



Cairngorms National Park Local Development Plan

Main Issues Report



Cairngorms National Park Main Issues Report

Public Consultation

Monday 19 September – Friday 9 December 2011

The Cairngorms National Park Main Issues Report has been prepared by the Cairngorms National Park Authority (CNPA) in accordance with the National Parks (Scotland) Act 2000 and the Planning Etc (Scotland) Act 2006. The Main Issues Report will go out for public consultation between **Monday 19 September and Friday 9 December 2011**.

The [Main Issues Report](#) is the main focus for engagement on the Cairngorms National Park Local Development Plan. It sets out choices for the land allocations that could be made for development, and for policies that the CNPA and its constituent local authorities will use to make decisions on applications for planning permission.

The [Main Issues Report](#) is published along with a [Monitoring Report](#), an interim [Environmental Report of the Strategic Environmental Assessment](#), an interim [Habitats Regulations Assessment](#) and an [Equalities Impact Assessment](#).

Where you can view the documents

All documents are available to view on the CNPA website, at the CNPA offices – Ballater and Grantown-on-Spey (see addresses below) – and at a number of council offices within the Park. Comment forms will also be available at these locations.

www.cairngorms.co.uk

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How to comment

There are 28 questions contained in the [Main Issues Report](#). Please use the form overleaf – which must include your name and address – to provide us with your views on these questions. We also welcome comments on issues raised by any of the documents or other matters you feel we should consider. You can make comments in writing, by email or by automated response via our website. **Comments must be received by 5pm on Friday 9 December 2011.**

Cairngorms National Park Authority

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How your information will be used

Data protection: Details will only be used for purposes associated with the [Main Issues Report](#) consultation. You may request to see personal information held by the CNPA at any time.

The information will be shared on a confidential basis with the consultants who have been appointed by the CNPA to analyse the comments. Information may be published on the website. We will not publish address details but may publish the name of the person who has completed the form. By completing and submitting the form, you are consenting to the above.

Next steps

All comments and representations received will be carefully considered and used to inform a public debate on the issues and choices presented in the **Main Issues Report** and on the preparation of the proposed **Cairngorms National Park Local Development Plan**. There will be further opportunity to comment on the specific proposals contained in the Plan when it is published in late 2012.

If you have any queries regarding completing of the form, or require further assistance, please contact Karen Major, Development Plan Officer at the CNPA Ballater office, tel: 013397 53601, email: localplan@cairngorms.co.uk

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Cairngorms National Park Local Development Plan Consultation on Main Issues Report Monday 19 September – Friday 9 December 2011

Introduction

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The **Main Issues Report** is published along with a **Monitoring Report**, an interim **Environmental Report of the Strategic Environmental Assessment**, an interim **Habitats Regulations Assessment** and an **Equalities Impact Assessment**.

How to make a comment

- There are 28 questions contained in the Main Issues Report. We also welcome comments on issues raised by any of the documents or other matters you feel we should consider.
- Please use a separate form for each of your comments.
- This form can be photocopied or further copies obtained from the CNPA offices.
- You can also complete the form online, or download a copy, at: **www.cairngorms.co.uk**
- Comments must be received by **5pm on Friday 9 December 2011**.

I YOUR DETAILS

Please note – you **must** complete this section of the form to ensure that we handle your response appropriately.

Title Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Dr ☐ Other ☐

Name

Address

.....

.....

..... Postcode

Telephone Email

An acknowledgment will be sent to this address soon after the end of the consultation period. Are you happy to receive future correspondence by email?

Yes ☐ No ☐

Permissions - individual or group

I am responding as an individual (please tick) ☐

a. Do you agree to your response being made available to the public (via publications and our website)

Yes ☐ No ☐

b. Where confidentiality is not requested, we will make your responses available to the public on the following basis. Please tick **ONE** of the following boxes:

Yes, make my response, name and address available ☐

Yes, make my response available, but not my name and address ☐

Yes, make my response and name available, but not my address ☐

I am responding as a group/organisation (please tick) ☐

c. The name and addresses of your organisation will be made available to the public (in publications and/or on our website). Are you content for your response to be made available?

Yes ☐ No ☐

Data protection: Details will only be used for purposes associated with the Main Issues Report consultation. The information will be shared on a confidential basis with the consultants who have been appointed by the CNPA to analyse the comments. You may request to see personal information held by the CNPA at any time.

2 WHAT IS YOUR COMMENT ABOUT?

Please tick as many as apply. This will help us deal with your comment more efficiently.

Issues

- | | |
|---|--|
| ☐ Issue 1 Special qualities | ☐ Issue 5 Spatial strategy |
| ☐ Issue 2 Resources | ☐ Issue 6 Support for rural areas |
| ☐ Issue 3 Supporting our communities | ☐ Issue 7 Connectivity and communications |
| ☐ Issue 4 Housing/Affordable housing | |

Other Issues

- | | |
|--|---|
| ☐ Comment on Environmental Report | ☐ Comment on Monitoring Report |
| ☐ Supplementary Guidance | ☐ Comment on another important policy issues |
| ☐ Any other comment | |

Settlements

- | | | | |
|---|--|---|---------------------------------------|
| ☐ Aviemore | ☐ Braemar | ☐ Dinnet | ☐ Kingussie |
| ☐ An Camas Mòr | ☐ Bruar and Pitagowan | ☐ Dulnain Bridge | ☐ Nethy Bridge |
| ☐ Ballater | ☐ Carr-Bridge | ☐ Grantown-on-Spey | ☐ Newtonmore |
| ☐ Blair Atholl | ☐ Cromdale | ☐ Killiecrankie | ☐ Tomintoul |
| ☐ Boat of Garten | ☐ Dalwhinnie | ☐ Kincaig | |

3 YOUR COMMENTS

Please provide us with your comment/s below. Use as many pages as you need. We will summarise long comments and consider every point. We will then write to let you know the CNPA’s view of the submissions made.

