not warranting such*); the building footprint should not increase by more than 50%.

- 3.109. Proposals for residential caravans will not be permitted within the National Park; new housing should be provided by permanent structures with connection to full site services. Provision for 'temporary necessity' may be granted a single period of 6 months.

Policy 42: Proposals for Residential Caravans

New proposals for the siting of residential caravans within the CNP will not be permitted; provision for 'temporary necessity' may be granted a single period of 6 months where there is a demonstrable need.

Gypsy/Traveller Sites.

- 3.110. Allowance should be made within the wider regional area for Gypsy/Traveller sites; SPP 3³⁷ states that "The needs of Gypsies/Travellers for appropriate accommodation will be set out in local housing strategies. Planning authorities should continue to play a role through development plans, by identifying suitable locations for Gypsies/Travellers sites where need is demonstrated, and setting out policies for dealing with applications for small privately-owned sites."

Policy 43: Gypsy/Traveller Sites

New proposals for the allocation of Gypsy/Traveller sites within the CNP will be considered where:

- a) the need has been identified in one of the 4 local authority Local Housing Strategies;**
- b) there is a demonstrable need for an allocation in the proposal's area;**
- c) the proposal is compatible with surrounding land uses;**
- d) the site is well located to access road infrastructure;**
- e) the site is well screened and will make no adverse impact on local amenity, environment and landscape.**

- 3.111. These Policies were developed through consideration of:

SPP 3 : Planning for Housing.
SPP15 : Planning for Rural Development.
SPP 20 : Role of Architecture and Design Scotland.
PAN 36 : Siting and Design of New Housing in the Countryside.
PAN 38 : Housing Land.
PAN 44 : Fitting New Housing Development into the Landscape.
PAN 65 : Planning and Open Space.
PAN 67 : Housing Quality.
PAN 72 : Housing in the Countryside.
PAN 73 : Rural Diversification.
PAN 74 : Affordable housing.
'Designing Places – A Policy Statement for Scotland 2001'.

³⁷ SPP3: Scottish Planning Policy 3: Planning for Housing. Section 26.

4. SETTLEMENT STATEMENTS

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- 4.1. The settlement statements in this section have been drawn up from a variety of sources, including the current local plans. As far as possible, the statements should reflect the views of the local community that were recorded during the initial consultation exercises in the Autumn of 2004.
- 4.2. The maps that accompany each statement show areas that have been zoned for particular uses. The legend that describes the maps is the same for each map. 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. The settlement statements are grouped by Local Authority Area and are then in alphabetical order.
- 4.3. This Consultative Draft Local Plan does not have a definitive target for house numbers required over its period. The Finalised Local Plan will identify more accurately a number of homes required for the Local Plan period and will allocate specifically for that target. The Finalised Local Plan may therefore identify more or less land for housing than is identified here. This version of the Local Plan identifies land for approximately 1200 – 1400 houses: a figure that is more than twice as many as have been built over the past five years.

Aviemore

The Planning Background: This community area is in the central section of the Badenoch & Strathspey area of Highland Council. The area is currently covered by the Badenoch & Strathspey Local Plan 1997, and the Highland Structure Plan 2001.

Character of the Area: The community area focuses on the settlement of Aviemore, bounded by the Monadhliath Mountains to the west and stretching up to the Cairngorms plateau to the east. The central section comprises the Spey Valley and Rothiemurchus (although the Inverdrurie-Coylumbridge-Glenmore section is treated as a separate community area by this Plan); varying from farmland to heather moorland, and large areas of pine forest, most of which is designated. The River Spey runs to the east of Aviemore, the A9 trunk road just to the west, and the Perth-Inverness rail-line has a station in the town-centre.

Opportunities for the Area: The local economy is dominated by Aviemore, as the major tourism/commercial/service centre within Badenoch & Strathspey; outwith the town the economy is more diverse, with land-based business, sport & recreation centres as well as tourism. The Local Plan should seek ways to concentrate general development within the drawn boundary of Aviemore, to consolidate the community, but should also facilitate the development/growth of appropriate enterprises in the surrounding country. The surrounding areas are of high landscape and environmental value, and any new developments should not compromise the scenic beauty or special qualities of the area (on which much of the local economy is based). Aviemore has grown considerably, and very quickly, over the past few years and stock needs to be taken over how far and how fast it should develop.

- **Masterplan:** the 'Aviemore Masterplan' was produced in September 1997 by the Highland Council, HIE/MBSE and a group of consultants. This requires updating, to create a detailed and co-ordinated 'vision' for future growth and development of Aviemore's centre, and ensure it is fully integrated with the larger community. The CNPA will lead a project team to develop a new masterplan over 2005/6, which (following consultation) will be treated as supplementary planning guidance and viewed in partnership with the Local Plan. The impact of traffic on the environs of Grampian Road is of particular concern.
- **Cambusmore:** The Badenoch & Strathspey Local Plan 1997 and the Highland Structure Plan 2001 include an allocation for a new settlement at Cambusmore, east over the River Spey from Aviemore; this new planned village was intended to provide for future housing needs in Badenoch & Strathspey, once current allocations were used-up. The CNPA will carefully consider the need for this new village, as well as the many environmental and landscape impacts that would be involved. For the purposes of this Draft Plan it is shown by a dotted line, as a potential future development zone.

Policies and Proposals: Aviemore settlement is the only 'zoned' area within the community district; outwith this the General Policies and the Topic Policies will apply.

Housing:

Future housing development within Aviemore will be constrained by: the River Spey (and its flood plain) to the east; the A9 and steep hillside to the west; and the convergence of road/railway/river and hillside to the south. The area to the north, into which Aviemore has been rapidly expanding, will be an area of special study to determine an absolute limit to which Aviemore should extend into this area.

Accordingly, housing will develop within the existing settlement boundary as shown, and make use of infill sites. Housing of all tenures is required, but affordable housing to rent will be especially valuable to attract young families and workers in the tourist industry, and encourage younger people to stay in the community area.

Policy site H1: on the northern edge of the settlement, is the 'Aviemore North' development which already has planning permission and is currently being developed. This development is comprised of 50% affordable housing, which will be heated by a central biomass plant. A community sports pitch is included as part of the development.

Policy site H2: the High Burnside housing development, which already has outline planning permission, to the west of the A9 with an underpass link to Aviemore. This project has no affordable housing quota.

Policy site H3: to the north of Aviemore Highland Resort, this is the site of two current applications, one of which already has outline consent.

Policy site H4: north of Milton Wood; a smaller site that would be suitable for affordable housing.

There is a current live application for housing at Dalfaber North (**LA1**).

Outwith these zoned areas, small proposals for infill and brownfield development may be acceptable subject to the general housing policies.

Recommendation H5: Flood risk from the River Spey, particularly the area adjacent to Dalfaber Road, is a problem that should be addressed by flood protection/prevention works; these could be addressed in tandem with enhancement works to the river bank ~ designed with the Spey's high level of designation in mind.

Business/Employment:

The general economy of the area is largely focussed on tourism, but Aviemore is also a significant commercial and service centre for Badenoch & Strathspey. Outwith Aviemore the economy is more diverse, with land-based business, sport & recreation centres and some heavier industry as well as tourism. Proposals to enhance and diversify the local economy will be supported in principle, with careful consideration of the area's sensitivities. One particular site is identified within Aviemore, business development should ideally be centred; the existing shopping core should also be protected, and this will be further examined by the new Aviemore masterplan. Other proposals may also be considered, subject to the general policies. Generally there is a need for smaller-scale start-up/craft units.

Policy sites: B1 The site of the existing Dalfaber Industrial Estate and **B2** Cairngorm Technology Park, in 2 sections between the railway lines, for enhancement and development.

Policy site B3: The site of the existing Myrtlefield Industrial Estate (and adjacent shopping centre/car-park) for enhancement and development.

Policy site B4: This is a possible extension to the north of Dalfaber Ind. Estate.

Policy B3: the existing shopping/commercial core of Aviemore shall be protected from any proposals to reduce the stock of business properties, or adversely affect existing businesses. The new Aviemore Masterplan will identify sites and

opportunities for enhancement and development. There is concern that retailing is concentrating on visitor needs, and not those of the local community.

There are currently 2 live planning applications for major superstores within the town centre, **LA2** and **LA3**.

Community:

Aviemore's community facilities are somewhat limited, and there is a particular need for an improved community hall/centre; there is also a need for a cultural/art facility, which would also have a tourism benefit. Additional facilities would be welcomed by the community, especially in the new housing estates that are developing to the north end of town. A community space/centre should also be created within AHR. Highland Council will most likely be developing a new primary school, possibly on the park adjacent the existing health centre; additional sports areas should be developed to balance any that are lost. Ideally the new school would also function as a community centre, to share facilities.

Policy sites C1 & C2: These are the current sites of the primary school, and the hall/health centre/games fields. A new primary school is going to be developed by Highland Council, possible on part of the games fields but this is not yet confirmed. This will leave the existing primary school site vacant for another community use. Aviemore has an urgent need for an improved community hall/centre ~ which could possible share facilities with the new school, and the surgery also needs larger facilities to cope with the rapidly expanding population. These two sites may therefore be able to accommodate all these needs, although the loss of playing fields will require mitigation/replacement elsewhere.

Policy site C3: a community area/facility should be provided as part of AHR's re-development.

Policy site C4: while this site is not suitable for development because it is subject to flooding, the community will develop a natural amenity area on this site.

Policy C5: existing community facilities and amenity areas to be protected from development (zoned but not numbered on map).

Environment:

Policy E1: A number of sites within Aviemore have been zoned to protect them from development; general landscaping works and environmental improvements could be carried out within the village.

Policy E2: Aviemore has a curious lack of 'relationship' with the River Spey; along with **Policy C4**, a riverside walkway/access in general could be developed to increase awareness and enjoyment of the river, while also protecting and enhancing the rich habitat of the area.

Policy E3: Historic environment; there are a large number of historical sites, listed buildings and structures, within the area. Within Aviemore itself, of particular note is the Railway Station & footbridge (1892, Category A) and the ring-cairn in Muirton. All listed buildings & structures, and their settings, shall be protected and enhanced.

Tourism:

Tourism and recreation are vitally important to this community area, with a large amount of tourist accommodation and facilities, as well as attractions such as Cairngorm Mountain and Loch Morlich. Facilities and accommodation for visitors should be further developed, enhanced and maintained within the Aviemore community area.

Policy site T1: Aviemore Highland Resort will continue to develop and enhance its facilities and grounds; closer links/access with the general community area should be developed, and will be highlighted by the new Aviemore Masterplan.

Recommendation T2: The existing camping & caravanning site should be protected and enhanced.

Recommendation T3: There are a number of large tourist/recreation attractions in sensitive locations within the area, such as Cairngorm Mountain, Loch Morlich and Glenmore Lodge; their carefully mitigated impacts show that such developments can work in harmony with an extremely sensitive environment. Any proposals for new or existing developments will be carefully assessed in line with the general policies.

Other Issues:

- **Pathways:** See **H5/E2**. The orbital path around the village needs to be completed, with other links across the town.

The **level-crossing** at Dalfaber requires upgrading.

Boat of Garten

The Planning Background: This community area is in the northern section of the Badenoch & Strathspey area of Highland Council, between the Carr-Bridge, Nethy Bridge and Aviemore community areas. The area is currently covered by the Badenoch & Strathspey Local Plan 1997, and the Highland Structure Plan 2001.

Character of the Area: The community area focuses on the settlement of Boat of Garten, covering an area of flat and fertile Spey Valley, with the River Spey dissecting the district. Much of the area is covered by large areas of woodland, most of which is recorded under the Ancient Woodland and Semi-Natural Woodland Inventory.

Opportunities for the Area: The local economy is largely founded on land-based business and the tourist sectors. The Local Plan should seek ways to concentrate development within the settlement boundary of Boat, to consolidate the community and maximise use of local services and infrastructure. The surrounding areas are of high landscape and environmental value, and any new developments should not compromise the scenic beauty or special qualities of the area.

Policies and Proposals: Boat of Garten is the only 'zoned' area within the community district; outwith this the General Policies and the Topic Policies will apply.

Housing: Future housing development should be focussed within the Boat of Garten settlement. Housing of all tenures may be required, but affordable housing to rent will be especially valuable to attract young families and encourage younger people to stay in the community area. 3 sites have been zoned specifically for housing; outwith these infill sites for single houses may be considered. Street of Kincardine is also an area with potential for in-fill consolidation.

Policy site H1: the site beyond Muirton Place has potential for housing development, although access will need to be carefully considered.

Policy site H2: this site, on Deishar Road adjacent to the campsite, has potential for housing and consolidating the village structure; as this would be dominant on the western approach to the village, careful design, landscaping and planting would be required to soften its impact. There are, however, environmental concerns regarding the importance of the adjacent moorland/grassland; as such this site would require further environmental surveys, but is ultimately unlikely to be suitable as a development site.

Policy site H3: This site, in behind Deishar Court, has the potential for a community housing scheme of some type/tenure; the environmentally sensitive location means that the design, layout and landscaping will be of prime importance, particularly relative to retaining some of the trees.

Policy Recommendation H4: Infill sites may be available within Boat of Garten and the Street of Kincardine, to consolidate the village structure; any proposals should reflect the existing house positions and spacing/density/scale.

Current Application: the large housing proposal in the woods (**LA1**) has been shown on the settlement map with a dotted line. The planning application was made to Highland Council before the creation of the Cairngorms National Park and is awaiting a decision for outline planning permission. If this application (for more than

100 houses) is given consent by Highland Council, it is unlikely that any of the other proposed housing allocations in or around Boat of Garten would be required during the period of this Local Plan. If the application is refused, it is unlikely that the National Park Authority will zone that site for housing.

Business/Employment: The general economy of the area is mixed with a large sector based around tourism and services. Proposals to enhance and diversify the local economy will be supported in principle; one particular site is zoned adjacent to the existing lorry park; this is an environmentally sensitive location and high standards of design coupled with low levels of impact will be required. The existing shop and local businesses should also be protected. Other proposals may be considered.

Policy site B1: The site adjacent to the existing lorry park is designated for business use; any proposal must take accordance of the high environmental sensitivity of its context; small starter units may be appropriate. Landscaping/tree-planting should be utilised by any proposals to screen the site.

Community: Boat's community facilities are soon to include the new village hall/community centre, adjacent to the existing sports pitch; the old village hall and the green spaces in front of Grampian Crescent are also included. All of these will be protected from any 'non-community use' development, and proposals for new facilities will be favourably considered. The greatest need within the community is for a new primary school, as well as a playpark.

