

# Cairngorms National Park Development Plan Scheme 4

March 2012

How the Cairngorms National Park Authority  
will prepare the new Development Plan and  
how you can get involved

*‘Effective engagement with the public can lead to better plans, better decisions and more satisfactory outcomes and can help to avoid delays in the planning process. It also improves confidence in the fairness of the planning system.’* PAN3/2010 Community Engagement

*‘The Scottish Government expects engagement with the public to be meaningful and to occur from the earliest stages in the planning process to enable community views to be reflected in development plans and development proposals.’* PAN3/2010 Community Engagement

# Cairngorms National Park

## Development Plan Scheme 4

March 2012



© 2012 Ashworth Map & Interpretation Ltd 2012.  
© Crown Copyright and database right 2012. All rights reserved.  
Ordnance Survey Licence number 100040965  
© Scottish Government.  
National Park Boundary © Scottish Natural Heritage.

## **I. Introduction**

The Cairngorms National Park Authority (CNPA) formally adopted the Cairngorms National Park Local Plan on 29 October 2010. It is the first Local Plan for a National Park in Scotland and provides a framework of policies and proposals to guide and manage the development and use of land for a five year period. As the statutory Local Plan for the Park, it replaces the existing local authority plans, within the Angus, Aberdeenshire, Moray and Highland council areas of the Park. The CNPA and these local authorities now use the Cairngorms National Park Local Plan for determining all planning applications in the National Park.

Please note that the Local Plan does not cover the area of Perth & Kinross which was included in the National Park boundary in October 2010. The relevant local plans produced by Perth & Kinross Council must still be referred to for any applications submitted in that area. The emerging Local Development Plan will eventually cover the entire National Park.

To ensure more effective development planning in Scotland, a new type of plan – a local development plan (LDP) – has been put in place. LDPs will replace existing local plans. The CNPA has now started work on the Local Development Plan for the Cairngorms National Park. This will be guided by the Cairngorms National Park Plan 2007-2012, and its replacement, the Cairngorms National Park Partnership Plan, which sets out a long-term vision for the National Park, and will eventually replace the Cairngorms National Park Local Plan. The Local Development Plan will be concise and map-based, and contain a spatial strategy and proposals maps that focus on development for a period of up to 10 years. It will also provide a broad indication of the scale and location of future growth for up to 20 years. The CNPA will ensure that the Local Development Plan is timely, up-to-date and valid, best reflecting the changing needs and context of the National Park.

A guide to the various planning documents referred to in this publication, is available on p9.

## **2. The Cairngorms National Park**

The Cairngorms National Park was established in September 2003 and is the UK's largest at 4528 sq km. It was extended in October 2010 to include an area of north Perthshire. It was designated a National Park because of its outstanding natural environment and cultural heritage. Dominated by mountain plateau, it boasts extensive moorland, forest and straths, and is home to 25% of the UK's threatened bird, animal and plant species. Approximately 17,000 people live in the Park and it welcomes 1.4 million visitors each year.

### 3. The Development Plan Scheme

The Development Plan Scheme outlines how the Local Development Plan will be prepared. It includes a provisional timetable, indicating what is involved at each stage, and how the public will be encouraged to engage with the process.

The Development Plan Scheme outlines the requirement to publish, and annually update, an ambitious but realistic timetable – as required under the **Planning Etc (2006) Act**. In particular, it will specify when the CNPA expects to:

- 1 Publish a Main Issues Report (completed);
- 2 Publish the proposed Local Development Plan ('Proposed Plan'); and
- 3 Submit the Local Development Plan to Scottish Ministers.

### 4. Development Plans

The planning system in Scotland is 'plan-led'. This means that the policies, proposals and guidance set out in development plans are essential to decisions about future development, forming the basis (along with other material considerations) for determining planning applications.

Development plans currently consist of two different types of plans – Structure Plans and Local Plans. Structure plans take a long-term view of development, considering its general scale and broadly where it should be located. Local Plans set out more detailed policies and proposals to guide development. The CNPA, along with the various local authorities (excluding Perth & Kinross Council) use the Structure Plans, Park Plan and the Cairngorms National Park Local Plan, when determining planning applications.

For further information, please refer to the Scottish Government's Guide to the Planning System.  
[www.scotland.gov.uk/Topics/Built-Environment/planning/publications/guides/guide-to-planning](http://www.scotland.gov.uk/Topics/Built-Environment/planning/publications/guides/guide-to-planning)

The planning system in Scotland is changing. One of the key changes is a requirement to keep development plans up-to-date. They can often be complex and become outdated quickly – no longer reflecting the needs of the local area. The changes set out in the Planning Etc (Scotland) Act 2006 will reduce the number and type of plans used, including removing the need for structure plans for the National Park, and replacing local plans, in future only using a Local Development Plan.