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4 SIGNATURE

..... Date

5 RETURNING YOUR FORM

Please return completed forms by **5pm, Friday 9 December 2011**, to:

Cairngorms National Park Authority
Freepost NAT 21454
Grantown-on-Spey
PH26 3BR
Tel: 01479 873535
Fax: 01479 873527
Email: localplan@cairngorms.co.uk

How your comments will be processed

The information will be shared on a confidential basis with the consultants who have been appointed by the CNPA to analyse the comments. All comments and representations received will be carefully considered and used to inform a public debate on the issues and choices presented in the **Main Issues Report** and on the preparation of the proposed **Cairngorms National Park Local Development Plan**. There will be further opportunity to comment on the specific proposals contained in the Plan when it is published in late 2012.

Queries

If you have any queries regarding completing of the form, or require further assistance, please contact Karen Major, Development Plan Officer: Cairngorms National Park Authority, Albert Memorial Hall, Station Square, Ballater, Aberdeenshire AB35 5QB. Tel: 013397 53601
Email: localplan@cairngorms.co.uk

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Foreword

The Main Issues Report is an important step for the Cairngorms National Park. It identifies the big issues we think our next development plan should address – to guide the way our built environment develops over the next 20 years. It identifies options to help ensure the Park remains an attractive, vibrant and well-functioning place to live, work and visit.

There is no doubt there are both opportunities and challenges ahead, and it's important we set the right direction for new development that shapes communities and protects the special qualities of the Park. Raising the standard of development to meet the challenges of sustainability while meeting the needs of our communities will not be easy.

Engaging on this report is key to finding out how people want our built environment to develop over the next 20 years. The Main Issues Report has been informed by information from communities on where they see themselves in the future. This is the chance to fit those local visions into the bigger picture.

I hope you agree that our vision and our proposed way forward set a strong foundation for the future of the Cairngorms National Park and its communities – this is your chance to let us know what you think and to contribute your own ideas.

Duncan Bryden

Convener, Cairngorms National Park Authority planning committee

Facal-tòisich

'S e ceum cudromach a th' ann an Aithisg nam Prìomh Ghnothaichean do Phàirc Nàiseanta a' Mhonaidh Ruaidh. Nar beachd, aithnichidh e na gnothaichean mòra ris am bu chòir an ath phlana a dhèiligeadh – airson stiùireadh a thoirt air mar a bu choir ar àrainneachd togte a bhith air a leasachadh sna 20 bliadhna ri thighinn. Aithnichidh e roghainnean gus a bhith cinnteach gun lean a' Phàirc air a bhith na h-àite tarraingeach, beothail agus feumalachd airson a' fuireach, ag obair agus a' tadhail air.

Chan eil teagamh ann gu bheil an dà chuid chothroman agus dùbhlanan gu bhith roghainn, agus tha e cudromach gu bheil sinn air an t-slighe ceart airson leasachadh ùr a bhios a' cruthachadh choimhearsnachdan agus a' toirt dìon do bhuadhan na Pàirce. Cha bhi e furasta an ìre leasachaidh àrdachadh gus dùbhlanan de sheasmhachd a choileanadh agus aig a' cheart àm feumalachdan ar coimhearsnachdan a fhreagarrachadh.

Tha an aithisg seo na prìomhachas airson faighinn a-mach ciamar a tha daoine ag iarraidh ar àrainneachd togte a bhith air a leasachadh anns na 20 bliadhna ri thighinn. Chaidh Aithisg nam Prìomh Ghnothaiche/ an a toirt gu brath le fiosrachadh bho choimhearsnachdan air càite a bheil iad gam faicinn fhèin anns an àm ri teachd. Seo cothrom airson na seallaidhean ionadail sin a chur ri sealladh nas motha.

Tha mi an dòchas gum bi thu ag aontachadh gur e steidheachadh làidir a th' anns ar sealladh fhèin agus ar molaidhean airson an dòigh air adhart airson Pàirce Nàiseanta a' Mhonaidh Ruaidh agus a coimhearsnachdan san àm ri teachd – seo agad cothrom fios a chur thugainn agus do bheachdan a chur air adhart.

Duncan Bryden

Neach-gairm, Comataidh Dealbhaidh Ùghdarras Pàirc Nàiseanta a' Mhonaidh Ruaidh

Main Issues Report - Consultation

I Introduction

Cairngorms National Park in context

I.1 The Cairngorms National Park Local Development Plan will replace the Cairngorms National Park Local Plan 2010 and that part of the Perth & Kinross Council Highland Area Local Plan 2000 that falls within the National Park boundary. It will set out policies and proposals for development and use of land, and will give a basis for the assessment of all planning applications made across the whole of the National Park.