Policy site C1: This area is protected for the development of the new community centre/hall.

Policy site C2: the existing sports pitch is protected from re-development.

Policy site C3: the greens at Deishar Road/Grampian Crescent are protected for community amenity.

Policy recommendation C4: existing village hall has great potential to be re-developed as a community facility, possibly including a train museum.

Policy site C5: the area which includes the curling pond is protected for community amenity; in time this area and the adjacent environmental site could be part developed as the new primary school site.

Environment: The boundary of Boat has been specifically drawn to protect the surrounding areas of valuable woodland to the south, and Milton Loch to the north; two specific sites have been zoned within the boundary for environmental protection.

Policy E1: the sites between the curling rink and the playing field, and between the B1 business site and the Craigie Avenue housing, have been zoned for environmental protection and enhancement.

Policy E2: a landscaped 'buffer zone' should be developed/enhanced between the housing and business zones; tree-planting should be approved indigenous species.

Tourism: Tourism and recreation are important to this community area, with some excellent hotels and other tourist accommodation which is used as a base to explore the surrounding countryside; further facilities for visitors should be developed, enhanced and maintained within the community. The nearby Loch Garten osprey

centre is a prime attraction for the area, as are the Auchgourish Gardens and Carr-Bridge's Landmark Centre. Two sites are zoned for tourism enhancement/development schemes.

Policy site T1: proposals for the development/enhancement of the existing camping/caravan site will be favourably considered.

Policy site T2: proposals for the development/enhancement of tourism facilities linked to the railway station/stock-yard site will be favourably considered.

Other Issues:

Infrastructure: Recommendation R1; The water supply and wastewater treatment works should have their capacities increased to facilitate future developments.

Pathways: paths around the village, and linking adjacent settlements, should be enhanced/developed.

Carrbridge

The Planning Background: This community area is in the north-western section of the Badenoch & Strathspey area of Highland Council, bordering the Aviemore, Boat-of-Garten and Dulnain Bridge community areas. The area is currently covered by the Badenoch & Strathspey Local Plan 1997, and the Highland Structure Plan 2001.

Character of the Area: The community area focuses on the settlement of Carr-Bridge, with Duthil being the next by scale. The area is dissected by the River Dulnain which is bordered by agricultural land to the east of Carr-Bridge, and moorland to the west. Much of the area is covered by forestry, large tracts of which are recorded in the ancient & semi-natural woodland inventories. The community area has excellent transport links with the A9 and Perth-Inverness railway, as well as the A938 and B9153.

Opportunities for the Area: The local economy is largely founded on land-based business and the tourist sectors. The Local Plan should seek ways to concentrate development within the settlement boundary of Carr-Bridge, to consolidate the community and maximise use of local services and infrastructure. The surrounding areas are of high landscape and environmental value, and any new developments should not compromise the scenic beauty or special qualities of the area. Carr-Bridge itself is an attractive Highland village, but there is growing concern amongst the community that it could become over-developed and lose its character (particularly in light of the Carr plantation scheme gaining permission); with this in mind, all future developments will be carefully considered and no housing developments for more than 8 houses will be considered.

Policies and Proposals: Carr-Bridge is the only 'zoned' area within the community district; outwith this the General Policies, and the Topic Policies in Policy Section 3 will apply.

Housing: Future housing development should be focussed within the Carr-Bridge settlement. Housing of all tenures may be required, but affordable housing to rent will be especially valuable to attract young families and encourage younger people to stay in the community area. 3 sites have been zoned specifically for housing; outwith these infill sites for single houses will be considered. Duthil is also an area with potential for consolidation. Sites may also be zoned specifically for community housing.

Policy site H1 & H3; These sites, within the Carr Plantation, have outline permission for 89 market houses and **site H2** for 28 affordable housing plots; the central area of bog shall be protected as important habitat. The detailed application will be required to ensure biodiversity, path and community space provision, as well as a high standard of building and landscape design.

Policy site H4; this site, previously a restaurant, has a live planning application for affordable residential units.

Policy Recommendation H5: Infill sites may be available within Carr-Bridge, to consolidate the village structure; any proposals should reflect the existing house positions and spacing/density/scale, and be to fulfill local needs.

Policy Recommendation H6: the small settlement of Duthil, while not specifically zoned, will be able to absorb a number of single-house developments; any proposals should reflect the existing house positions and spacing/density/scale.

Business/Employment: The general economy of the area is mixed with a large sector based around tourism and services. Proposals to enhance and diversify the local economy will be supported in principle; two particular sites are zoned: one is the existing industrial site adjacent to the A9 and railway; the other is the garage. The other existing shops and local businesses should also be protected. Other proposals may be considered.

Policy site B1: The existing business/industrial site adjacent to the A9 and railway is designated for continued business use; any proposal must take accordance of the high environmental sensitivity of its context; the development of small starter units may be particularly appropriate. **B2** is an area for possible expansion, subject to consultation with the trunk-roads and railway authorities.

Policy site B3: The garage is an important business in the community and the site shall be maintained for business/commercial use.

Policy recommendation B4: access to business sites B1&2 is via a narrow road through a residential area; alternatives should be investigated, whether a direct access to the A9 or some means to by-pass the residential areas.

Community: Carr-Bridge's community facilities are focussed on the village hall, school, playing field and bowling green areas; development of new facilities or enhancement of the existing will be welcome. A number of open spaces have also been community-zoned because of their function as 'amenity space'. All of these will be protected from any 'non-community use' development, and proposals for new facilities will be favourably considered. The hall has potential to develop further community facilities, and the primary school may need to be enlarged to accommodate the expansion of the village.

Policy sites C1 & C4: Need to develop further community facilities and safeguard/enhance those that are existing. All-weather facilities for young people are especially important, especially an all-weather pitch/skate-park or café/shelter.

Policy Recommendation C2: the existing village hall has potential to be further developed as a community centre.

Policy Recommendation C3: the primary school may need further development to cope with the growing village.

Environment: The boundary of Carr-Bridge has been specifically drawn to protect the surrounding areas of valuable woodland and other habitats, as well as undeveloped amenity space; three specific sites have been zoned within the boundary for environmental protection.

Policy E1: The sites either side of the river, and incorporating the Bogroy fields, have been zoned for environmental protection and enhancement; these areas are crucial to the character and amenity of Carr-Bridge.

Policy E2: This area of bog & woodland will be almost totally enclosed by the new housing development H1-3. As an important area of habitat it should be protected

from any impacts of this development, and maintain links to the surrounding areas of woodland.

Policy E3: the green space at Mannfield Place is zoned for environmental protection and enhancement, as a valuable amenity green.

Tourism: Tourism and recreation are extremely important to this community area, with a variety of tourist accommodation, which is used as a base to explore the surrounding countryside; further facilities for visitors should be developed, enhanced and maintained within the community. The Landmark Visitor Centre on the southern edge of Carr-Bridge is a major tourism draw for the whole area; accordingly this site is zoned for tourism enhancement/development schemes.

Policy site T1: proposals for the continued development/enhancement of the existing Landmark Visitor Centre will be favourably considered.

Recommendation T2: proposals for the development/enhancement of tourism facilities within the wider community area will be favourably considered, in line with the general policies.

Other Issues: Infrastructure;

Recommendation R1; The water supply and waste-water-treatment works should have their capacities increased to facilitate future developments.

Pathways: paths around the village, and linking adjacent settlements, should be enhanced/developed.

Cromdale & Balmenach

The Planning Background: This community is in the northern section of the Badenoch & Strathspey area of Highland Council. The area is currently covered by the Badenoch & Strathspey Local Plan 1997, and the Highland Structure Plan 2001.

Character of the Area: The community area focuses on the settlement of Cromdale, bounded by the Cromdale Hills (Haughs of Cromdale) to the south, and the rolling hills to the north (up to the Park boundary). The Spey Valley is central to this area, with the A95 and B9102 roads on either side of the river. The hills rise from farmland to heather moorland; much of the river plain and lower slopes are covered by pine forest, much of which is recorded in the Ancient Woodlands Inventory.

Opportunities for the Area: The local economy is largely dependant on land-based business and distilleries, with the tourist sector also being a major factor. The Local Plan should seek ways to concentrate development within the drawn boundaries of Cromdale and Balmenach, to consolidate the communities and utilise services/infrastructure. The surrounding areas are of high landscape and environmental value, and any new developments should not compromise the scenic beauty or special qualities of the area.

Policies and Proposals: Cromdale and Balmenach are the only 'zoned' areas within the community district; outwith this the General Policies and the Topic Policies will apply.

Housing:

Future housing development within Cromdale will be constrained by the railway-line to the north and otherwise restricted to the general form of the existing settlement; Balmenach similarly has its general form consolidated. Accordingly, housing should be developed within the drawn settlement boundary, either on zoned sites or making use of infill sites. Housing of all tenures is required, but affordable housing to rent will be especially valuable to attract young families and encourage younger people to stay in the community area.

Policy site: H1: on the north-eastern edge of the settlement, between the Old Inn and Tom-An-Uird View; this is a fairly large site and development should be phased.

Policy site: H2: Auchroisk Park; this site already has a number of houses/permissions and should be consolidated.

Policy site H3: this site, adjacent H1, is owned by Highland Council and shall be reserved for affordable housing.

Business/Employment:

The general economy of the area is mainly traditional land-based activity and a large sector of the economy based around tourism, services and distilleries. Proposals to enhance and diversify the local economy will be supported in principle, development of small-scale starter units would be particularly welcome. Other proposals may be considered.

Policy site B1: the old Smoke-House has good potential for a small business/workshop site; problems with contamination and access should be addressed with the local authority.

Community:

Cromdale's community facilities are limited to the public hall and sports pitch/play area. Additional facilities would be welcomed by the community, as would upgrading of the following areas/issues within the village.

Policy recommendations: C1: Need to develop a safe footpath linking the hall with the village, and the hall itself could do with refurbishment.

Policy C2: existing community facilities and areas to be protected from development.

Policy C3: a community amenity space should be developed in Balmenach.

Environment:

Policy E1; A number of sites within Cromdale and Balmenach have been zoned to protect them from development; general landscaping works and environmental improvements could be carried out within the villages.

Policy E2; Historic environment; there are a number of historical sites, listed buildings and structures within the area. Of particular note are: Cromdale Parish Church and the Manse, both B-listed, dated 1809 and 1834 respectively; and the remains of Lethendry Castle, late 16th c. which is C-listed (and was a Jacobite shelter following the Battle of the Haughs of Cromdale in 1690). All listed structures, and their settings, should be protected and enhanced.

Tourism:

Tourism and recreation are important to this community area, with a large number of tourists passing through on the Speyside Way; facilities for visitors should be developed, enhanced and maintained within the Cromdale community, to encourage these tourists to stop in the community.

Other Issues:

Infrastructure:

Recommendation R1; The water supply and waste-water-treatment works should have their capacities increased to facilitate future developments.

Pathways: a network of pathways should be developed and enhanced around the area.

Dalwhinnie

The Planning Background: This community area is the southernmost section of the Badenoch & Strathspey area of Highland Council, and is at the SW tip of the CNP. The area is currently covered by the Badenoch & Strathspey Local Plan 1997, and the Highland Structure Plan 2001.

Character of the Area: Dalwhinnie sits at the north-western head of Loch Ericht, from which Glen Truim continues to the NE, bounded on both sides by mountains. Dalwhinnie is effectively the SW 'gateway' into the National Park, sitting just-off the A9 on the A889, and served by the Perth-Inverness railway.

Opportunities for the Area: The local economy is largely either land-based, reliant upon seasonal tourism, or focussed on the Dalwhinnie Distillery; for this reason it is important to both encourage diversification of the local economy in general, and to diversify the facilities & attractions that are available for tourists. Dalwhinnie itself is a fairly well dispersed and fragmented settlement, and is generally open and exposed. The Local Plan should seek ways to consolidate the settlement within the drawn boundary. The surrounding areas are of high landscape value, and any new developments should not compromise the scenic beauty or special qualities of the area.

Policies and Proposals: Dalwhinnie village is the only 'zoned' area within the community district; outwith this the General Policies and the Topic Policies will apply. The village setting is very open and exposed, this Plan should seek to consolidate the community, give a more cohesive form to its structure, and improve the general environment.

Housing:

Apart from a few existing isolated houses, the community is based within Dalwhinnie village; future housing should also be concentrated here, to consolidate and strengthen the community. Housing of all tenures is required, but affordable housing to rent will be especially valuable to attract young families and encourage younger people to stay in the community.

Policy site H1: site to the south of the Distillery.

Policy site H2: site opposite & to the NW of the hall.

Policy site H3: infill site at the west end of school road.

Policy site H4: with existing planning permission on the site of the old hotel, 12 units.

Policy site H5: to the north of Ben Alder cottages.

Policy site H6: is a long roadside strip adjacent to E1.

Policy site H7: wraps around the hall.

Business/Employment:

The general land-based economy of the area is supplemented by tourism and the local distillery. Dalwhinnie has the potential to be a significant Park 'gateway' centre which could generate business opportunities. Proposals to enhance and diversify the local economy will be supported in principle; three particular sites are identified within Dalwhinnie as suitable for general business development, but others will of course be considered.

Policy opportunity site: B1: The existing Distillery, for enhancement and development of the existing business.

Policy opportunity site B2: The site of the garage/shop, for enhancement and development.

Policy B3: The site at the end of Ben Alder cottages.

Community:

Dalwhinnie's community facilities are limited to the village hall, school and playground and the existing sports facilities. Additional facilities would be welcomed by the community and supported by this Plan, existing facilities will be protected.

Policy opportunity site C1: The existing school and playground area shall be protected and enhanced.

Policy opportunity site C2: The existing Hall site will be protected and offers scope for further enhancement.

Policy opportunity site C3: to the south of the Hall.

Environment:

The wild and exposed nature of Dalwhinnie's location makes protection of the natural environment of paramount importance. The cultural heritage of the area is also a valuable asset which should be protected and enhanced; some of the local listed buildings/structures are:

Dalwhinnie Distillery (Category B listed group, dating from the 1890's)

Wade Bridge over the River Truim (Category B listed, circa 1730)

Crubenmore Bridge (Category B listed, 1800-1810).

Policy site E1: The large community woodland area in the centre of the village should be protected from development and enhanced by further planting.

Policy Recommendation C2: general landscaping works and environmental improvements should be carried out in Dalwhinnie.

Tourism:

Tourism is important to the Dalwhinnie area, particularly as it is a 'gateway' to the CNP, and as such facilities and attractions should be developed and maintained.