The work to review and replace the current Cairngorms National Park Local Plan is now underway and we invited views from stakeholders and the public on the main issues affecting the National Park. This will allow us to produce a Local Development Plan that reflects the needs of the modernised planning system. We intend to provide a full, robust and transparent planning framework, quickly and efficiently.

## Current Plans

### Structure Plans

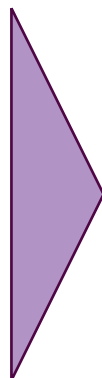
North East Scotland Together NEST 2001  
 The Highland Structure Plan 2001  
 Moray Structure Plan 2007  
 Dundee and Angus Structure Plan 2002  
 Perth & Kinross Structure Plan 2001

### Local Plans

Cairngorms National Park Local Plan 2010  
 Perth & Kinross Highland Area Local Plan 2000  
 Perth & Kinross Eastern Area Local Plan 1998

### Park Plan

Cairngorms National Park Plan 2007-2012



## Future Plans

Cairngorms National Park Local Development Plan (expected to be adopted in May 2014)

Cairngorms National Park Partnership Plan 2012-17

## 5. The Local Development Plan's relationship to other plans

The Local Development Plan is not produced in isolation. It is one of a number of key documents and strategies, which together form the policy context for all new development within the Cairngorms National Park. It is influenced by, and influences, a range of other documents.

### The Cairngorms National Park Plan 2007-2012

The Cairngorms National Park Plan, published by the CNPA in 2007, is a material planning consideration, though it is not part of the formal Development Plan for the National Park. However, it sets out the strategic objectives which will inform the Local Development Plan and sets a framework for the overall management of the Cairngorms National Park – which will be implemented through a wide range of partners and stakeholders – and details the Park Authority's policy for managing and co-ordinating its functions. A new Cairngorms National Park Partnership Plan for 2012-17 is currently being prepared.

The key relationship for the Local Development Plan is with the National Park Plan. It provides the strategic overview, direction and vision, from which the policies in the Local Development Plan will flow.



## 6. The CNPA participation statement: how we will engage others in the process of producing the Local Development Plan

The CNPA recognises the vital role that communities play in delivering and implementing the Local Development Plan and the aims of the Cairngorms National Park. It is therefore important to place a strong emphasis on actively engaging with communities within the National Park, in an open and transparent way.

Effective engagement is essential, it allows people to be involved in the long-term changes that affect the places they live and work in. It is important that the public is involved in the preparation of the Local Development Plan as it affects everyone in the National Park, including its residents, visitors, businesses, landowners and developers.

The work on the Local Development Plan will not be carried out in isolation – links will be made to many other plans, including local community plans, partner strategies etc. The key link is with the ongoing work which is reviewing the National Park Plan. We carried out joint consultation on the draft National Park Plan, and for the Local Development Plan Proposed Plan in 2012. The comments and issues raised will be used to prepare the finalised Plan (see Section 7, p7).

We will not be doing this work on our own. We will work with partner organisations in the public, private and voluntary sectors. In particular, we will make links with the Community Planning Partnerships in the Park, and work with our local authorities to ensure our statutory roles and responsibilities link well together.

We will also work closely with Inclusive Cairngorms and other advisory forums to ensure we gain the input and engagement of a wide variety of individuals and organisations with an interest in the National Park. This will help us to identify and address the barriers that prevent people from getting involved in the planning process.

#### Good practice in community engagement

The CNPA board has agreed standards which are based on the National Standards for Community engagement, and these can be viewed at: [www.cairngorms.co.uk/cnpaservices/consultations](http://www.cairngorms.co.uk/cnpaservices/consultations)

This means we are committed to involving communities (both geographical and of interest) in all stages of the formulation of the Local Development Plan, including preparing for any engagement, the engagement itself, and the implementation of identified actions. The production of the Local Development Plan is only one part of this ongoing commitment and work of the CNPA.

We recognise the importance of ensuring clear messages are given to all interested parties at various stages in the Plan process. We will ensure that everyone understands how and when they can get involved, and what is expected of them at each stage in the process.