- I.2 The Scottish Parliament designated the Cairngorms and Loch Lomond and the Trossachs as National Parks for three reasons:
- Each area is of outstanding national importance because of its natural and cultural heritage;
 - Each area has a distinctive character and coherent identity;
 - Designation as a National Park meets the special needs of each area and is the best means of ensuring that the National Park aims are collectively achieved in a co-ordinated way.

Figure I
The area covered by the Local Development Plan



Cairngorms National Park Local Development Plan

- 1.3 The Cairngorms National Park is the UK's largest National Park at 4528 square kilometers, comprising about 6% of Scotland's land area. About 17,000 people live in the Park and a further 1.4 million people visit it each year. The National Park spans the boundaries of five local authority areas – Highland, Moray, Aberdeenshire, Angus, and Perth & Kinross – bringing co-ordinated management to a special area otherwise fragmented by administrative boundaries.
- 1.4 There are four aims for Scottish National Parks, set out by the National Parks (Scotland) Act 2000:
- 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;
 - To promote sustainable economic and social development of the area's communities.
- 1.5 These aims are to be achieved collectively, and in a co-ordinated way. It is their collective delivery, and the management challenges this brings, that lies at the heart of what it means to be a National Park. It is not enough to take each aim in turn, or to trade them off in an attempt to balance each other. What is required in National Parks is an approach that delivers for all four aims together, and that means doing things differently.
- 1.6 At times there will be conflicts in trying to deliver these four aims, and it is in the management of these conflicts that being a National Park should make a difference.
- The National Parks (Scotland) Act 2000 recognises in particular that there may be conflicts between conserving and enhancing the natural and cultural heritage and the other three aims. Where it appears to the National Park Authority that there is such a conflict, the Act requires that greater weight is given to conserving and enhancing the natural and cultural heritage.
- 1.7 The Act recognises that to manage these areas sustainably, the natural and cultural heritage qualities on which designation as a National Park is based, and on which delivery of all four aims ultimately depends, must continue to be conserved and enhanced.
- 1.8 The principle of giving greater weight to conserving and enhancing the natural and cultural heritage where there is a conflict between the aims should not be seen as a last resort, or drawn upon only in extreme cases. Nor, on the other hand, should it be seen as a starting point which gives 'priority' to one aim. Instead it is integral to the way that both National Park Authorities make ongoing decisions about management. It offers a way of reducing or removing conflict in order to reach a point through which all four aims can be delivered.
- Planning in the Cairngorms National Park**
- 1.9 Planning in the Cairngorms National Park is unique. It involves the Cairngorms National Park Authority (CNPA) working alongside the five local authorities which operate in the Park – Aberdeenshire, Angus, Highland, Moray and Perth & Kinross. The Local Development Plan, together with any Supplementary Guidance, sets the detailed policies and proposals for the whole Park. It is the document against which all planning applications will be judged.

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1.10 Planning applications are submitted to the relevant local authority in the normal manner. The local authority ensures all the necessary information is supplied and registers receipt of the application. The CNPA is informed by the local authority and then decides whether to call-in the application. Only applications which are of general significance to the aims of the Park are called in and determined by CNPA. The local authority determines those applications not called-in. The Local Development Plan applies to all planning applications, regardless of whether they are called-in or not.

The Local Development Plan

1.11 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 are often complex and become outdated quickly – no longer reflecting the needs of the local area. We have to keep them up to date so that they provide the right guidance and direction for the development needs of the area.

1.12 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.

1.13 One of the key documents guiding the Local Development Plan is the National Park Plan. National Park Plans set out the strategic context for development planning

in National Parks and are a material consideration in determining planning applications. The current draft National Park Plan provides the strategic context for preparing the Local Development Plan.

1.14 The Local Development Plan is prepared in a number of stages, the first formal one of which is the preparation of a Main Issues Report.