Policy T1: A camping site could possibly be developed in the area north of the Loch Ericht Inn; tree-screening should also be planted as part of this development.

Policy T2: car-parking facilities need to be improved at Ben Alder Road for walkers.

Other Issues:

Infrastructure:

Recommendation R1: The water supply and waste-water-treatment works should have their capacities increased to facilitate future developments.

Paths: A network of paths should be developed and enhanced.

Dalnain Bridge & Skye of Curr

The Planning Background: This community area is in the northern section of the Badenoch & Strathspey area of Highland Council, between Grantown-on-Spey and Carr-Bridge. The area is currently covered by the Badenoch & Strathspey Local Plan 1997, and the Highland Structure Plan 2001.

Character of the Area: The community area focuses on the settlement of Dalnain Bridge (which includes Skye of Curr), bounded by the River Spey to the south, and the hills to the north (up to the Park boundary). The southern section is therefore reasonably flat and fertile farmland, with large areas of woodland, much of which is recorded under the Ancient Woodland and Semi-Natural Woodland Inventories. The area rises to rolling moorland to the north. Dalnain Bridge is clustered either side of the River Dalnain's deep gorge, whereas Skye of Curr is a long linear settlement with crafting/farmland either side.

Opportunities for the Area: The local economy is largely founded on land-based business and the tourist sectors. The Local Plan should seek ways to concentrate development within the boundaries of Dalnain Bridge and Skye of Curr, to consolidate the community. The surrounding areas are of high landscape and environmental value, and any new developments should not compromise the scenic beauty or special qualities of the area.

Policies and Proposals: Dalnain Bridge and Skye of Curr are the only 'zoned' areas within the community district; outwith this the General Policies and the Topic Policies will apply.

Housing:

Future housing development should be focussed within the Dalnain Bridge and Skye of Curr settlements. Housing of all tenures is required, but affordable housing to rent will be especially valuable to attract young families and encourage younger people to stay in the community area.

Policy site: H1: the field to the west of the play-area.

Policy site: H2: adjacent the A938, this site has planning permission for 10 houses.

Policy Recommendation H3: Infill sites may be available within the Dalnain Bridge & Skye of Curr settlement boundary; any proposals should reflect the existing house positions and scale/spacing/density. Proposals should be for single-house developments.

Business/Employment:

The general economy of the area is traditional land-based activity and a large sector of the economy based around tourism and services. Proposals to enhance and diversify the local economy will be supported in principle; two particular sites are identified in the middle and southern end (Heather Centre) of Skye of Curr, as well as the garage site in Dalnain Bridge, as locations where business development should be located. The existing shop and businesses should also be protected. Other proposals may be considered.

Policy site: B1: The site of the existing Dalnain Bridge garage should be maintained for business use.

Policy opportunity site B2: The site of the existing Heather Centre should be zoned for enhancement and development of the existing business.

Community:

Dalnain Bridge's community facilities are limited to the village hall. Additional facilities would be welcomed by the community, and the old hall is the prime site for a community facility, being in reasonable condition and easily adaptable for a wide variety of uses.

Policy Sites: C1 (the games park); **C2** (the hall and car-park) ; and amenity areas/buildings **C3** are all zoned for protection and enhancement.

Policy recommendation C4: The need to develop further community facilities will be supported by this Local Plan.

Environment:

Policy E1; The boundaries of Dalnain Bridge and Skye of Curr have been specifically drawn to protect the surrounding areas of valuable woodland and the river; thus no sites within the boundaries have required zoning for environmental protection.

Policy E2: Historic environment; there are a large number of historical sites and listed buildings and structures within the area. Of particular note are the Category A listed Muckrach Castle (dated 1598 and restored in the late 1970's) and the Dalnain Bridge itself, a single-span granite bridge dated 1830. All listed structures, and their settings, will be protected and enhanced.

Tourism:

Tourism and recreation are important to this community area, with some excellent hotels and other tourist accommodation which is used as a base to explore the surrounding countryside; facilities for visitors should be developed, enhanced and maintained within the community. The Heather Centre is a prime attraction, and has been covered by the business section above.

Other Issues:

Infrastructure:

Recommendation R1; The water supply and waste-water-treatment works should have their capacities increased to facilitate future developments.

Pathways: a network should be developed and enhanced throughout the community area.

Grantown-on-Spey & Speybridge

The Planning Background: This community area is in the northern section of the Badenoch & Strathspey area of Highland Council. The area is currently covered by the Badenoch & Strathspey Local Plan 1997, and the Highland Structure Plan 2001.

Character of the Area: The community area focuses on the settlement of Grantown-on-Spey, bounded by the River Spey to the south, and the hills to the north (up to the Park boundary). The hills rise from farmland to heather moorland; much of the river plain is covered by pine forest, most of which is recorded in the Ancient Woodlands Inventory.

Opportunities for the Area: The local economy is very diverse, as befits a large historic market town, with one of the largest shopping areas within the Park. While still surrounded by land-based business, the tourist and service sectors form large sectors of the local economy. The Local Plan should seek ways to concentrate development within the drawn boundary of Grantown-on-Spey, to consolidate the community. The surrounding areas are of high landscape and environmental value, and any new developments should not compromise the scenic beauty or special qualities of the area.

Policies and Proposals: Grantown-on-Spey settlement, Achnagonalin Business Park, and the Speybridge area, are the only 'zoned' areas within the community district; outwith this the General Policies and the Topic Policies will apply.

Housing:

Future housing development within Grantown will be constrained by the golf-course and woodland to the north, south and east; and by the old railway-line to the north and west. Accordingly, housing will develop between the existing town and the old railway-line, or make use of infill sites. Housing of all tenures is required, but affordable housing to rent will be especially valuable to attract young families and encourage younger people to stay in the community area.

Policy site H1: on the northern edge of the settlement, between the hospital and the campsite; this is a large site and development will be phased, and required to follow a design brief. H1 may also incorporate short and long-term housing zoning; at its centre is a large area of valuable habitat which must be maintained. A community facility and amenity space **C3** will be provided as part of this development.

Policy site: H2: to the north of Beachen Court; this site will require further environmental survey before development can be sanctioned.

Business/Employment:

The general economy of the area is quite diverse, but with some traditional land-based activity and a large sector of the economy based around tourism and services. Proposals to enhance and diversify the local economy will be supported in principle; two particular sites are identified within and adjacent to Grantown, as locations where business development should be centred; the existing shopping core should also be protected. Other proposals may be considered.

Policy site: B1: The site of the existing Woodlands Industrial Park, for enhancement and development.

Policy opportunity site B2: The site of the existing Achnagonalin Business Park (although actually within the Nethy Bridge community area, it will be considered for its proximity to Grantown) for enhancement and development. As the Park is currently un-used, every effort must be made to make it more use-able and affordable to a wide variety of business uses.

Policy B3: the existing shopping/commercial core of Grantown-on-Spey shall be protected from any proposals to reduce the stock of business properties, or adversely affect existing businesses.

Community:

Grantown-on-Spey's community facilities are reasonably wide-ranging, particularly for outdoor sports, but there is a need for a new community centre/hall complex.

Policy recommendation: C1: Need to develop a community centre/facility.

Policy C2: existing community facilities and amenity areas to be protected from development.

Policy C3: a community facility and amenity space will be developed as part of the H1 development.

Environment:

Policy E1: A number of sites within Grantown-on-Spey have been zoned to protect them from development; general landscaping works and environmental improvements should be carried out within the village.

Policy E2: Historic environment; there are a large number of historical sites, listed buildings and structures, and a historic garden/designed landscape within the area. Within Grantown-on-Spey itself, of particular note is Speyside Home on the Square (a former orphanage, 1825, Category A) and the collection of listed houses in Castle Road, all circa. 1800. All listed buildings & structures, and their settings, will be protected and enhanced.

Policy E3: Any proposed development within the Speybank boundary will require to be carefully assessed against any possible flood risk.

Policy E4: the central Grantown Conservation Area will continue to be protected and enhanced as accords its designation.

Tourism:

Tourism and recreation are important to this community area, with a large amount of tourist accommodation which is used as a base to explore the surrounding countryside; facilities for visitors should be developed, enhanced and maintained within the Grantown-on-Spey community.

Policy site T1: The existing camping & caravanning site should be protected and enhanced; an extension of the site (as currently shown) north towards the railway, and NE into the adjacent field will be considered, pending environmental surveys.

Other Issues:

Recommendation R1: The water supply and waste-water-treatment works should have their capacities increased to facilitate future developments.

Pathways: a network of paths should be developed/enhanced throughout the community area.

Steam railway: provision should be made for the continuation of the line from Boat of Garton to Grantown on Spey, and the development of a station facility.

Kincraig & Insh

The Planning Background: This community area is central in the Badenoch & Strathspey area of Highland Council, between Aviemore and Kingussie community areas. The area is currently covered by the Badenoch & Strathspey Local Plan 1997, and the Highland Structure Plan 2001.

Character of the Area: The community area focuses on the settlement of Kincraig, bounded by the Monadhliath Mountains to the north, and the Cairngorm Mountains to the south; through the middle runs the Spey valley. There are two large lochs in the valley, Loch Alvie and Loch Insh, the latter being one of the most designated sites within the National Park. There are several smaller settlements in the valley, including Lynchat, Alvie, Feshiebridge, Insh and Drumguish; all the settlements in the area are accessed off the B9152 and B970 roads, there being no direct access off the A9. Considerable sections of the valley, and lower hill-slopes, are clad in woodland, much of which is identified under the Ancient Woodland and Semi-Natural Woodland Inventories.

Opportunities for the Area: The local economy is largely founded on land-based business and the tourist sectors. The Local Plan should seek ways to concentrate development within the boundaries of existing settlements, to consolidate the communities and maximise use of local services and infrastructure. The surrounding countryside areas are of high landscape and environmental value, and any new developments should not compromise the scenic beauty or special qualities of the area.

Policies and Proposals: Kincraig and Insh are the only 'zoned' areas within the community district; outwith this the General Policies and the Topic Policies will apply.

Housing:

Future housing development should be focussed within the existing settlements, while single-house developments in the countryside will be subject to the general Housing Policies. Housing of all tenures may be required, but affordable housing to rent will be especially valuable to attract young families and encourage younger people to stay in the community area. 6 sites have been zoned specifically for housing, one with existing planning permission; outwith these zones, infill sites for single houses will be considered. Sites for affordable housing may also be available via agreements with the Forestry Commission. Policy sites H2-5 will be further detailed in the Finalised Draft Plan, once their principle is established.

Policy site: H1: an area with a variety of proposals which already have planning permission, behind the telephone exchange and community hall. This site is rich in woodland habitat and as much of this should be retained as is possible.

Policy sites H2 & H3: these two sites, between the A9 and the B9152, will be zoned for longer-term housing; a 50% buffer zone will be required from the A9.

Policy sites H4 & H5: these sites will consolidate the area around the school, and as such will be particularly suitable for rented/affordable housing for families with children.

Policy site H6: a site in the back lands at Insh; existing trees, walls and drainage should be retained wherever possible. The access road from Juniper Cottage will require upgrading and adoption.

Business/Employment:

The general economy of the area is traditional land-based activity and a large sector of the economy based around tourism. Proposals to enhance and diversify the local economy will be supported in principle; two particular sites are zoned, around Baldow Smiddy, for development and enhancement and at the old rail station. Other proposals will be considered, particularly for small start-up units, but within the general environmentally sensitive location high standards of design coupled with low levels of impact will be required. The local estates have a significant number of businesses in the countryside, but these will be covered by the General & Topic Policies. The existing shop and local businesses should also be protected. Other proposals may be considered.

Policy site: B1: The site of, and behind Baldow Smiddy, is designated for business use; any proposal must take accordance of the high environmental sensitivity of its context.

Policy site B2: The site of the old station yard, while it has access problems that may restrict access to pedestrians, it may be possible to develop some small-scale business/tourism venture.

Policy recommendation B3: small start-up units could be developed within and around the various smaller settlements in the area.

Policy recommendation B4: in Insh, the workshops adjacent to Rose Cottage, and the RSPB office, shall be retained as 'commercial/business' use.

Community:

Kincraig's community facilities are limited to the village hall/community centre and the sports pitch & play-park; all of these will be protected from 'non-community-use' development, and proposals for new facilities will be favourably considered.

Policy Recommendation C1: Need to develop further community facilities in Kincraig and the other settlement areas. Kincraig in particular has a need for public toilets. All existing facilities will be protected.

Policy Sites C2: These sites will be required as part of Housing sites H2 - H4, uses to be agreed with the community.

Environment:

Policy E1; The boundary of Kincraig has been specifically drawn to protect the surrounding areas of valuable woodland habitat; those sites within the boundaries of Insh and Kincraig which have been zoned for environmental protection and enhancement, will be protected from any development proposal.

Policy E2: A 50% buffer zone will be required around the new housing sites between the A9 and B9152.

Policy E3: the lower part of the H4 site field will be retained as habitat/grazing.

Policy E4: Historic environment; there are a number of historical sites, listed buildings and structures, and a historic garden/designated landscape within the area. Of particular note are: the Category B listed Alvie and Insh Parish Churches (both late 18th century, and both holding prominent positions in the landscape); the Kincraig

Bridge over the River Spey, a B-listed 8-span timber-girder bridge (late 19th c); and Balavil House, a fine classical mansion of 1790, B-listed, based on a Robert Adam design. All listed buildings & structures, and their settings, shall be protected and enhanced.

Tourism:

Tourism and recreation are very important to this community area, with some excellent tourist accommodation that is used as a base to explore the surrounding countryside; facilities for visitors should be developed, enhanced and maintained within the community. The Loch Insh Watersport Centre and the Highland Wildlife Park are prime attractions in this area, as well as the Loch Insh Marshes for nature tourism.

Policy Recommendation T1: proposals for the development of new, or enhancement of existing tourism attractions/facilities will be favourably considered.

Other Issues:

Infrastructure:

Recommendation R1; The water supply and waste-water-treatment works should have their capacities increased to facilitate future developments.

Recommendation R2: It is a community wish that the railway station be re-opened.

Paths: SUSTRANS link from Kingussie to Aviemore.

Kingussie

The Planning Background: This community area is in the south-western section of the Badenoch & Strathspey area of Highland Council. The area is currently covered by the Badenoch & Strathspey Local Plan 1997, and the Highland Structure Plan 2001.