#### How and when to get involved – discussion and engagement

##### General Principles:

- 1 The CNPA will ensure people and communities are aware of the process and the opportunities to contribute to the preparation of the Local Development Plan. We will distribute information, in public places and spaces, in towns and villages. We will also disseminate information through Community Councils, our Community Liaison Officers and any other community planning networks.
- 2 The CNPA will widely encourage involvement through the use of e-participation and e-planning systems. We will publish information on the CNPA website and publicise consultations through the local media, newspaper adverts and articles.
- 3 The CNPA will produce documents which are accessible, transparent and written in plain English, using jargon-free language which avoids technical terms.
- 4 The CNPA will publish an updated Development Plan Scheme every year, setting out how and when people can get involved in the preparation process.
- 5 Add your name to the CNPA's Local Development Plan consultee database, to ensure that you are kept up-to-date with the ongoing process of engagement.

### Planning Aid for Scotland (PAS)

Planning Aid for Scotland provides a free, independent and impartial planning advice service which aims to stimulate interest in planning issues, as well as providing knowledge, unravel planning policy and procedures, and explain how to get involved effectively, for example writing effective representations. PAS has also developed SP=EED, a benchmarking tool for community engagement in planning. More information on all programmes are available from [www.planningaidscotland.org.uk](http://www.planningaidscotland.org.uk)

### Preparation of the Main Issues Report

- 7 The CNPA has done some initial work by asking landowners and developers to submit potential sites which they wish to see allocated for development in the forthcoming Local Development Plan. The sites will be assessed by the CNPA and other stakeholders to identify which of these are the preferred options to be brought forward and what reasonable alternatives there may be. Communities and the public were able to comment on these when the Main Issues Report went out for public consultation.
- 8 We carried out an initial pre-consultation process, circulating draft issues to key stakeholders and partners to allow us to refine the Main Issues Report to ensure all the issues are addressed. The community engagement and vision statements also helped to develop the Main Issues Report.
- 9 The CNPA published a Main Issues Report in September 2011 to help with early engagement, identifying approaches to get people involved. A Monitoring Statement was also published alongside this, looking at the existing proposals and policies of the Local Plan and assessing the effects they've had.
- 10 Following consideration of the responses to the consultation, we will provide feedback on the comments and findings.

### Preparation of the Proposed Plan

- 11 Following review of the representations made, we will prepare and publish the Proposed Plan and Proposed Action Programme for consultation. At this point, the CNPA will consult key agencies and Scottish Ministers, notify any persons who commented on the Main Issues Report or is the occupier or neighbour of any site-specific proposal. We will ask for representations to be made during a further six week (minimum) consultation period.
- 12 Following this, we will consider responses and seek to resolve objections through negotiation or mediation. However, we shall only make modifications to account for representations, consultation responses and minor drafting or technical matters.

### Submission to Scottish Ministers (and examination)

- 13 The CNPA expects to progress to adoption quickly and submit the Proposed Plan to Scottish Ministers for adoption and appoint a Reporter to conduct an Examination of any unresolved representations.
- 14 We will publish any proposed modifications and adopt the Local Development Plan. We will produce a report confirming what engagement was carried out to check how we have met, or exceeded the intentions set out in the participation statement.



### Who will we consult?

- Key Agencies: SNH, SEPA, Scottish Water, HIE, Scottish Enterprise, Crofters Commission, Regional Transportation Partnerships, Health Boards;
- Other Agencies: Transport Scotland, Historic Scotland, Forestry Commission;
- Infrastructure providers;
- Community Councils and Groups;
- Conservation bodies and other interest groups;
- Communities, businesses and landowners and notifiable neighbours
- Individuals with an interest in the Cairngorms National Park

## 7. Development Plan: Action Plan and Timetable

The Action Plan and Timetable identifies the main stages of the process. The timescales are reflective of the preparatory work required, availability of a robust evidence base and the scale of engagement and consultation we need to undertake. However, some stages may take longer than originally planned and we will ensure that stakeholders and the public are kept informed through regular updates.

Stage	Action Plan	Strategic Environmental Assessment	Timescale
Stage 1	Prepare and publish the <b>Development Plan Scheme (DPS)</b> including the <b>Participation Statement</b> . Update annually, setting out how and when the Local Development Plan will be prepared.	None	Update annually
Stage 2	Initial publicity and engagement to inform <b>Main Issues Report</b> . Search for potential sites and engage with key agencies.	SEA Screening & Scoping Reports and Process	Complete
Stage 3	Prepare and publish <b>Main Issues Report &amp; Monitoring Statement</b> - formal consultation, 6 weeks minimum	Assess and prepare Draft SEA Environmental Report and consultation	Complete
Stage 4	Prepare, publish and consult on the <b>Proposed Plan</b> and <b>Action Programme</b> – formal consultation, 6 weeks minimum, with stakeholders and wider public. Notify neighbours.	Consultation of Environmental Report. Publish any appropriate Assessment as necessary	Nov 2011 - Dec 2012 (preparation) Mar 2013 - May 2013 (consultation)
Stage 5	Consider representations and make any <b>Proposed Modifications</b> necessary to the <b>Local Development Plan</b> .	Consider responses	June 2013 - Aug 2013