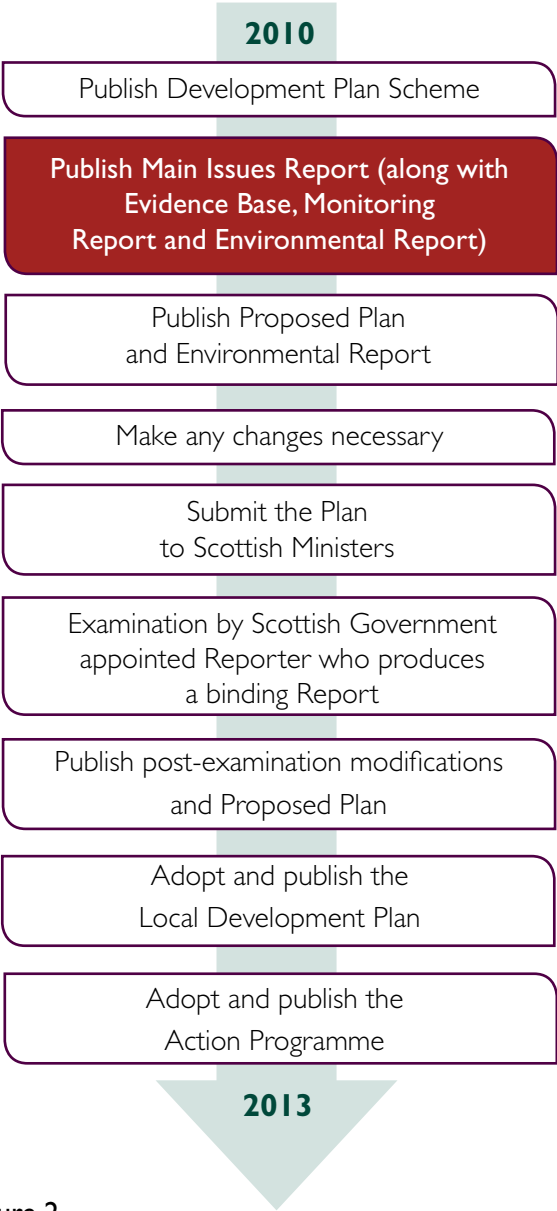


Figure 2
The stages in preparing a Local Development Plan

2 What is a Main Issues Report?

- 2.1 The first formal stage in preparing a Local Development Plan is the preparation of a Main Issues Report (MIR). Its role is to stimulate debate on the issues and options for future development in the National Park. It looks at the main issues or key areas of change. It is not intended to comprehensively cover all policy topics that will eventually be in the Local Development Plan. There will be a further opportunity to comment on these details when the proposed Local Development Plan is published next year.
- 2.2 The issues we have identified are:
- 1 Special qualities of the Park
 - 2 Resources/reducing our consumption
 - 3 Supporting our communities
 - 4 Housing/affordable housing
 - 5 Spatial strategy
 - 6 Support for rural areas
 - 7 Connectivity and communications
- 2.3 For each issue we set out reasonable options to deal with the issue, including our preferred option. To help us work out the issues and options we did some initial work with our partners and key stakeholders, and asked each community in the Park for a vision statement to guide their long-term development.
- 2.4 The issues cannot be seen in isolation. Each has an impact on the others, and it is important to bear this in mind while considering the options for the future.
- 2.5 We also looked at a variety of sites for development. These have been submitted by landowners, developers and agents, or have come forward as a result of consultation with communities. These sites have been assessed to identify which are the preferred ones to be brought forward and what reasonable alternatives there are. The need for these sites, against the need and demand of land for all types of development, has also been looked at.
- 2.6 The MIR is a very important opportunity to get involved in shaping the future of the National Park. The Local Development Plan will set the future direction for new development and it is important that we get your thoughts at an early stage. If you feel we have missed an issue, or our options are not reasonable, now is the time to say.
- 2.7 A number of documents support this MIR and give more background to our thinking and the information we have used.
- Background Evidence Paper 1 [Housing and Population](#)
 - Background Evidence Paper 2 [The Economy](#)
 - Background Evidence Paper 3 [Monitoring Report](#)
 - Background Evidence Paper 4 [Other Information](#)
 - Background Evidence Paper 5 [Site Analysis](#)
- 2.8 Accompanying the MIR is the Strategic Environmental Report which assesses the potential impacts on the environment from the outcomes that may result from the future policies and proposals set out in the MIR. This report will be refined as we narrow the options and select the sites for development which will then be included in the proposed plan.

Main Issues Report - Consultation

- 2.9 An interim Habitats Regulations Assessment has also been undertaken to assess the impact of the issues and proposals put forward in the Main Issues Report on the environment, and in particular the likely impacts against the qualifying interests and conservation objectives of the Natura 2000 sites found in the National Park.

3 The Challenges We Face in the Cairngorms National Park

Delivering the aims of the Park

3.1 'Land use in the Cairngorms National Park is notable for the multiple benefits delivered, on individual management units and at a National Park scale. We propose the following principle should guide land use decisions: The management and use of land in the Cairngorms National Park should deliver multiple benefits – delivering the best possible combination of the National Park Plan's long-term outcomes, always ensuring that the special qualities are conserved and, where possible, enhanced.'¹

3.2 We must continually strive to manage and use the land in the National Park in a way which achieves the aims in a collective and co-ordinated way. The Local Development Plan can do this by providing a framework for the development of land which will achieve the aims. The Plan cannot in itself achieve the aims though. It relies on partners and all those involved in the National Park applying the framework in their work.

The context in which we operate

3.3 The purpose of a National Park Authority is to ensure that the aims are collectively achieved in a co-ordinated way. National Park Authorities are here to lead the combined efforts of partners in getting the best from Scotland's National Parks. They are hubs for the co-ordinated management of the Park which is delivered by a wide range of public, private and voluntary sector organisations and individuals.

3.4 In addition National Park Authorities have particular statutory duties as:

- Planning Authorities;
- Outdoor Access Authorities;
- Organisations responsible for preparing National Park Plans.

3.5 Since establishment, the Cairngorms National Park Authority (CNPA) has sought to build the capacity of others to share in the responsibilities and benefits of being in a National Park. This approach is based on an explicit recognition that in each National Park there are some things that the National Park Authority is best placed to deliver, while there are other things that other organisations in the public, private or voluntary sectors are better placed to deliver. Successful partnership relies on mutual recognition of where the most effective skills and expertise lie and developing a sense of collective ownership for management.