Character of the Area: The community area focuses on the settlement of Kingussie, but also runs south to the A9 at Drumochter. The area is characterised by the broad strath of the Spey and the rising hills of Glen Tromie and the Cairngorms to the south.

Opportunities for the Area: The local economy is largely tourism and land-based, with a number of significant attractions. The Local Plan should seek ways to concentrate development within the drawn boundary of Kingussie, to consolidate the community. The surrounding countryside areas are of high landscape value, and any new developments should not compromise the scenic beauty or special qualities of the area. The character of Kingussie High Street in particular is also of high value and should not be compromised by unsympathetic new development.

Policies and Proposals: Kingussie itself is the only 'zoned' area within the community district and outwith Kingussie, the General Policies and the Topic Policies in Policy Section 3 will apply.

Housing:

The main opportunities for housing in Kingussie are on gently sloping fields to the northeast of the town. Elsewhere, the flood plain and steeply wooded slopes restrict the housing potential of land. The housing land allocations are divided into small units, and should be phased over the plan period.

Policy sites H1 to H4: Each of these sites is suitable for around 20 houses, of which a proportion should be 'affordable' to rent, and a high proportion should be for local needs. The planning authority will ensure that adequate green corridors, amenity space and footpaths are provided with these developments, particularly linking with the forestry to the north.

Policy sites FH1 and FH2: Future housing land towards Kerrow, for use in the next Local Plan. Access to these sites will be required from the High Street and through the amenity space to the south.

Business/Employment:

While the economy of the area is diverse, tourism plays a particularly strong role locally, and Kingussie benefits from a range of visitor attractions nearby, including the Highland Folk Museum off Duke Street. The business uses on Kingussie High Street should be maintained and changes of use should be resisted unless there are exceptional circumstances. Two sites are zoned for business use.

Policy site B1; The site to the north of Market Lane and south of the Railway line is allocated for small-scale business uses.

Policy site B2; Land south of the railway line and adjacent to the sewage works will be reserved for business uses.

Community:

Kingussie has traditionally been the centre of Badenoch and its service partly reflect that position. As well as a community hall, Kingussie has a relatively new sports and halls facility at the Badenoch Centre.

Policy C1: existing community facilities and areas to be protected from development.

Environment: Kingussie is an attractive town with a distinctive character that is created by its position in the strath, its architecture and open spaces. The architectural history of Kingussie is reflected in the presence of 19 listed buildings, but there are many other locally distinctive buildings in the town. The Gynack Burn and its margins form an important wildlife corridor near the middle of Kingussie. The Gynack Burn itself is a tributary of the River Spey Special Area of Conservation (SAC) which is a European designation of biodiversity importance. There are also a range of amenity areas within the town that should be protected for their wildlife and landscape importance

Policy E1: 'Environmental' sites identified on the Kingussie proposals map will be protected from development. Part of the site to the south of Kerrow and the future housing land will be required to provide road access to those housing sites.

Proposal E1: The National Park Authority and Highland Council will consult the local community on the designation of a Conservation Area within Kingussie with a view to its designation and a request for an Article 4 direction from the Scottish Ministers to remove appropriate permitted development rights.

Tourism:

Tourism is important to the area, with a number of popular attractions including the Highland Folk Museum.

Policy T1: The Highland Folk Museum site will be protected from development.

Other Issues: Infrastructure:

Recommendation R1: The water supply and waste-water-treatment works should have their capacities increased to facilitate future developments.

Laggan Bridge, Gergask & Balgowan

The Planning Background: This community area is the southernmost section of the Badenoch & Strathspey area of Highland Council, and is at the SW tip of the CNP. The area is currently covered by the Badenoch & Strathspey Local Plan 1997, and the Highland Structure Plan 2001.

Character of the Area: The Laggan area sits towards the western end of Badenoch and close to the western boundary of the National Park. The village of Laggan Bridge and Gergask itself sits beside the A86, but the population is dispersed over a wider area of small groups of houses and isolated properties. The groupings of houses at Balgowan, Catlodge and in Strathmashie are all part of this area. The landscape of the area is varied, with the flat valley bottom and gentler slopes being farmed and the steeper slopes and knolls used for rough grazing or forestry, and with patches of broadleaf woodland throughout the area.

Opportunities for the Area: The local economy is largely either land-based, or reliant upon seasonal tourism and for this reason it is important to both encourage diversification of the local economy in general, and to diversify the facilities & attractions that are available for tourists. The Laggan Wolftrax mountain bike circuits are a recent development that may help to encourage a wider range of visitors to the area. The active community are likely to develop their own plans for the area. The Local Plan should seek ways to consolidate the settlement patterns of the area through reinforcing the character of the hamlets with appropriately designed development.

Policies and Proposals: Laggan Bridge, Gergask and Balgowan are the only 'zoned' areas within the community district; outwith this the General Policies, and the Topic Policies in Section 3 will apply.

Housing:

Housing is located across the area, but the Laggan Bridge/Gergask and Balgowan area has the greatest concentration. There has been a history of isolated housing in the area that was traditionally related to a land-based employment and it helps contribute to the character of the Laggan area. Whilst housing in the countryside for residents and for a specific need should help sustain the community, large numbers of new dwellings scattered throughout the area could erode the character of the area that makes it special.

It is important therefore that new housing in the countryside reflects the existing patterns of development, the scale, setting, orientation and massing of development in the area. This means that houses should normally be located to overlook the strath and face south, which makes the most of direct solar gain, and reflects the general east-west alignment of buildings in the area. However, the prominence of new housing located in such a way means that new buildings will also need to be designed in such a way as to mirror the characteristics of the local architecture.

Policy site: H1; a site west of the Gergask burn and south of Coirieyairick Road could be suitable for a mixture of affordable and local needs housing and could accommodate up to 10 units. Development of this site would be subject to a suitable access route and evidence that the site would not be subject to flooding. Also, given the visual prominence of this location, any proposals would need to be sensitively designed to reflect the character of the area.

Business/Employment:

The general land-based economy of the area is supplemented by tourism and home-working. The area has yet to see the impact the Laggan Wolftrax mountain bike facility will have, but there may be increased opportunities for associated business in the area. The Forestry Commission land may also be the most appropriate location for the workspace and small business units that the community would like to see. The lack of a broadband ADSL connection to the area makes home-working and business in general more difficult in the area, and while the Local Plan can't allocate for it, it is a relevant constraint. The village shop at Laggan Bridge is an important part of the local service structure and the community would not welcome any change of use.

Community:

Laggan's community facilities are limited to the village hall and community office, school and playground and the existing sports facilities. The shop at Laggan Bridge is also an important focal point for the community.

Environment:

The River Spey and its tributaries are designated under European Natura legislation which means that developments must not have any direct or indirect negative impacts on the river. In addition, the River Spey floods around Laggan meaning that no new development can take place outside of the identified boundary.

The Village Elm tree in Laggan, behind the village hall should be protected as a landmark and amenity feature that is valued by the community. The National Park Authority will consider a Tree Preservation Order (TPO) in the future, but would in any case resist any development that would have an adverse impact on the tree.

Tourism:

Tourism is important to the Laggan area and draws heavily on the quality of the natural and managed quality of the landscape and the nature of the area and the recreational opportunities of the area.

Recommendation R1: That Highland Council or Bear Scotland improve the car parking facilities beneath Creag Dhubh at Lochan Uvie for climbers.

Infrastructure:

Recommendation R1; The water supply and waste-water-treatment works should have their capacities increased to meet current needs and facilitate some future developments.

Recommendation R2; The A86 runs through the Laggan Bridge and Balgowan area and this means that high volumes of traffic pass through the area. The speed limits in the area should be reviewed with a view to extending and lowering the limits.

Recommendation R3; The Laggan Bridge and Balgowan area would also benefit from the provision of additional footpaths or cycle tracks for the community and visitors. In particular, paths which reduce the need to walk on the verge of the A86 should be considered. Ideally, a network of circular walks, linking to other areas would help the area.

Nethy Bridge

The Planning Background: This community area is in the north-eastern section of the Badenoch & Strathspey area of Highland Council, between Grantown-on-Spey and Rothiemurchus & Glenmore community areas. The area is currently covered by the Badenoch & Strathspey Local Plan 1997, and the Highland Structure Plan 2001.

Character of the Area: The community area focuses on the settlement of Nethy-Bridge, bounded by the River Spey to the north-west, and the Cairngorm Mountains to the south and east. The NW section is therefore reasonably flat and fertile farmland, with large areas of woodland between the B970 and the rising moorland; most of the woodland is recorded under the Ancient Woodland Inventory, the Semi-Natural Woodland Inventory, as well as other significant environmental designations. The character of Nethy Bridge itself is very much dominated by its woodland setting, most of the village is not visible from the B970 and this woodland character should not be compromised by over-development; this is equally the case for the open land to the west as it is for the wooded areas.

Opportunities for the Area: The local economy is largely founded on land-based business and the tourist sectors. The Local Plan should seek ways to concentrate development within the boundary of Nethy Bridge, to consolidate the community and maximise use of local services and infrastructure. The surrounding areas are of high landscape and environmental value, and any new developments should not compromise the scenic beauty or special qualities of the area.

Policies and Proposals: Nethy Bridge is the only 'zoned' area within the community district; outwith this the general Policies will apply. The settlement boundary has been drawn to specifically delineate the principal built area; while this will exclude the many small clusters which have developed all around it, it is designed to consolidate the main settlement structure from unlimited sprawl.

Housing:

Future housing development should be focussed within the Nethy Bridge settlement. Housing of all tenures may be required, but affordable housing to rent will be especially valuable to attract young families and encourage younger people to stay in the community area. 3 sites have been zoned specifically for housing, which already have planning permission; As these represent a considerable amount of new housing for the village, no more short-term sites will be zoned in this Plan. Outwith these, infill sites for single houses may be considered.

Policy site: H1; opposite the football pitch.

Policy site: H2 & H3; the two sites for the School Wood development which already have planning permission; each site should be flanked by 'wildlife corridors' ~ areas of existing woodland retained to allow wildlife to travel between wooded areas.

Policy Recommendation H4: Infill sites may be available within the Nethy Bridge settlement boundary; any proposals should reflect the existing house positions and spacing/density/scale.

There are currently live housing planning applications at **LA1** and **LA2**.

Business/Employment:

The general economy of the area is traditional land-based activity and a large sector of the economy based around tourism and services. Proposals to enhance and diversify the local economy will be supported in principle; one particular site is zoned adjacent to the H3 housing site; this is an environmentally sensitive location and high standards of design couples with low levels of impact will be required. The existing shop and local businesses should also be protected. Other proposals may be considered.

Policy site B1: The site adjacent to H3 is designated for business use; any proposal must take accordance of the high environmental sensitivity of its context.

Policy B2: Nethy Bridge has few shops/commercial premises; as such they should be protected from change of use.

Community:

Nethy Bridge's community facilities are limited to the village hall/community centre and the adjacent outdoor sports facilities; all of these will be protected from 'non-community-use' development, and proposals for new facilities will be favourably considered. An issue of concern within the community is the danger pedestrians face when crossing the Nethy Bridge, which is narrow and has no pavement.

Policy Recommendation C1: The general need to develop further community facilities will be supported.

Policy Recommendation C2: the Nethy Bridge itself is dangerous for pedestrians; a footbridge could be developed to enable a safer crossing.

Policy Recommendation C3: the field currently used for Nethy Bridge Games will be maintained as a community amenity.

Policy C4: a site will be required for a community area Fire Brigade appliance; various options to be considered prior to the Finalised Draft Plan.

Environment:

Policy E1; The boundary of Nethy Bridge has been specifically drawn to protect the surrounding areas of valuable woodland and habitat; those sites within the boundary which have been zoned for environmental protection, will be protected from any development proposal.

Policy E2: Wildlife corridors have been zoned at either side of the two School Wood housing sites (H2&3).

Policy E3: Historic environment; there are a number of historical sites, listed buildings and structures, and a historic garden/designated landscape within the area. Of particular note are: the Category A listed Aultmore House (early 20th C. mansion and grounds); the Nethy Bridge itself, a B-listed triple-span granite bridge dated 1815-20 by Thomas Telford; and Castle Roy, a Scheduled Ancient Monument the remains of which comprise a 13th C. enclosure castle on a circular mound. All listed structures, and their settings, should be protected and enhanced.

Tourism:

Tourism and recreation are extremely important to the economy of this community area, with some excellent hotels and other tourist accommodation which is used as a base to explore the surrounding countryside; facilities for visitors should be

developed, enhanced and maintained within the community. The Loch Garten osprey centre is one of the prime attractions for the wider area.

Policy Recommendation T1: proposals for the development of new, or enhancement of existing tourism attractions/facilities will be favourably considered.

Other Issues:

Infrastructure:

Recommendation R1; The water supply and wastewater treatment works should have their capacities increased to facilitate future developments.

Pathways: Footpaths should be developed inc: a circular path linking Dorback Road to the footbridge and linking the village to Abernethy Woods behind Dirdhu.

Newtonmore

The Planning Background: This community area is in the south-western section of the Badenoch & Strathspey area of Highland Council. The area is currently covered by the Badenoch & Strathspey Local Plan 1997, and the Highland Structure Plan 2001.

Character of the Area: The community area focuses on the settlement of Newtonmore, but also stretches down the A9 to Crubenmore, towards Kingussie to the NE, and into the Monadhliath Mountains to the north. Thus the northern section is mountainous, and the southern section is the reasonably flat and fertile Spey valley.

Opportunities for the Area: The local economy is largely tourism and land-based, with a number of significant attractions. The Local Plan should seek ways to concentrate development within the drawn boundary of Newtonmore, to consolidate the community. The surrounding countryside areas are of high landscape value, and any new developments should not compromise the scenic beauty or special qualities of the area. The character of Newtonmore's Main Street in particular is also of high value and should not be compromised by unsympathetic new development.

Policies and Proposals: Newtonmore settlement is the only 'zoned' area within the community district; outwith this the General Policies, and the Topic Policies in sections 3 will apply.

Housing:

The flat areas of farmland to the SW of Newtonmore are the natural areas for the community to expand into. Housing of all tenures is required, but affordable housing to rent will be especially valuable to attract young families and encourage younger people to stay in the community area.

Policy site H1: adjacent to the A86; tree-screening should be maintained/planted around the site; development should be in at least 2 distinct phases to avoid being perceived as one large housing scheme.

Policy site H2: adjacent to the B9150, stretching down towards the railway line; as H1, this area should be developed in distinct stages.

