

# Your guide to the Cairngorms National Park Deposit Local Plan



This leaflet is a brief guide to help you understand the Cairngorms National Park Deposit Local Plan document.

The Cairngorms National Park Deposit Local Plan sets out proposed policies, guidance and management for development and land use in the Cairngorms National Park for a five year period.

The Cairngorms National Park Deposit Local Plan was drawn up by the Cairngorms National Park Authority (CNPA) following extensive consultation with the public and partners, including the four local authorities which cover the Park. The public is now being invited to respond to the document by making formal comments and/or objections.

This leaflet should be used as a guide to refer you to the relevant sections in the Cairngorms National Park Deposit Local Plan.

**Deadline  
for responses  
28 September 2007**



## What is the Cairngorms National Park Local Plan?

The Cairngorms National Park Local Plan is a statutory plan which guides and manages development and use of land in the Cairngorms National Park for a five year period. It does not affect existing developments or uses of land that do not require planning permission. Once the Plan has been formally adopted it will replace the current Local Plans covering the four local authority areas within the Park: Aberdeenshire, Angus, Highland and Moray. All planning applications within the Park will need to relate to the Cairngorms National Park Local Plan.

## Why is it important?

The Cairngorms National Park Local Plan and its policies will play an important role in protecting the outstanding natural and cultural heritage of the Park from harmful development. It will also support new development needed for the Park's communities by identifying sufficient land in the right places. It aims to address the lack of housing, particularly affordable housing. Although separate to the National Park Plan, which sets out the Park's short and long term future, the Local Plan will be one of the key tools in delivering the National Park Plan's objectives for development and land use. The Local Plan will deliver in three key areas:

### Conserving and Enhancing the Cairngorms National Park (Section 4)

It is vital that development in the Park is sensitive to its natural and cultural heritage. The Local Plan will ensure the most important areas are protected from harmful development.

#### The Deposit Local Plan aims to:

- Ensure planning applications are assessed against the impact the development could have on important natural and cultural heritage resources **(Paras 4:4 to 4:60);**
- Ensure location, scale, layout and design of all new development make a positive contribution to the natural, cultural and built landscapes, setting and character of the Park **(Paras 4:32 to 4:40, and 4:61 to 4:85);**
- Ensure all approved development protects the Park's special habitat and species (particularly protected and priority species) and makes a positive contribution to the local biodiversity **(Paras 4:4 to 4:31);**
- Protect designated and conservation areas from harmful development **(Paras 4:11 to 4:17 and 4:54 to 4:57);**
- Prevent loss of nationally, regionally or locally important natural, cultural and earth heritage sites that are not afforded special protection by designation **(Paras 4:18 to 4:24 and 4:41 to 4:60).**

### Living and Working in the Cairngorms National Park (Section 5)

The Local Plan aims to provide sufficient land for housing and other development. It will bridge the gap between housing need and supply and provide a range of affordable housing in the rental and home ownership markets. It aims to protect the Park's natural and cultural heritage by encouraging development to be sustainable.

#### The Deposit Local Plan aims to:

- Deliver 1030 new houses over the next five years **(Para 5:41);**
- Require developers to include up to 50 per cent of a range of affordable housing **(Paras 5:51 to 5:54);**
- Create a range of affordable housing in the social and private rental and home ownership sectors **(Paras 5:47 to 5:60);**
- Provide a mix of housing for families, couples, single people and the elderly **(Paras 5:47 to 5:67);**
- Require a financial contribution from single non-affordable house developments to help fund affordable housing in that area **(Para 5:50);**
- Support the economic growth of all communities **(Paras 5:12 to 5:20);**
- Assess planning applications on their sustainability credentials – those making a positive contribution will be more favourably considered **(Paras 5:3 to 5:7).**

### Enjoying and Understanding the Park (Section 6)

The Local Plan and its policies will guide and support development and land use that will help the Park become a world class destination with an outstanding environment and outdoor recreation for all. It will support sustainable tourism developments, high quality access and recreation opportunities.

#### The Deposit Local Plan aims to:

- Consider more favourably tourism related proposals which will enhance the range and quality of tourism attractions and facilities on offer, lengthen the tourist season, and have a beneficial impact on the local economy whilst having no adverse environmental or landscape impacts **(Paras 6:1 to 6:9);**
- Support proposals which improve opportunities for responsible outdoor access consistent with the Cairngorms Outdoor Access Strategy **(Paras 6:10 to 6:11);**
- Ensure developments that adversely affect outdoor access opportunities provide appropriate alternatives and improved opportunities **(Para 6:10);**
- Support proposals that will improve or add to current levels of public, amenity and formal open space and recreational facilities **(Paras 6:12 to 6:18).**

## **What happens next?**

The Local Plan will go on Deposit from 9 July 2007 until 28 September 2007. The Deposit period is an opportunity for anyone to comment and/or object to the Cairngorms National Park Deposit Local Plan, and the public will be invited to meet with CNPA officers to discuss the document. Following this, the CNPA will consider all comments and objections. Discussions will then be held with partners and objectors, before deciding any necessary amendments to the document. An amended Local Plan will then be published, which the public will again be invited to respond to.

## **Why is it important for the public to get involved in the Cairngorms National Park Deposit Local Plan?**

The Cairngorms National Park Deposit Local Plan was prepared through extensive consultation and discussions with the public and partners. The CNPA has drawn up a Deposit Local Plan which it believes reflects that consultation. It is now your opportunity to find out what is being proposed for future developments in the Park and to have your say to ensure that the Deposit Local Plan meets the needs of the Park's communities.

## **Who should you contact?**

All comments or objections should be made in writing to:  
Karen Major  
Planning Officer (Local Plan/Policy)  
Cairngorms National Park Authority  
Ground Floor  
Albert Memorial Hall  
Station Square  
Ballater AB35 5QB

Tel: 013397 53601

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

You can also complete our online form at:

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

For a large print version of this leaflet, please contact the Cairngorms National Park Authority on tel: 013397 53601.