Relationship of the Local Development Plan to other plans and strategies affecting the Park

3.6 The Local Development Plan provides the framework for the management of development in the Park. It is guided by the strategic direction provided in the National Park Plan and will help deliver its five-year outcomes.

3.7 However, it is influenced by a range of other plans and strategies affecting the Park. These are often produced by bodies other than the Cairngorms National Park Authority and cover a vast range of topics, places and issues. For example, the local authorities remain the housing, waste and transport authorities for their whole council area.

¹ Draft Cairngorms National Park Plan 2012-2017

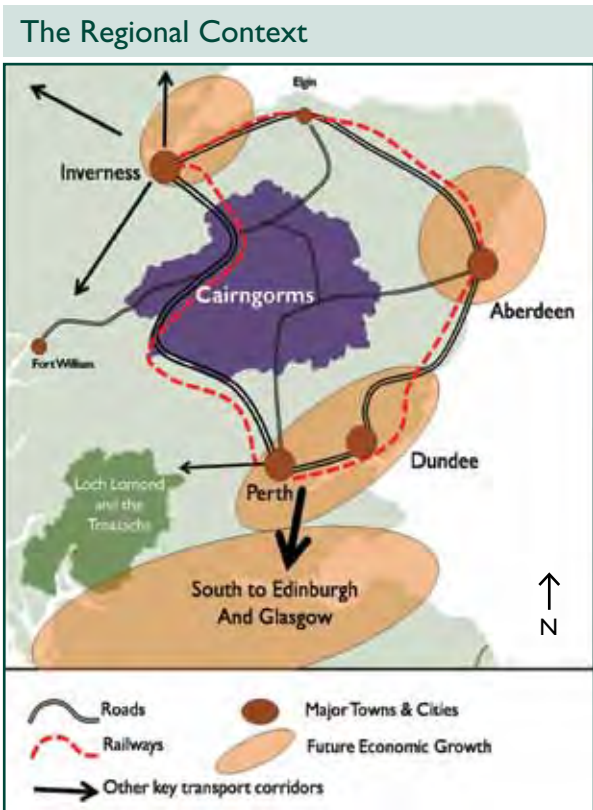
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Their plans and strategies influence the work in the National Park. The CNPA does not repeat their work by producing its own strategies. This process can lead to complex analysis of many documents, where we must draw the information together to give us a total picture. This then feeds into, in this instance, the preparation of the Main Issues Report and Local Development Plan.



Figure 3
Relationship of the Local Development Plan to other plans and strategies

National Park needs to consider the cross boundary influences, recognise the wider connections and make the most of the Park as an asset for these regions and Scotland as a whole.’²



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Our geographical context

3.8 ‘The National Park does not exist in isolation, but is an integral part of its surrounding areas. In landscape and biodiversity terms, the National Park is intimately connected with its surrounding areas. In economic terms the National Park is an asset to the wider region and Scotland as a whole, particularly as an internationally recognised tourism destination. Scotland’s main north-south road and rail routes pass through the Park. Management of the

3.9 We sit at the meeting point of many cultural and administrative boundaries. Being centred on a mountain massif, communities naturally look out to and have strong links with the surrounding areas. Inverness, Aberdeen, Perth and Dundee are all influential to our communities, perhaps more so than other communities within the Park. The National Park is a considerable

² Draft Cairngorms National Park Plan 2012-2017

asset to these centres of population and their impact must also be considered when considering land-use solutions for the Park.

3.10 Within the National Park, there are some real constraints which influence the way communities live and work, the way people travel around, into and out of the Park, and our relationship with our neighbouring towns and cities.

3.11 Communities in the Park rely primarily on cars for transport. Whilst there are public transport connections through, into and out of the Park these do not always provide practical solutions for everyday living. This must be borne in mind when considering how the Local Development Plan can influence things like the spatial strategy, car dependence, transport infrastructure, and the way communities see themselves in the future.

4 Vision

- 4.1 The vision for the Cairngorms National Park is set out in the draft National Park Plan³. This overarching vision guides all work in the National Park and from it flows our objectives and outcomes which will help achieve the vision.
- 4.2 Our time frame for the vision in the first National Park Plan was 25 years to 2030. However, we value the place we call the Cairngorms National Park as a result of hundreds, thousands and even millions of years of history. It will continue to be here far beyond 2030 and our thinking should look generations ahead.
- 4.3 We want the vision to be simple and compelling. We think the vision contained in the original National Park Plan⁴ can be made clearer and stronger by changing it to:

An outstanding National Park, enjoyed and valued by everyone, where nature and people thrive together.

Strategic objectives

- 4.4 The draft National Park Plan proposes three strategic objectives to provide a clear direction for delivery in the Park over the next five years. We have identified three objectives that we think address the most significant issues facing the Park and are the most important to address during this Plan period. The Main Issues Report sets out the particular issues that planning and development can address to help deliver these strategic objectives.

- 1 To ensure the Cairngorms National Park is a special place where the natural and cultural heritage is conserved and enhanced.
- 2 To develop a sustainable economy that supports thriving and resilient business and communities.
- 3 To ensure the Cairngorms National Park delivers an outstanding visitor experience and is an international benchmark for sustainable tourism.