The sites zoned in H1 and H2 will be zoned as short-term (next 5 years) and long-term in the next version of the Local Plan (Finalised draft, out in Easter 2006 for consultation); they will also be zoned for development in phases, not as big uniform housing schemes to be built all at once, with green space and landscaping integral to the layout.

Business/Employment:

The general economy of the area is quite diverse, but with some traditional land-based activity and a large sector of the economy based around tourism and recreation. Proposals to enhance and diversify the local economy will be supported in principle; two particular sites are identified within Newtonmore as suitable for general business development, but others may be considered.

Policy site: B1: The site of the existing railway station business park, for enhancement and development, and possible extension.

Policy opportunity sites B2 + B3: The site of, and behind the café/lorry-park, whose proximity to housing will require a low-impact and carefully designed development, possibly for a few small-scale start-up units, and enhancement of the existing.

Community:

Newtonmore's community facilities are wide-ranging, particularly for outdoor sports, but the hall in particular could do with upgrading and development. Additional facilities would be welcomed by the community, and the old hall is the prime site for a community facility, being in reasonable condition and easily adaptable for a wide variety of uses.

Policy opportunity site: C1; Need to upgrade and develop the village hall, potentially into a community/arts facility.

Policy C2: existing community facilities and areas to be protected from development.

Environment:

Policy E1: A number of sites within Newtonmore have been zoned to protect them from development; general landscaping works and environmental improvements could be carried out within the village.

Policy E2: Historic environment; there are a large number of historical sites, listed buildings and structures within the area. Within Newtonmore itself there are 3 listed structures: Spey Bridge (1930, for the unusual design, Category B); the Railway Station (1893, Category B); and the Craigmhor Hotel (one of the earliest highland railway hotels, 1875, Category C(s)). All listed buildings and structures, and their settings, should be protected and enhanced.

Policy E3: The flood plain adjacent to the railway line should not be used for development.

Policy Recommendation E4: A recycling facility could be established in the Industrial Estate.

Tourism:

Tourism and recreation are important to this community area, with a number of popular attractions; as such the folk museum and aqua theatre; facilities for visitors should be developed, enhanced and maintained.

Policy T1: The Highland Folk Museum; this important site should be protected and enhanced.

Policy site T2: the existing camping & caravan site.

Policy T3: Existing facilities and attractions, such as 'Waltzing Waters' should be protected, and where appropriate, enhanced.

Other Issues: Infrastructure:

Recommendation R1: The water supply and waste-water-treatment works should have their capacities increased to facilitate future developments.

Recommendation R2: consideration should be given to a short link road between the A86 and B9150 to avoid heavy traffic passing through Newtonmore en-route to the A9.

Pathways: Paths should be formalised between Newtonmore and Laggan, and more 'circuit-walks' should be established around the village.

Rothiemurchus and Glenmore

The Planning Background: This community area is around the middle of the Badenoch & Strathspey area of Highland Council, between Grantown-on-Spey and Carr-Bridge. The area is currently covered by the Badenoch & Strathspey Local Plan 1997, and the Highland Structure Plan 2001.

Character of the Area: The community area is focussed on the area between Inverdrue and Coylumbridge to Glenmore at Loch Morlich. It runs south from the southern edge of Aviemore to Loch Einich and includes a number of the Cairngorm Mountains, including much of Cairngorm itself. The lower ground in Glen More and over Rothiemurchus is dominated by woodland and forestry, much of which is recorded under the Ancient Woodland and Semi-Natural Woodland Inventories and contains remnants of past Caledonian Pine woodland.

Opportunities for the Area: The local economy is largely founded on land-based business and the tourist sectors. The Local Plan should seek ways to concentrate development within the boundaries of Inverdrue, Coylumbridge and Glenmore to consolidate the community. The surrounding areas are of high landscape and environmental value, and any new developments should not compromise the scenic beauty or special qualities of the area.

Policies and Proposals: Inverdrue and Coylumbridge are the only 'zoned' areas within the community district although an affordable housing site has been zoned in Glenmore. Outwith these areas the General Policies, and the Topic Policies in sections 3 will apply.

Housing:

Future housing development should be focussed within the Inverdrue and Coylumbridge settlements. Housing of all tenures is required, but affordable housing to rent will be especially valuable to attract young families, encourage younger people to stay in the community area, and provide for seasonal and other tourism-related employees. The National Park Authority has called in a current planning application for 5 affordable homes opposite Dellmhor.

Proposal site: H2; The old sawmill site for 12 houses, including a proportion of affordable and/or local needs units. Members of the community as a potential housing site suggested this site. However, the site is within naturally regeneration pine and birch woodland and a better site in the longer term may be the quarry and borrow pit to the north that is between the Glenmore and Tullochgrue roads. We would welcome your views on this issue.

Proposal site: H3; Three units between the river and B970 at Coylumbridge, partly on the site of the demolished riverside cottage. These units have outline planning consent at the time of writing.

Proposal site: H4; two units on Coylum Road, Coylumbridge.

Proposal site: H5: two affordable units on the old campsite toilet block at Glenmore.

Proposal Site: FH1; on the north side of the road at Glenmore for 6 affordable housing units.

Cambusmore: The current Badenoch & Strathspey Local Plan allocates a large site at Cambusmore for a new settlement/community in the future. This is one possible housing option that will be considered for the new Local Plan once the National Park Authority has identified the future housing needs of the Badenoch & Strathspey area of the Park.

Business/Employment: The general economy of the area is traditional land-based activity and a large sector of the economy based around tourism and services. Proposals to enhance and diversify the local economy will be supported in principle.

Proposal site: B1; Land between the Tennis Club/Bothy Bikes and the Inverdrue triangle for business or retail.

Policy site: B2; The Ski Road Skis site will remain as a business site.

Community: The area's community facilities are limited, with Aviemore providing some facilities. The area does not have a community hall, but uses the Rothiemurchus Tennis Club for some community meetings and events. The area would benefit from improvements to the facilities in Aviemore. There is one site in Inverdrue that has been identified as important to the community for the play area, and St John's Church would like to build a Church Hall on land adjacent to the Church.

Policy Site C1; Development that would have an adverse impact on the ground around the visitor centre will not be permitted.

Proposal site C2; land reserved for a church hall or other community facility.

Environment: Most of the land within the area is designated or important for its nature conservation value and the attractive landscape.

Tourism:

Tourism and recreation are vital to this community area, with both hotel and other tourist accommodation, and a range of formal and informal activities. Facilities for visitors should be developed, enhanced and maintained within the community.

The Caravan site at Coylumbridge should be retained.

Glenlivet

The Planning Background: This community area covers part of the Glenlivet area (the National Park boundary follows the river Livet, meaning that parts of Glen to the east and north of the river are not in the National Park) and is within Moray Council. The area is covered by the Moray Development Plan 2000.

Character of the Area: The community area has a number of small settlements, (Knockandhu/Auchnarrow, Chapelton of Glenlivet, Minmore/Castleton, and Tomnavoulin) historically linked to distilleries, as well as dispersed housing and farms. The landscape is dominated by the rolling farmed valley, with patches of forestry and moorland or rough grazing on the upper slopes.

Opportunities for the Area: The local economy is largely founded on land-based business and historically on distilling. The area does not attract the large numbers of tourists that visit Speyside, but with sites like the distilleries and also the Scalan College, could attract more visitors if additional facilities were developed. The Local Plan seeks to concentrate development within the boundaries of Knockandhu/Auchnarrow, Chapelton of Glenlivet, Minmore/Castleton, and Tomnavoulin.

Policies and Proposals: Only the four small villages of Knockandhu/Auchnarrow, Chapelton of Glenlivet, Minmore/Castleton and Tomnavoulin have been 'zoned' in this area. There are no specific proposals for new development within these areas, but proposals for infill development of housing will be considered favourably where they can be connected to existing infrastructure, and make a positive contribution to the character of the settlements. A number of areas within the villages have been identified to be protected from development as they make a positive contribution to the visual and recreational amenity of the villages.

Outwith the village areas the General Policies, and the Topic Policies in section 3 will apply in full.

Tomintoul

The Planning Background: This community area is one of two within the Moray Council district, and is currently covered by the Moray Development Plan, adopted in 2000 and now under review (which effectively omits the Park area of Moray).

Character of the Area: This large area is extremely diverse. It stretches from the summit of Ben Macdui in the heart of the Cairngorms plateau, to the village of Tomintoul and Strath Avon beyond; and from the Lecht Ski Centre to the Cromdale Hills. The landscapes of the area vary widely, from the high mountain plateau, to moorland foothills, forestry and farmed valleys. Tomintoul is the main settlement and elsewhere development is scattered and mainly farm or estate-based.

Opportunities for the Area: The local economy is largely either land-based or reliant upon seasonal tourism; for this reason it is important to both encourage diversification of the local economy in general, and to diversify the facilities & attractions that are available for tourists. Development will be concentrated in Tomintoul itself, and it is important that the existing structure and environment is enhanced and consolidated to maintain the traditional character of the village, which is a great asset. Tomintoul is a planned estate village, with a regular grid structure, with the Main Street and Square maintaining their traditional character. The surrounding areas are of high landscape value, and any new developments should not compromise the scenic beauty or special qualities of the area.

Policies and Proposals: Tomintoul is the only 'zoned' area within the community district; outwith this the General Policies, and the Topic Policies in section 3 will apply.

Housing:

Housing development for this area is likely to be concentrated in Tomintoul where the regular grid structure of the village should be consolidated and maintained.

Policy sites: H1 and H2: housing development has started in both these zones, which should be consolidated before further sites are considered. New housing should reflect the density, scale and proportions of the existing village.

Policy sites H3 and H4: these sites can be developed once H1 & H2 are completed.

Policy H5: Infill sites throughout the village should be fully utilised. Developments should follow the scale, pattern and density of the existing houses which border any proposal's site.

Business/Employment:

The general land-based economy of the area is supplemented by tourism and local distilleries. Tomintoul itself is a significant tourist centre within the National Park, with several large hotels and the newly refurbished Lecht ski centre close by. Proposals to enhance and diversify the local economy will be supported in principle; two particular sites are identified within Tomintoul as suitable for general business development, but others will of course be considered.

Policy opportunity site: B1; This site already has a workshop and depot, and should be maintained for further development of business use.

Policy opportunity site B2; This site has a depot and some sheds facing onto Conglass Lane, but there is scope for this to expand to the north-east, particularly as it is screened by trees from the A939 road. This tree-screen should be maintained.

Policy B3; existing shops/commercial units should be protected from changes to other uses, unless associated development ensures no net loss.

Policy opportunity site B4; A community biomass electricity generation plant could be developed within the area, subject to environmental & transport considerations.

Community:

Tomintoul's community facilities are limited to the village hall and the existing sports facilities. Additional facilities would be welcomed by the community, the old school would be the prime site for a community facility, being in generally good condition and easily adaptable for a wide variety of uses.

Policy opportunity site: C1; The old school and its site shall be reserved for development as community facilities. The size of the building and grounds offer considerable scope for workshops, offices and sporting facilities

The amenity facilities/sites **C2-C10** shall be protected from re-development to non-community use.

Environment:

Within Tomintoul there are a number of sites which require protection from unsuitable development and/or enhancement. General protection sites are simply marked 'E'.

Policy E1; The Square. This green space is the focal point of the village, and as such should be protected from any development. The character of the buildings which surround the Square should also be protected from any development/alterations that would detract from their traditional character.

Policy E2: the mature trees at the entrance to the school shall be protected.

Policy E3: the mature trees along the western side of Tomnabat Lane shall be protected.

Policy E4: the trees surrounding the playing field shall be protected.

Policy E5: the shelter-belt trees should be maintained to screen the sheds and service yard, and potential tourism site.

Policy Recommendation E6: consideration is given to the creation of a Conservation Area for the Main Street and Square in Tomintoul. This area is crucial to the traditional character of the village; any new development should ensure that this character is not compromised.

Tourism:

Tourism is vital to the Tomintoul area, as a primary economic driver, and as such facilities and attractions should be developed and maintained.

T1: A camping site could possibly be developed in the field behind the service-yard/sheds; further tree-screening should be developed.

T2: An alternative site for camping would be behind the play park; tree screening should be maintained.

T3: The existing picnic lay-by will be protected.

Other Issues; Infrastructure:

Recommendation R1; The road network within Tomintoul itself (particularly the back & side lanes) and in the surrounding general area, is particularly poor in places. Up-grading is necessary to facilitate future growth and development.

Recommendation R2; Sewage treatment capacity should be upgraded & extended.

Pathways: A network of paths should be developed and enhanced.

Mid-Deeside & Cromar

The Planning Background: This community area is the easternmost section of the Aberdeenshire Council sector of the CNP. The area is currently covered by the Aberdeenshire Local Plan 2002 (Finalised Draft), and the NEST Aberdeen & Aberdeenshire Structure Plan 2001-2016.

Character of the Area: The Mid-Deeside section has the Muir of Dinnet and Lochs Kinord & Davan to the north, with the fertile Dee valley and rising up through Glen Tanar to the summit of Mount Keen to the south. The main settlement is Dinnet, with the rest of the area dotted by farms and estate housing; Glen Tanar itself has around 30 households. The Cromar sector is in two parts: low level moor and farmland to the south, containing the Ordie settlement, and the northern slopes of Morven.

Opportunities for the Area: The local economy is largely land-based, with a high percentage of farming; both Muir of Dinnet and Glen Tanar are significant centres for ecology and recreation, and as such could benefit from further (appropriate) tourism development and enhancement. The Local Plan should seek ways to concentrate development in Dinnet and Ordie settlements, within the drawn boundaries, to consolidate the communities. The surrounding areas are of high landscape value, and any new developments should not compromise the scenic beauty or special qualities of the area.

Policies and Proposals: Dinnet is the only 'zoned' area within the community district; outwith this the General Policies and the Topic Policies will apply.

Housing:

Lowland areas are fairly evenly developed by farms and estate housing; with concentrations in the Dinnet and Ordie settlements, and on the Glen Tanar estate. Future housing should primarily be concentrated within the settlements. Housing of all tenures is required, but affordable housing to rent will be especially valuable to attract young families and encourage younger people to stay in the community area.

Policy sites H1-3: to the south of Dinnet's old railway station; this site will be suitable for phased development over the next 15 years, in three 5-year sections as indicated. A tree screen should be maintained to the B9138, and the development should maintain as many trees across the site as is possible. A high percentage of this site is likely to be required for a variety of affordable-housing tenures.

Policy recommendation H4; within Ordie and Dinnet, infill development may be acceptable but should reflect the scale and spacing of existing housing. In Ordie, access safety onto the main road is currently a problem, but could be addressed by improving sight lines, implementing speed restrictions and traffic calming measures, and re-locating the telephone box.