Stage	Action Plan	Strategic Environmental Assessment	Timescale
Stage 6	Submit the proposed <b>Local Development Plan, Action Programme &amp; Report of Conformity</b> to Scottish Ministers.	Submit Environmental Report	Sept 2013
Stage 7	On receiving the Plan, an <b>Examination</b> will be held to examine the Plan, where any unresolved representations will be considered. Consider report recommendations, publish any post-examination modifications if required.	Modifications if required	Oct 2013 - Jan 2014
Stage 8	Adopt and publish the <b>Local Development Plan</b> and <b>Action Programme</b> . Advertise intention to adopt.	Publish revised SEA Environmental Report and Appropriate Assessment	May 2014
Stage 9	Put Plan in place and monitor against <b>Action Programme</b> .	Publish post-adoption SEA Statement	June 2014 - monitor annually

### Strategic Environmental Assessment (SEA)

This is a requirement under the Environmental Assessment (Scotland) Act 2005. The Local Development Plan must be assessed for its impacts on the environment at all stages in its production, and the findings from each stage of the assessment fed into the next production stage of the Plan.

## 8. Supplementary Guidance

To accompany the Cairngorms National Park Local Development Plan, the CNPA will produce a suite of Supplementary Guidance (SG) documents. These will expand on the detail of some of the policies in the Local Development Plan. They will provide additional information and guidance to help everyone understand the policies in the Local Development Plan, helping to ensure that all developments meet the requirements of the policies. These are indicative at this time but would include wide-ranging topics such as:

- Cultural Heritage
- Water Resources
- Sustainable Design
- Landscape
- Carbon Emissions
- Development Standards
- Housing
- Use of Resources
- Natural Heritage
- Sustainable Communities
- Developer Contributions
- Core Paths Plan

## 9. A guide to planning documents

**Development Plan Scheme** – this outlines the programme for the development of the Local Development Plan, what is involved at each stage and how the public can get involved in the process.

**Participation Statement** – this states when, how and with whom consultation on the Plan will take place and the Park Authority's proposals for public involvement in the Plan preparation process.

**Main Issues Report** – this outlines the main issues which need to be addressed in the Local Development Plan and the general policy and proposal options for the Cairngorms National Park and any reasonable alternatives.

**Monitoring Statement** – this forms part of the evidence base for the Plan. The Park Authority is required to monitor changes in the characteristics of the Park and the impact of the existing policies and plans of the existing Local Plan.

**Proposed Plan** – this is an initial version of the Local Development Plan. It is expected to represent the Park Authority's settled version of what the Plan should be; new or controversial elements shouldn't be added at this stage.

**Local Development Plan** – this is a detailed statement of the Park Authority's policies and proposals for the development and use of land in the Cairngorms National Park. It must contain a Spatial Strategy and a vision statement, alongside maps focusing on a ten-year period, but providing a broad indication of the scale and location of growth for up to 20 years.

**Proposed Modifications** – these are changes which have been made as a result of the community consultation and any representations.

**Examination** – an independent testing of the issues arising from unresolved representations, examining the specific issues raised. The Report will set out recommendations to modify the Plan.

**Report of Conformity** – this outlines how the consultation commitments, outlined in the Development Plan Scheme, have been met.

**Supplementary Guidance** – this provides additional detailed planning guidance and advice on specific topics, for example, affordable housing.

**Action Programme** – this outlines how the Local Development Plan will be implemented.

**Environmental Report** – this outlines the strategic environmental assessment of the Local Development Plan.

**For further information, please contact the CNPA planning team.  
Please see back page for contact details.**

# Any questions? Need more information?

Please contact the planning team:  
Cairngorms National Park Authority  
Albert Memorial Hall  
Station Square  
Ballater AB35 5QB

Tel: 013397 53601

Fax: 013397 55334

Email: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk)

**[www.cairngorms.co.uk](http://www.cairngorms.co.uk)**

For a large print version of this publication, please contact the Cairngorms National Park Authority, tel: 01479 873535. It can also be viewed on our website and is available in other formats on request.

Cairngorms National Park Authority  
14 The Square  
Grantown-on-Spey  
Moray  
PH26 3HG  
Tel: 01479 873535  
Fax: 01479 873527