5 Issue 1 - Special Qualities of the Park

Introduction

5.1 'The special qualities combine to create the sense of a special place with a Cairngorms identity. They evoke a response that shapes the way people experience and feel about the place. While everyone brings their own perceptions and experience, there are some special qualities that are commonly identified. These relate in particular to the scale and combination of landscape features together with the visual, cultural and recreational experience of the landscape'.⁵

5.2 The special qualities of the Park, and their conservation and enhancement, is at the heart of everything that happens in the National Park. It is these special qualities that underpin the area's designation as a national park. The Local Development Plan plays an important role in facilitating development in ways which take full and appropriate account of the special qualities of the Park and help to conserve and enhance them.

5.3 The qualities are not something that can be simply listed. The draft Cairngorms National Park Plan 2012-2017 gives clear direction on the issue of special qualities, finding four key themes through which to describe them.

The huge granite mountains of the Cairngorms National Park are unique. Their influence has shaped the natural heritage, people, landscapes and culture around them.

The Cairngorms National Park is made up of a unique mosaic of habitats of very high quality, and exceptional size and scale. It is a stronghold for British wildlife, including many of the UK's rare and endangered species, and those at the limit of their range.

The Park is a rich cultural landscape. Separated by the great bulk of the mountains, different areas have their own distinct identity and cultural traditions, but they share deep connections to the same environments. The Park is a place of 'Mountain folk' and 'Forest folk'.

The Park is a place with a sense of wildness and space at its heart, and it inspires passion both in those who live here and those who visit.

- 5.4 Further work in a 2010 study ⁶ identifies the special landscape qualities of the Cairngorms National Park as follows:
- Magnificent mountains towering over moorland, forest and strath;
 - Vastness of space, scale and height;
 - Strong juxtaposition of contrasting landscapes;
 - A landscape of layers, from inhabited strath to remote, uninhabited upland;
 - The harmony of complicated curves;
 - Landscapes both cultural and natural.

⁵ Draft Cairngorms National Park Plan 2012-2017

⁶ The Special Landscape Qualities of the Cairngorms National Park; Scottish Natural Heritage Commissioned Report 375

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Table I Special Landscape Qualities of the Cairngorms National Park⁷

The Mountains and Plateaux	• The unifying presence of the central mountains • An imposing massif of strong dramatic character • The unique plateaux of vast scale, distinctive landforms and exposed boulder-strewn high ground • The surrounding hills • The drama of deep corries • Exceptional glacial landforms • Snowscapes
Moorlands	• Extensive moorland, linking the farmland, woodland and the high tops • A patchwork of muirburn
Glens and Straths	• Steep glens and high passes • Broad farmed straths • Renowned rivers • Beautiful lochs
Trees, Woods and Forests	• Dark and venerable pine forest • Light and airy birch woods • Parkland and policy woodlands • Long association with forestry
Wildlife and Nature	• Dominance of natural landforms • Extensive tracts of natural vegetation • Association with iconic animals • Wildness
Visual and Sensory Qualities	• Layers of receding ridge lines • Grand panoramas and framed views • A landscape of many colours • Dark skies • Attractive and contrasting textures • The dominance of natural sounds
Culture and History	• Distinctive planned towns • Vernacular stone buildings • Dramatic historical routes • The wistfulness of abandoned settlements • Focal cultural landmarks of castles, distilleries and bridges • The Royal connection
Recreation	• A landscape of opportunities • Spirituality

⁷Source: The Special Landscape Qualities of the Cairngorms National Park; Scottish Natural Heritage, Commissioned Report No. 375

- 5.5 The challenge for the Local Development Plan is to find a way to identify, in a positive and spatial way, how and where development might happen which helps to protect the special qualities. In doing this, it must set any development in context. Key considerations are not just the impact that development has on the special qualities, but the cumulative impact development is having over time.
- 5.6 What can, on its own, have no adverse impact, when combined with several other small-scale developments, can create something unacceptable. This cumulative impact on the special qualities must be considered when finding solutions to protecting and enhancing the qualities that make the Park so special.
- 5.7 The Local Development Plan must address the impact of climate change on the environment, and the effect it may have on the special qualities of the Park. With its mountainous core, and its glacial past, the Park has seen much change through time. Adaptation to change is therefore important in all new development. Managing our habitats, their connectivity and quality, and functioning natural floodplains, as well as mitigation measures to reduce emissions are cross-cutting themes which should be seen in all new projects.
- 5.9 The draft National Park Plan 2012-2017 sets out a proposed outcome to ensure that more people will enjoy, care about, and help to conserve and enhance the special qualities of the Park. This will be accomplished by providing the best information and interpretation, tailored to the visitor or customer.
- 5.10 The current Local Plan aims to address the protection and enhancement of the special qualities through a clear framework of guidance which reconciles appropriate forms of development whilst also conserving and enhancing the special qualities of the Park. It sets a positive direction for development but does not direct development to any particular site or area. Rather, it gives developers a clear framework within which to develop their project.

Options for change

- 5.11 It remains a key objective of the Local Development Plan and planning policy in general, that the special qualities of the Park are protected and, where appropriate, enhanced. It is important that developers, communities and those thinking about the long-term future of the Park can see how development will achieve this. Although often intangible, certain information does exist that can help us direct development in a way that protects and enhances the special qualities. This information must, however be used with care. The special qualities are not simply a list of features which can be ticked off when considering a development proposal. They are what makes the Park important and must be treated as such.