Business/Employment:

The general land-based economy of the area is supplemented by tourism and recreation. Dinnet has the potential to be a significant Park 'gateway' centre which could generate business opportunities. Proposals to enhance and diversify the local economy will be supported in principle; two particular sites are identified within Dinnet as suitable for general business development, but others may be considered.

Policy opportunity site: B1; The site of the garage/shop to the telephone exchange, for enhancement and development.

Policy opportunity site B2; The site of the old sawmill to the west of the settlement; the woodland context will require a low-impact and carefully designed development.

Community:

Dinnet's community facilities are limited to the village hall, car-park and playground. Additional facilities would be welcomed by the community and supported by this Local Plan.

Policy opportunity site: C1; This site shall be protected from non-community development; there is also a need to upgrade the car-park.

Environment:

A number of sites within Dinnet have been zoned to protect them from development; general landscaping works and environmental improvements could be carried out within the village.

Policy sites E1, E2 and E3: these three sites are protected for their high environmental amenity and for their contribution to Dinnet's character and 'townscape'.

Policy E4; Historic environment; there are a large number of historical sites, listed buildings and structures within the area, particularly in Glen Tanar, which is also a historic designed landscape. All listed buildings & structures, and their settings, should be protected and enhanced.

Tourism:

Tourism and recreation are important to this community area, particularly as it is a 'gateway' to the CNP, and Muir of Dinnet and Glen Tanar are already extremely popular attractions; as such, facilities for visitors should be developed, enhanced and maintained.

Policy T1; The area behind the Loch Kinord Hotel could be enhanced and developed for tourist facilities.

Other Issues:

Infrastructure:

Recommendation R1; The water supply and wastewater treatment works should have their capacities increased to facilitate future developments.

Pathways: a pathway network should be developed throughout the community area.

Donside

The Planning Background: This community area is north east section of the Aberdeenshire Council part of the CNP. The area is currently covered by the Aberdeenshire Local Plan 2002 (Finalised Draft), and the NEST Aberdeen & Aberdeenshire Structure Plan 2001-2016.

Character of the Area: The Donside area follows the river Don from Cock Bridge and Corgarff in the west, including Glen Buchat and Glen Nochty to the north, to close to Glenkindie in the east. The area is characterised by the farmed valleys with forestry and moorland on the upper slopes and higher hills. There are a number of small settlements in Donside, with Corgarff, Roughpark, Poldhullie, Bellabeg, Forbestown, Waterside and Heughhead being the main groupings, but dispersed farms and cottages also contribute to the character of the area.

Opportunities for the Area: The local economy is largely land-based, with a strong farming sector. Although tourism does not play as large a part in the local economy as in some other parts of the National Park, the area has potential to increase visitor use and expenditure. Housing for a range of people is required in the area, with there being an acute shortage of low cost housing for rent, as well as a requirement for more housing for local needs.

Policies and Proposals:

Corgarff, Roughpark, Poldullie and Bellabeg are the only 'zoned' areas of the Donside community area. Outwith these areas, proposals for development will be judged on their merits and the general policies and Topic Policies in section 3 will apply. Proposals for development should also reflect the existing character and patterns of development.

Housing:

The Donside area has a history of dispersed housing and small strips of housing along the roadsides. All proposals for housing development should reflect the existing character and patterns of development. This applies to proposals for infill development in the zoned settlement areas and to proposals in the wider countryside.

Policy site: H1; a plot to the east of Candacraig Cottages, suitable for 4 local needs houses.

Tourism/Business/Employment:

The general land-based economy of the area is supplemented by tourism and recreation. Candacraig estate have proposals for a tourist and leisure development behind Poldhullie and west of the Doune of Invernochty.

Policy site: T1; A site behind Poldhullie is reserved for a tourism and leisure facility. Any development here will need to take full account of the historic environment, particularly in terms of the setting of the Doune of Invernochty.

Policy site B2; The Garage site in Roughpark is reserved for a business use.

Community:

Community facilities in Donside are focussed on the village halls, with the Lonach Hall providing a range of useful facilities. Proposals for additional community facilities are likely to be considered favourably.

Environment:

Relatively few areas within the settlement boundaries in the Donside area are protected from development for environmental reasons. The area behind Poldhullie cottages has a large area protected so that any development of tourist and leisure facilities does not detract from the amenity of the area. The Doune of Invernochty is a Scheduled Ancient Monument and any development around it must not adversely affect the Doune or its setting in the valley.

Braemar & Inverey

The Planning Background: This community area is the westernmost section of the Aberdeenshire Council sector of the CNP. The area is currently covered by the Aberdeenshire Local Plan 2002 (Finalised Draft), and the NEST Aberdeen & Aberdeenshire Structure Plan 2001-2016.

Character of the Area: The Braemar and Inverey area runs from near Inver in the east past Braemar, Inverey and the Linn of Dee close to the watershed between Glen Geldie and Glen Feshie in the west. It includes a large part of the central Cairngorms and also borders Perthshire in the south. The Dee valley is characterised by a mixture of farming and forestry with moorland above. The history of large estates in the area has left a legacy of sparse settlement outwith the villages, and a strong vernacular architecture from the main periods of estate growth and construction. This is reflected in the designation of conservation areas in Braemar and Inverey to protect the character and sense of history of the villages.

Opportunities for the Area: The local economy is largely land-based and tourism related. The estates are a significant employer in the area and there are a number of tenanted farms. However, Braemar itself is a popular tourist destination, both for visitors who take part in outdoor activities, and for bus tours; a fact borne out by the ownership of Braemar's only two large hotels by bus tour companies. The Glenshee ski centre, which had declined over previous years but which was bought in a management buyout in 2004, may still be a source of regular winter employment in the area for the period of the Local Plan, although it will always be vulnerable to mild winter conditions.

The Local Plan should seek ways to concentrate development in Braemar, with opportunities for recreation and visitor activities across the area. New developments within Braemar or in the surrounding countryside should not compromise the scenic beauty or special qualities of the area.

Policies and Proposals: Braemar and Inverey villages are the only 'zoned' areas within the community area; outwith this the General Policies, and the Topic Policies in section 3 will apply.

Housing:

Both Braemar and Inverey have a relatively high proportion of second homes which contributes to a smaller supply for local needs, and also tends to inflate house prices beyond the reach of those employed in the area. Housing for local people and for workers on lower incomes is therefore important to ensure Braemar continues to have a vibrant community. Future housing should be concentrated in Braemar, and as the local needs are relatively modest, should not result in large new developments that would significantly change the character and appearance of the village. Affordable housing to rent is especially valuable as it remains affordable to successive occupiers.

Policy site: H1; south and west of Braemar Lodge Hotel. A proportion of the development will need to be affordable and/or for local needs to be identified through a local housing needs study.

Policy site: H2; north of St Andrew's Terrace, is suitable for between 25 and 30 units, with a large affordable and/or local needs housing content, to be identified through a local housing needs study.

Policy site: H3; by Invercauld Farm. A proportion of the development will need to be affordable and/or for local needs to be identified through a local housing needs study.

Policy site: H4; between Chapel Brae and Linn of Dee Place for four local needs units.

Policy site: H5; off Chapel Brae for two units.

Business/Employment:

The traditional land-based economy of the area is overshadowed by tourism and recreation which employs large numbers of people, often on seasonal contracts and relatively low wages. Braemar is already perceived as the 'Heart of the Park', and has the potential to be a significant Park 'gateway' as well as important centre which could generate additional business opportunities. Proposals to enhance and diversify the local economy will be supported in principle; two particular sites are identified within Braemar to help satisfy demand for workshop space for local tradesmen in particular.

Policy site: B1; close to Invercauld Farm, the site of the Local Authority depot and ambulance station. A large site could be developed to provide a range of workspaces and units.

Policy site B2; around the new water treatment works north of Morrone Lodge. This site could accommodate two or three small workshop units.

Policy site B3; the mews square could support additional retail or business units, particularly given its central location.

Community:

Policy site: C1; The play area north of Invercauld Farm will be protected.

Policy site: C2; at Castleton Hall for a community sports hall.

Policy site: C2; north of St Andrew's Terrace for a Community Health Centre and associated facilities.

Environment:

Policy E1; Mar estate farm woodland is protected as an important recreational and amenity resource.

Policy E2; communal greenspace areas throughout Braemar are protected from development as they contribute to the character and amenity of the village.

Policy E3; woodland around Castleton Hall is protected as amenity greenspace.

Tourism:

Policy T1; land to the south of the caravan park is allocated for expansion of the caravan park. Any expansion should provide sufficient tent capacity in order to reduce the impacts of wild camping along the Clunie to the south of Braemar.

Ballater

The Planning Background: This community area is within the Aberdeenshire Council sector of the CNP. The area is currently covered by the Aberdeenshire Local Plan 2002 (Finalised Draft), and the NEST Aberdeen & Aberdeenshire Structure Plan 2001-2016.

Character of the Area:

The Ballater and Crathie area runs from near Inver west of Crathie to Cambus o May east of Ballater. Ballater is the largest settlement in the area, although there are a number of other small communities that are much older. The Dee valley is characterised by a farmed flood plain with forestry and woodland on the valley sides and moorland on the upper slopes and hill tops. The history and control by large estates in the area has left a legacy of sparse settlement outwith Ballater, and a strong vernacular architecture from the main periods of estate growth and construction. Much of Ballater has been designated as a Conservation Area in recognition of its historical and architectural interest.

Opportunities for the Area:

The Ballater and Crathie area is at the heart of Royal Deeside, and the Royal connections with Balmoral, Crathie and Ballater are partly what makes the area a popular destination for tourists. The area also has spectacular scenery, including Lochnagar, and there are many opportunities for informal recreation. The estates are a significant employer in the area and there are a large number of tenanted farms.

Ballater has undergone substantial residential growth over the past five years and there is resistance to continued growth from some parts of the community. Further growth of Ballater itself could only be to the north east of the town, as it is restricted by the River Dee, the golf course and Craigenarroch in all other directions. Although there is evidence of a continued strong demand for holiday homes and retirement homes, there is a more pressing demand for more affordable accommodation for those who live and work locally. This Local Plan will seek to consolidate the character of Ballater and provide additional housing within the settlement for people living and working in the area.

Policies and Proposals:

Ballater is the only 'zoned' settlement within the community area; outwith the Ballater settlement boundary, the General Policies, and the Topic Policies in section 3 will apply.

Housing:

Ballater has a relatively high proportion of second homes and is also a popular retirement destination. This activity in the housing market both contributes to a smaller supply for local needs, and also tends to inflate house prices beyond the reach of those employed in the area. Housing for local people and for workers on lower incomes is therefore important to ensure Ballater continues to have a vibrant community. Housing within Ballater for the Local Plan period should focus on providing for local needs and in particular on affordable housing to rent as it remains affordable to successive occupiers. However, the Local Plan must also consider potential future housing requirements for the area.

Policy site H1; between Pannanich Road and the A93 is a site suitable for around 10 units.

Policy site H2; southwest of Craigview Road is suitable for 5 units

Policy site H3; between Dee Street and the fire station could be suitable for 6 units.

Proposal site FH1; the land north east of Monaltrie Park is best long term site for future housing for Ballater. It is close to the village and would allow for significant woodland planting or other habitat creation to the northeast in order to create a clear settlement edge, minimise landscape impacts and create recreation opportunities. Development of the site would require changes to the car parking arrangements for the Ballater Highland Games, but could also accommodate some parking provision within the development. This proposal is for the next Local Plan to consider in detail.

Business/Employment:

The traditional land-based economy which is so strong in the landscape is overshadowed by tourism related business within this area. Ballater in particular has a large number of hotels and guest houses, many of which will be full for periods of the summer. Ballater benefits from being the largest centre close to Balmoral, and a large number of businesses rely on the busy summer season. There is shortage of affordable workshop space for trades and craft activities within the area that cannot be met within Ballater and which could be provided adjacent to existing land-based businesses. Ballater itself has two sites zoned for business use:

Policy site B1; the existing business units owned by Aberdeenshire Council

Policy site B2; the bus station between Golf Road and Viewfield Road should remain a business site if at any point during the Local Plan period, it is no longer required for buses.

Community:

The Ballater and Crathie area has limited community facilities. Both Crathie and Balmoral have village halls, and Ballater has the Albert and Victoria Halls complex which also houses the public library. Ballater in particular has a need for more usable community space, and the community are attempting to purchase the Old School site and develop it for a range of community uses.

Policy site C1; The old school is protected for community use.

Policy site C2; Invercauld Park is protected as a recreation space.

Policy site C3; The bowling green, tennis court and curling pond at the golf club are protected.

Environment:

In addition to the Conservation area, Ballater has a number of green spaces within it that are important for amenity and wildlife and are protected through the Local Plan.

Policy E1; the mature woodland around the primary school and northwest of Monaltrie Avenue is protected from development.

Policy E2; the grassland between Monaltrie Close and Monaltrie House is protected for its landscape, amenity and recreation importance. This ground is the remaining parkland setting for Monaltrie House and provides a clear edge to Ballater.

Policy E3; the green spaces along the line of the former railway, including the recent planting around the new Pannanich Road development, are protected, because of

their amenity, recreation and landscape value, and also because of the wildlife corridor they create.

Proposal FE1; A large area of woodland and /or other habitats with associated footpaths are proposed to accompany future development of site FH1 and would be a condition of the housing development. This proposal is for the next Local Plan to consider in detail.

Tourism:

Policy T1; The Caravan site is protected from development.

Angus Glens

The Planning Background: This district is actually covered by 3 community council areas (Kirriemuir Landward East and West, and Inveresk) but for the purposes of this Local Plan they will be considered as one unified and distinct area. The Glens are currently covered by the Dundee and Angus Structure Plan 2001-2016, and the Angus Local Plan (November 2000); the Angus local Plan Review (Finalised Plan Feb. 2005) effectively omits the Park area from its remit.

Character of the Area: The area incorporates 4 distinct glen systems: Glen Esk (the head of which splits into Glens Effock, Lee and Mark); Glen Clova (and Glen Doll); Glen Prosen; and Glen Isla. This large area is very complex systems of glens, all of which are very different in character, with large areas of undulating moorland and a number of high tops. The Park area itself only takes in the heads of the 4 main Glens, which generally means that most of the communities will live outside the actual boundary; this line is of course invisible and for the purposes of this Local Plan we will be including the whole populations of the Glens within the consultation process.

Opportunities for the Area: The local economy is largely either land-based or reliant upon seasonal tourism and recreation; for this reason it is important to both encourage diversification of the local economy in general, and to diversify the facilities & attractions that are available for tourists. Development opportunities within the Park boundary may be quite limited, but this Local Plan will aim to facilitate growth that will keep people living and working in the Glens, as well as enhancing the area for visitors. The surrounding areas are of high landscape value, and any new developments should not compromise the scenic beauty or special qualities of the area.

Policies and Proposals: Around the Clova Hotel is the only 'zoned' area within the community district; outwith this the General Policies and the Topic Policies will apply.

Housing:

There are no specific sites zoned for housing within the Angus Glens, but development will be possible through the general Housing Policies. Developments should follow the scale, pattern and density of the existing housing in the area; great care must be taken to avoid any adverse impacts on the landscape.

Business/Employment:

The general land-based economy of the area is supplemented by tourism and recreation. The opportunity site around the Clova Hotel, while not zoned specifically for a particular use, has the potential for a wide range of (sensitively designed and sited) proposals.

Community:

Community facilities within the Glens are invariably sited outwith the Park boundary. Additional facilities would be welcomed by the community and would be viewed favourably by this Local Plan.

Environment:

Within the Glens there are numerous environmental designations already in place; this Local Plan will consider all parts of the Angus Glens to be of the highest environmental and landscape quality. Any proposals for development should reflect this with the quality and care of their siting and design.

Tourism:

Tourism (and especially recreation) is vital to the Angus Glens area, as a primary economic driver, and as such facilities and attractions should be developed/enhanced and maintained.

Other Issues; Infrastructure:

Recommendation R1; The road network within the Glens is particularly poor in places; up-grading is highly recommended to increase safety and visitor/community amenity. The consultation process has also highlighted the fact that winter clearing of the roads is not adequate.

Glen Specific Issues:

Glen Esk:

Policy recommendation GE1: There are a number of derelict houses which could be renovated, and provide affordable lets for local needs.

Policy recommendation GE2: the car-park and info at the head of the Glen could be further enhanced, and additional facilities developed.

Policy recommendation GE3: The castle and grave-yard both require maintenance and interpretation.

Glen Clova & Glen Doll:

Policy GC1: a visitor centre will be developed by Angus Council (and partners) in the Glen Doll car-park. The Braedownie steading could be utilised for appropriate development when no longer required by the rangers.

Policy recommendation GC2: there is a need for a (fully supervised) camping-site somewhere in the Glen.

Policy recommendation GC3: the Clova Kirk could be developed into a multi-faith centre.

Glen Prosen:

Policy recommendation GP1: there is a need for a walker's car-park at the end of the public road, to facilitate access to the head of the Glen.

Glen Isla:

Policy recommendation GI1: as in Glen Prosen, there is a need for a walker's car-park at the end of the public road, to facilitate access to the head of the Glen.

Policy recommendation GI2: Glen Isla should be better utilised as a 'gateway-route' into the National Park.

APPENDIX 1 NATIONAL PARK PLAN STRATEGIC OBJECTIVES

NATIONAL PARK PLAN STRATEGIC OBJECTIVES

This Appendix lists the strategic objectives of the forthcoming Cairngorms National Park Plan (due to be published for consultation in March 2006) that are relevant to the Local Plan. In some cases, the Local Plan will be the main delivery mechanism for these strategic objectives, while for others, the Local Plan can make only a small contribution.

CONSERVING, ENHANCING AND MANAGING THE PARK

Conserving & Enhancing the Natural Heritage

Maintain and enhance the distinctive landscape character of the Park

The distinctive landscape is closely connected with the landforms, land-use, habitats and species found here and is one of the key reasons people enjoy the Park. Within the landscape there will be dynamic change and evolution but management and development of the Park should retain and where possible enhance the distinctive character.

Ensure development complements, and where possible enhances, the landscape character of the Park

New development and infrastructure that is necessary to meet the needs of those living and working in the Park should be designed to fit and complement the landscape character of its setting, and where possible enhance that setting.

Conserve and enhance the wild characteristics of areas within the Park

A large area of the Park is valued for its innate qualities and the experience of wildness that many people come to the area to enjoy. This sense of wildness and quiet enjoyment should be safeguarded from encroachment by human infrastructure or insensitive management.

Conserve and enhance the diversity of habitats and species present throughout the Park through a landscape-scale approach

The habitats and species throughout the Park are special qualities which underpin its designation as a National Park. Many are of national and international importance and their conservation, and where possible enhancement, is of key importance. However, it is the scale and proximity of habitats, such as semi-natural woodland, rivers, moorland and montane areas, that give the Park its national and international importance, and nature conservation should therefore seek to bring all habitats in the Park into good condition. Management should take a strategic view to enhance the linkages between habitats and the scale of individual habitats, and minimise habitat fragmentation.

Ensure all designated nature conservation sites are in good condition

Within the network of habitats in the Park, some are designated as being of national or international importance for particular nature conservation

features. These sites should be exemplars of good management where the natural heritage interest is secure within a long-term management plan.

To ensure that populations of species given special protection under the Habitat Regulations, the Wildlife and Countryside Act and the Nature Conservation Act list are stable or, where appropriate, increasing.

In addition to ensuring that the habitats necessary for those species given special protection are in good condition, this requires a co-ordinated effort between public agencies, land managers, the police and public to address wildlife crime and irresponsible actions.

To develop awareness and understanding of the interactions of land-uses, tourism and outdoor access and nature conservation amongst all interests

To successfully conserve and enhance the natural heritage of the Park, all sectors need to be aware that their actions can impact, positively or negatively, on the natural heritage. Opportunities for interpretation, training or demonstration should encourage greater understanding of the interactions and mutual interests between nature conservation and the activities of managers, residents and visitors in the Park.

Sustainable Use of Natural Resources

All management and development in the Park should seek to make the most sustainable use of natural resources, including water and energy, as possible

All interests in the Park including households, land managers, visitors and businesses should seek to minimise their impact on natural resources and ensure their use is as sustainable as possible. New development and infrastructure should aim to incorporate the most sustainable systems of energy, water and other resources and minimise its impacts on natural processes.

Prevent degradation and erosion of vulnerable montane and organic soils including peat

The structure and functionality of soils can be damaged as a result of erosion from use, grazing, trampling and access pressure leading to a loss of vegetative cover. Those soils which are particularly vulnerable such as the montane and peat soils should be conserved through management to ensure that the functioning structures are not lost.

Maintain and enhance the existing high water quality environment in the Park

The water quality in the Park's rivers and lochs is generally excellent. Management of the watercourses, neighbouring land management and the water and waste infrastructure should aim to maintain, and where possible enhance further, the quality and quantity of water to the benefit of biodiversity, human infrastructure and use and the hydrological system.

Adopt a catchment-scale approach to water management that integrates land-use, nature conservation and flood management

By managing water courses in the context of the catchment area there are opportunities to co-ordinate its management with surrounding land-uses and account for the influences and impacts both up and down-stream. This offers benefits to water quality and quantity, flood management, fisheries and biodiversity. The catchment management approach currently developed for the Rivers Spey and the Dee provides a good basis on which to develop this approach in the Park.

Encourage more sustainable patterns of water use by households, industry, agriculture and business

Managing the demand for water could have as much, if not greater impact as managing its supply. Water supply can be a significant constraint to the development of communities. All built development and activities using water in the Park should seek to minimise wastage and implement sustainable systems of water use.

Promote sustainable flood management consistent with natural fluvial processes

Potential flooding should be managed through a process of identifying risks and modifying the flow through management of floodplains, drainage and surface flow and upstream activities, with a presumption against hard engineering solutions.

To maintain, and where possible enhance, the existing high level of air quality

The air quality in the Park is generally high, with little atmospheric pollution. The air quality is a key part of the natural environment that people come to enjoy in the Park, and helps to sustain many of the habitats and species as well as contributing to the quality of life.

Integrated Land Management

Maintain a productive and viable agricultural sector

A productive and viable agricultural sector underpins many of the public benefits that land management delivers, particularly some farmland habitats. As well as support for public benefits, it is important to long-term sustainability that agricultural businesses throughout the Park are producing a range of marketable goods.

Encourage the continued development of crofting

Crofting tenure applies only to the Badenoch and Strathspey area within the Park, where it provides opportunities for small-scale land management and production in addition to the mainstream farming sector. Crofting in this area helps to maintain people living in rural locations and forms a part of the land-use pattern, particularly around settlements. Outside Badenoch and Strathspey, there should be encouragement for similar small-scale agricultural

activity that will also contribute to supporting rural communities and local production.

Maintain existing native woodland cover and expand where appropriate to develop habitat networks and complement the landscape character of the Park

The existing native woodland is an important special quality of the Park, forming a distinctive part of the landscape and biodiversity. The existing native woods should be conserved and expansion should focus on establishing large-scale habitat networks that enhance the landscape character, particularly linking the straths of the Spey and Dee. Where expansion is through planting rather than natural regeneration, seed of local origin should be used if possible.

Support the development of local markets, processing and supply chains for forest products

The economic viability of forestry remains key to ensuring the varied benefits of woodlands in the long-term. Opportunities to link producers with processors and customers should be developed to ensure effective supply chains, and markets for timber and value-added products should be supported.

Conserving & Enhancing the Cultural Heritage

Conserve and enhance the resources of the archaeological, historic and built environment.

The physical heritage needs greater repair and maintenance to secure its long-term conservation and enhancement.

COMMUNITIES LIVING AND WORKING IN THE PARK

Economy

Promote diversity and equality of employment opportunities across all areas of the Park

Everyone living in the Park should have the same chance of developing to their full professional potential. This means ensuring that the Park encompasses a variety of sectors and does not rely on a narrow economic base. Specific groups need support to make certain that there is access for all in the jobs market.

Create conditions conducive to business growth and investment that is consistent with the special qualities of the Park

The special qualities and environment of the Park are an opportunity to develop business growth and investment in the area. The long-term management of the Park requires the development of the economy and communities to go hand-in-hand with the conservation and enhancement of the special qualities which give the Park its identity provide many of its resources.

Encourage a population level and mix in the Park that meets the present and future needs of its communities and businesses

Many of the objectives in this section of the Plan will influence and contribute to the population level and mix. However, at a time when the national population is expected to decline and age, it is an important aspiration to encourage a population in the Park can continue to form thriving communities in the long-term.

Transport and Communications

Encourage and support improvements to public transport quality and accessibility to better meet demand and increase use

Use of public transport is presently limited by route provision, frequency and a lack of connectivity in places. Services should be targeted to meet the needs of residents and visitors, with a particular focus on integration between transport types. Better information for residents and visitors on timetables will increase ease of access and use.

Housing

The main housing challenge for the Park to address is the need to ensure greater access to affordable and good quality housing, to meet the needs of the Park's communities. A significant proportion (20%) of the housing stock is second or holiday homes, which while bringing some benefits of their own, exert upwards pressure on house prices and remove stock from meeting the demand for permanent homes. The priority is therefore to ensure a greater access to housing, both owned and rented, through the social and private sectors.

New supply of housing should also be consistent with the special qualities of the Park and meet high standards of energy efficiency and sustainable design.

Increase the accessibility of rented and owned housing to meet the needs of communities throughout the Park

There is a need to ensure access rented and low cost housing in perpetuity. This means identifying sites for housing and prioritising these with our partners in their strategic planning as well as being recognised in their funding programmes. Access to housing could be increased by looking at new and existing properties along with different mechanisms for housing such as the use of local letting initiatives and the use of the rural housing burden to keep rented and home ownership affordable in the long term.

Improve the physical quality, energy efficiency and sustainable design of housing in all tenures throughout the Park

Housing in the Park should aim to be an exemplar of good practice in energy and water efficiency and sustainable design. The lessons learned from different construction methods and approaches should be shared between partners to ensure a continuing improvement in quality and efficiency.

Ensure there is effective land and investment for market and affordable housing to meet the economic and social needs of communities throughout the Park

The availability of appropriate land and investment in infrastructure and services is key to the provision of housing. To ensure the availability of land and investment in the Park that is consistent with the special qualities of the area, a long-term strategy and partnership is required.

Renewable Energy

Help achieve national targets for greater renewable production through community and domestic scale schemes

There is a need to raise the awareness of the range of renewable energy sources available and to encourage the necessary supply chains and infrastructure. By supporting small-scale schemes within communities, in halls, houses, land-based industries and small businesses, the Park can help Scotland achieve its national targets and work towards an efficient use of energy within the Park.

Waste Management

Help achieve national targets for better waste management through community and domestic scale schemes

Management of waste should exceed the national targets set. Waste should be minimised, re-used or recycled and the necessary infrastructure to enable communities, individuals and businesses to re-use and recycle should be developed.

Encourage provision of waste management infrastructure at domestic and commercial scale

Working with local businesses and established waste recyclers, provision can be developed at the domestic and commercial scale to ensure that it is easy to re-use and recycle waste.

Strengthening Communities

Ensure development contributes to sustainable communities

New development, including the provision of services, should contribute to thriving communities that have the necessary services to meet their needs. Access to services including schools, health care and social infrastructure is key to the long-term sustainability of communities.

UNDERSTANDING AND ENJOYING THE PARK

Outdoor Access & Recreation

Encourage responsible management of outdoor access and develop a common understanding of the needs of managers and users

The strong links between land management, access and tourism in the Park, together with some vulnerable habitats, requires an active approach to managing outdoor access. Building on the responsible management identified in the Outdoor Access Code, support should be given to land managers and access providers to share knowledge and experience in developing good practice in access management.

Protect the more fragile areas of the Park from pressures arising from outdoor access and recreation

There are areas of the Park, particularly parts of the mountains, native woodlands and water, in which there are nationally and internationally important but fragile habitats or species present. These are a key part of the Park's natural heritage and underpin its designation and attraction. These areas must be protected from the physical pressures arising from outdoor access and recreation. Those enjoying the outdoors can contribute to this protection through responsible behaviour and taking positive action to conserve these important interests.