Current policy approach

- 5.8 The current Cairngorms National Park Plan acknowledges that the conservation and enhancement of the special qualities, which underpin the National Park's importance and attraction as well as much of its economy and communities, must form the basis of successful future management.

Main Issues Report

ISSUE 1 – Special Qualities of the Park

How can we protect the special qualities of the Park and provide clarity on where development should and should not go?

Options

Implications

Option 1 – the current approach

Protect the special qualities from inappropriate development through a policy-based approach.

- Clarifies what is expected from all developments.
- Deals with the whole Park in an even way.
- Allows for ad hoc development in a flexible way.
- Does not highlight or promote particular sites.
- May not provide adequate confidence for developers, communities, or those thinking about the National Park and its future.

Option 2 – the preferred approach

Protect the special qualities through a policy based approach. Provide additional spatial guidance to conserve and enhance designated nature conservation sites, habitat connectivity, wildness and landscape character.

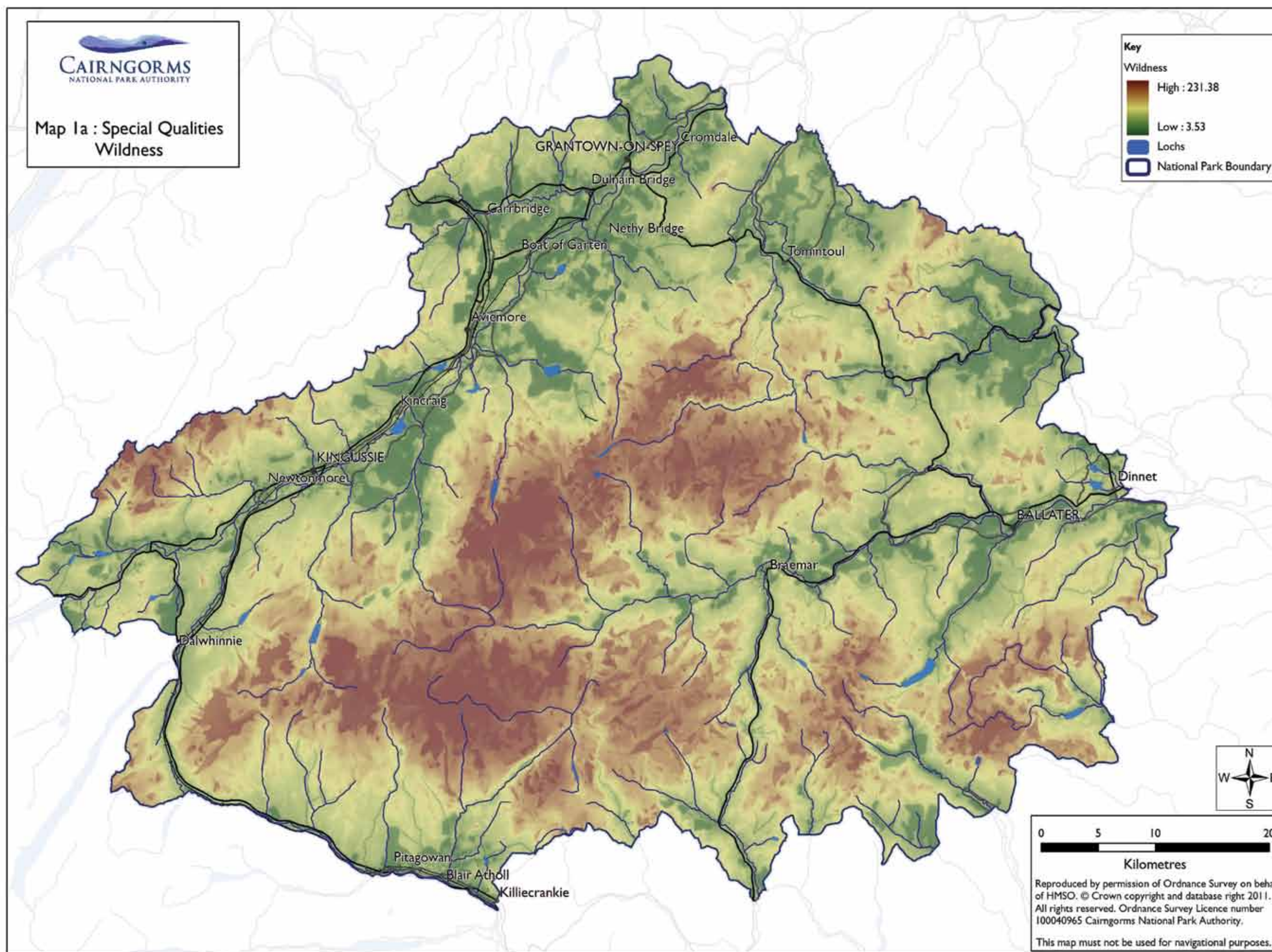
- Maintains clear expectations for all developments.
- Provides greater help in identifying some of the special qualities and their sensitivities to development.
- Protects designated sites through a clear spatial approach.
- Restrictions in sensitive areas may restrict specific appropriate ad hoc development.