APPENDIX 2 DESIGNATION MAPS

- MAP 1 Sites of Special Scientific Interest & National Nature Reserves**
- MAP 2 NATURA 2000 Designations**
- MAP 3 Ramsar Convention Sites & Biogenetic Reserves**
- MAP 4 Gardens & Designed Landscapes & National Scenic Areas**

APPENDIX 3 SCHEDULES OF PROTECTED SITES, SPECIES, AREAS

Schedule 1: International Protected Natural Heritage Sites

Schedule 2: National Designated Natural Heritage Sites

Schedule 3: European Protected Species

Schedule 4: Cairngorms Local Biodiversity Action Plan Habitats

Schedule 5: Scheduled Ancient Monuments

Schedule 1: International Protected Natural Heritage Sites

Site type	Site name
Ramsar	Cairngorm Lochs
Ramsar	Muir of Dinnet
Ramsar	River Spey - Insh Marshes
SAC	Ballochbuie
SAC	Cairngorms
SAC	Coyles of Muick
SAC	Creag nan Gamhainn
SAC	Dinnet Oakwood
SAC	Green Hill of Strathdon
SAC	Insh Marshes
SAC	Ladder Hills
SAC	Morrone Birkwood
SAC	Morven and Mullachdubh
SAC	Muir of Dinnet
SAC	Glen Tanar
SAC	Caenlochan
SAC	Creag Meagaidh

Site type	Site name
SAC	Drumochter Hills
SAC	Kinveachy Forest
SAC	Monadhliath
SAC	River South Esk
SAC	River Spey
SPA	Abernethy Forest
SPA	Ballochbuie
SPA	Craigmore Wood
SPA	Cairngorms
SPA	Loch Vaa
SPA	Lochnagar
SPA	Muir of Dinnet
SPA	River Spey Insh Marshes
SPA	Glen Tanar
SPA	Caenlochan
SPA	Creag Meagaidh
SPA	Drumochter Hills
SPA	Kinveachy Forest

Schedule 2: National Designated Natural Heritage Sites

Site type	Site name
Statutory Designations	
SSSI	Abernethy Forest
SSSI	Allt Mor
SSSI	Alvie
SSSI	Bochel Wood
SSSI	Cairngorms
SSSI	Coyles of Muick
SSSI	Craig Leek
SSSI	Craigellachie
SSSI	Craigendarroch
SSSI	Crathie Wood
SSSI	Creag Clunie and the Lion's Face
SSSI	Creag Dhubh
SSSI	Creag Nan Gamhainn
SSSI	Dalnabo Quarry
SSSI	Dinnet Oakwood
SSSI	Eastern Cairngorms
SSSI	Fafernie
SSSI	Fodderletter
SSSI	Garbh Choire

Site type	Site name
SSSI	Glen Callater
SSSI	Glen Ey Gorge
SSSI	Glenmore Forest
SSSI	Green Hill of Strathdon
SSSI	Inchrory
SSSI	Kinlochlaggan Boulder Beds
SSSI	Ladder Hills
SSSI	Loch Brandy
SSSI	Loch Etteridge
SSSI	Loch Vaa
SSSI	Morrone Birkwood
SSSI	Muir of Dinnet
SSSI	North Rothiemurchus Pinewood
SSSI	Northern Corries, Cairngorms
SSSI	Pollagach Burn
SSSI	Red Craig
SSSI	River Feshie
SSSI	River Spey Insh Marshes
SSSI	Glen Tanar

Site type	Site name
SSSI	Caenlochan
SSSI	Cairnwell
SSSI	Creag Meagaidh
SSSI	Drumochter Hills
SSSI	Kinveachy Forest
SSSI	Monadhliath
SSSI	Morven and Mullachdubh
SSSI	River Spey
NNR	Abernethy Forest
NNR	Caenlochan
NNR	Cairngorms
NNR	Craigellachie
NNR	Dinnet Oakwood
NNR	Glen Tanar
NNR	Morrone Birkwood
NNR	Muir of Dinnet (designation recently not renewed)
HGDL	Balmoral Castle
HGDL	Candacraig House
HGDL	Glen Tanar
HGDL	Inshriach Nursery
HGDL	Invercauld
Non-statutory Designations	
Biogenetic Reserve	Muir of Dinnet
NSA	The Cairngorm Mountains
NSA	Deeside and Lochnagar
GCR	GLEN EY GORGE
GCR	RED CRAIG
GCR	LOCH AVON
GCR	ABERNETHY FOREST
GCR	LOCH ETTERIDGE
GCR	MUIR OF DINNET
GCR	GLEN FESHIE
GCR	TOMINTOUL
GCR	ALLT MOR
GCR	DERRY BURN
GCR	DORBACK BURN
GCR	LUIBEG BURN
GCR	QUOICH WATER FAN
GCR	GLEN FESHIE
GCR	THE CAIRNGORMS
GCR	COIRE FEE
GCR	MORRONE
GCR	AN SUIDHE KINCRAIG
GCR	BLARGIE CRAIG
GCR	MUCKLE FERGIE BURN
GCR	LECHT MINE

Site type	Site name
GCR	LOCHNAGAR
GCR*	KINLOCHLAGGAN ROAD
GCR*	BRIDGE OF AVON
GCR*	BRIDGE OF BROWN
GCR*	CAIRN LEUCHAN, BALLATER
GCR*	CREAG NAN BAN BALLATER
GCR*	GAIRNSHIEL BRIDGE, DEESIDE
GCR*	KYMAH BURN
GCR*	LOCH KANDER, BRAEMAR

Schedule 3: European Protected Species in The Cairngorms National Park.

From Schedule (The Conservation (Natural Habitats, &c.) Regulations 1994.

Common name	Scientific name
Bats, Horseshoe (all species)	Rhinolophidae
Bats, Typical (all species)	Vespertilionidae
Cat, Wild	Felis silvestris
Dormouse	Muscardinus avellanarius
Newt, Great Crested (or Warty)	Triturus cristatus
Otter, Common	Lutra lutra

* Some Geological Conservation Review Sites are proposed and soon to be confirmed.

Schedule 4: Cairngorms Local Biodiversity Action Plan Habitats.

Broad Habitats

Acid grasslands
Arable and horticulture
Boundary and linear features
Broadleaved, mixed and yew woodland
Calcareous grassland
Fen, marsh and swamp
Improved grassland
Montane habitats
Rivers and streams
Standing open water and canals

Local Habitats

Aspen woodland
Birch woodland
Floodplain grazing marsh
Mesotrophic lochs
Oligotrophic lochs
Planted coniferous woodland
Raised bog
Unimproved neutral grassland and hay meadow

Priority Habitats

Blanket bog
Cereal field margins
Eutrophic standing waters
Native pine woodlands
Reedbeds
Upland heathland
Upland mixed ashwoods
Upland oakwood
Wet woodland

Schedule 5: Scheduled Ancient Monuments in the Cairngorms National Park.

Monument Name	Grid Reference
Loch Kinord, cross slab	NO440997
Braehead of Tullich, souterrain 380m SE of	NO393974
Tullich, church, burial ground and symbol stones	NO390975
Dalwhinnie, Wade Bridge	NN638827
Buchaam, souterrain, Forbestown	NJ392132
Doune of Invernocht, motte	NJ351129
Drumin Castle	NJ184303
Blairfindy Castle, 20m N of Castleton	NJ198286
Castle Roy	NJ006219
Carrbridge, old packhorse bridge	NH906229
Loch nan Carraigeon, chambered cairn & stone circle 3200m N of Aviemore	NH907155
Sluggan Bridge, bridge, Carrbridge	NH869220
Aviemore, chambered cairn & stone circle 160m NNE of Wester Aviemore	NH897134
Dunachton Lodge, symbol stone S of	NH820046
Easter Delfour, chambered cairn & stone circle 180m SE of	NH844085
Loch an Eilein Castle	NH898079
Lynchat, souterrain 550m WNW of, Kingussie	NH776019
Invermark Castle	NO442804
Kindrochit Castle	NO151913
Well of Lecht, well & inscription 550m NNW of Bridge of Leachd	NJ234151
Gairnshiel Lodge, bridge over River Gairn 130m NNE of	NJ295008
Inverallan Churchyard, Symbol Stone and Cross-Incised Slab	NJ026260
Congash, chapel, burial ground and symbol stones, 500m SE of	NJ058262
Tullochgorum, chambered cairn & stone circle 450m W of	NH964213
Toum, cairn	NH960217
Auchnahannet, circular enclosure & terrace	NH975270
Finlarig, chapel and enclosure 300m W of	NH991253
Dun-da-Lamh, fort	NN582929
Knock, souterrain 200m NNE of	NJ152274
Upper Port, standing stones W of	NJ053291
Avielochan, Tor Beag, fort	NH905172
Old Kinord, settlements and field systems E of	NJ441002
St Kenneth's Church and cross slab, Laggan	NN535896
Heugh, homestead moat and earthworks 500m SSE of	NJ447006
Colquhonnies Castle	NJ365125
Monandavan, ring cairn 650m SW of	NJ453003
Clova Castle	NO321733
Mar, township on banks of Allt an t-Sionnaich	NO011877

Mar, townships, enclosures, stills, kilns, Dubrach to E of Dalvorar	NO023891
Ironstone Mine, mine & surface workings 800m NNE of Well of the Lecht	NJ237158
Mar, shielings, enclosures & buildings, Bynack Lodge to Ruigh nan Clach	NN998854
Derry Burn, shielings 1150m SE of to 1700m SE of Lochan Uaine	NO035971
Lui Water, townships 800m to 2780m SE of Derry Lodge	NO046927
Alltan na Beinne, shielings 1600m SE of Carn Allt na Beinne	NO086952
Allanaquoich, mills 350m to 450m SW of	NO115912
Dalfad, chapel and burial ground 250m SE of	NJ317005
Bridge on Old Military Road over Burn of Tornahaish	NJ291065
Bridge on Old Military Road over Allt Damh Burn	NJ271075
Bridge on Old Military Road over Delavine Burn	NJ280069
Petriny Motte, 150m N of Mains of Garten	NH965201
Rothiemurchus, palisaded enclosure to NW of Dell Farm	NH901117
Tom Pitlac, Motte	NH947196
Balvattan, settlement and field system, Rothiemurchus	NH914089
Inverlaidnan Old House	NH861214
Doune, motte, Rothiemurchus	NH886098
Invercauld Bridge	NO185910
Ruthven Barracks, Kingussie	NN764997
Glenbuchat Castle	NJ397149
Corgarff Castle	NJ254086
PROPERTIES IN CARE (HISTORIC SCOTLAND)	
Corgarff Castle	NJ254086
Glenbuchat Castle	NJ397149
Invercauld Bridge	NO185910
Ruthven Barracks, Kingussie	NN764997
Knock Castle	NO353952

APPENDIX 4 GLOSSARY

GLOSSARY

Name or Word	Description
Ancient Woodland Inventory AWI	An Inventory of woodland sites that are thought to have been continuously wooded since 1750 AD or 1860 AD
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.
AWP	Area Waste Plan
BEAR Scotland	BEAR Scotland are a private company who manage and maintain the trunk roads in North West and North East Scotland on behalf of the Scottish Executive
Biogenetic Reserves Network	Biogenetic reserves act as 'living laboratories' and are representative examples of various types of natural environment in Europe.
Biomass / Bio-fuel	Biomass is anything derived from plant or animal matter inc' agriculture and forestry waste/residues or energy crops. Bio-fuels are those products that are then used to generate energy (or heat).
BPEO	Best Practicable Environmental Solution
CNPA	Cairngorms National Park Authority
Communities Scotland	Communities Scotland is a Scottish Executive agency that aims to work with others to ensure decent housing and strong communities across Scotland.
EIA	Environmental Impact Assessment
European Charter for Sustainable Tourism in Protected Areas	A charter that was developed by the EUROPARC Federation of protect areas. The Cairngorms National Park was the first UK National Park to achieve the charter.
Gardens and Designed Landscapes (GDLs)	Significant historic gardens and designed landscapes identified by Scottish Natural Heritage and 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 through the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 (GDPO) and SDD Circular No 6/1992.
Geological Conservation Review sites GCR sites	Geological Conservation Review (GCR) and Earth Science Conservation Review (ESCR) sites are non-statutory sites identified by the statutory nature conservation agencies as having national or international importance for earth science conservation on the basis of their geology, palaeontology, mineralogy or geomorphology.
HIE	Highlands and Islands Enterprise
Historic Scotland	Historic Scotland safeguards the nation's built heritage and promotes its understanding and enjoyment on behalf of Scottish Ministers.
Listed Buildings	Buildings are 'Listed' because they are considered to be of special architectural or historic interest and as a result require special protection.
MBSE	Moray Badenoch & Strathspey Enterprise
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 and Countryside Act 1981.
National Parks	The National Parks (Scotland) Act 2000 enables the establishment of National Parks in Scotland.
National Planning Policy	National Planning Policy Guidelines (NPPGs) provide statements of

Guidance NPPG	Scottish Executive policy on nationally important land use and other planning matters, supported where appropriate by a locational framework. They are being superseded by the SPP series
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
Planning Advice Notes PANs	Planning Advice Notes are the Scottish Executive's publications on best practice and other relevant planning information.
Ramsar sites	A designation of globally important wetland areas that are classified to meet the UK's commitments under the Ramsar Convention.
Royal Commission for Ancient & Historic Monuments RCAHMS	The Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) is responsible for recording, interpreting and collecting information about the built environment.
RSLs	Registered Social Landlords
Scottish Planning Policy SPP	Scottish Planning Policies (SPPs) provide statements of Scottish Executive policy on nationally important land use and other planning matters, supported where appropriate by a locational framework.
Scottish Water	Scottish Water is a publicly owned business, answerable to the Scottish Parliament, that provide water and waste water services in Scotland.
Semi Natural Woodland Inventory SNAWI	Full name: The Inventory of Semi-Natural Woodland Cover on Ancient and Long-established Woodland Sites. It is based on the 1970 woodland cover on AWI sites.
Sites of Special Scientific Interest (SSSI)	The SSSI/ASSI series has been developed over the last 50 years as the national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. These sites are also used to underpin other national and international nature conservation designations.
Special Areas of Conservation (SAC)	SACs are designated by the UK Government to meet its obligations under the EC Habitats Directive. They are areas that have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive.
Special Protection Areas (SPA)	SPAs are classified by the UK Government to meet its obligations under the EC Birds Directive. These are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union. SPAs are classified under the Wildlife and Countryside Act 1981. SPAs, together with SACs, form the Natura 2000 network.
Strategic Environmental Assessment SEA	SEA is a process to ensure that significant environmental effects arising from policies, plans and programmes are identified, assessed, mitigated, communicated to decision-makers, monitored and that opportunities for public involvement are provided
Tree Preservation Order TPO	A TPO is made by the local planning authority (usually a local council) to protect specific trees or a particular woodland from deliberate damage and destruction.
Water Environment and Water Services (Scotland) Act 2003	The Act of the Scottish Parliament that introduces the EC Water Framework Directive into Scottish law.