Question 1

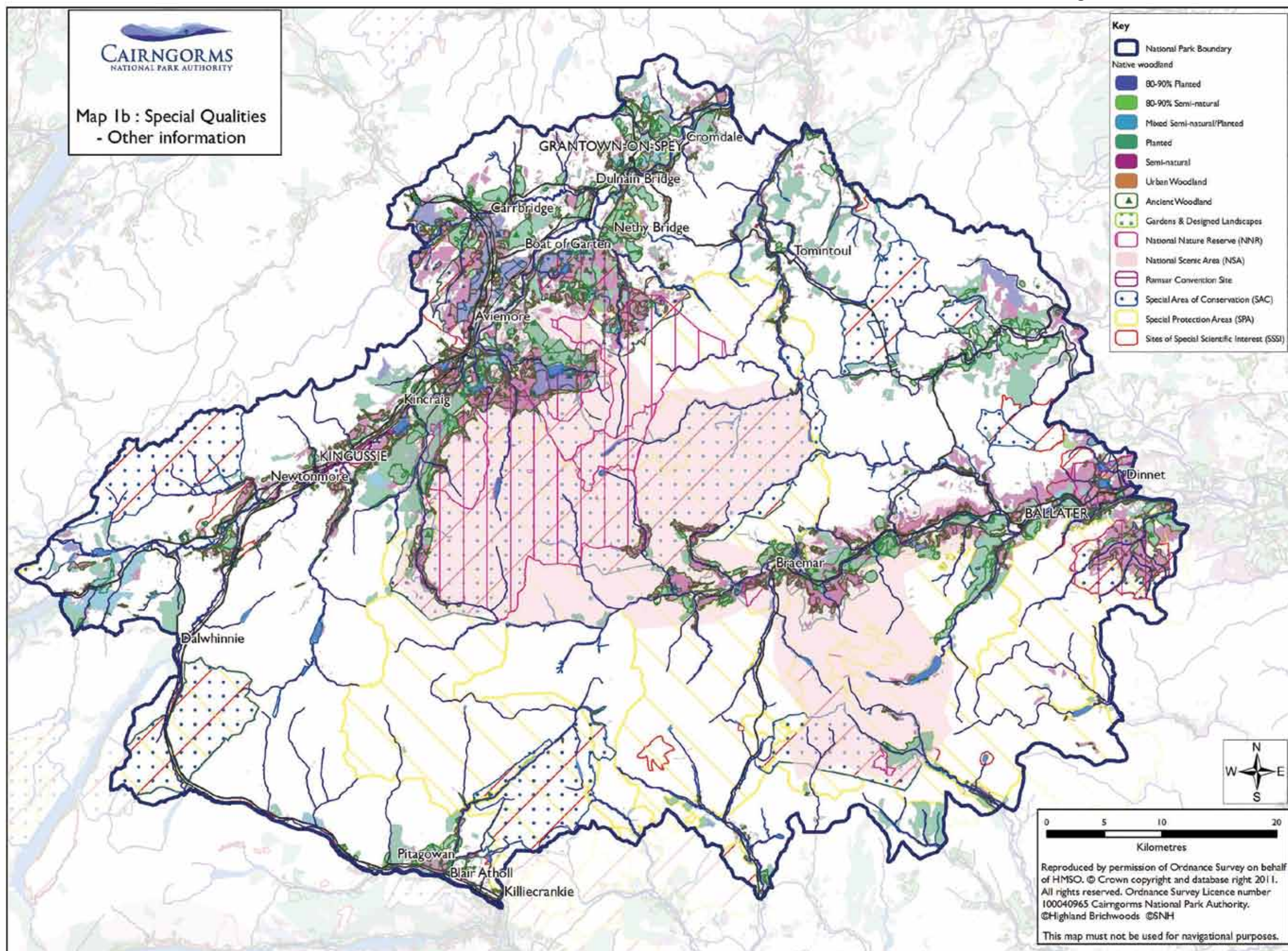
- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us protect the special qualities of the Park for the future?

5.12 Maps 1a and 1b (pp21 and 23) show information on wildness, natural heritage and designated areas, all of which are considered important to the special qualities of the Park. It is proposed to use these layers of information to guide development to the appropriate site, and

away from areas which are not appropriate. Please refer to www.cairngorms.co.uk to view this map in an interactive way. This allows you to zoom in and view the layers of this map over any site you might be interested in.



Back of map 1a



Back of map 1b

6 Issue 2 – Resources/Reducing Our Consumption

Introduction

- 6.1 'Scotland is moving towards a low carbon economy, driven by both climate change and escalating fuel costs. The need to reduce carbon emissions, mainly from the burning of fossil fuels, means that Scotland needs to become more energy efficient, to find lower carbon sources of energy, and to adapt to different ways of living that this may bring'.⁸
- 6.2 Consuming the resources that exist in the Park at our current rate is unsustainable. Effective management of these resources is therefore essential. The situation is compounded by the effects of climate change. We need to make the best use of what we have and protect things we value for the future.
- 6.3 This issue is as broad as the resources we must consider. Our access to energy sources including wind, water and waste; land for food production; clean air and breathing spaces, and the way we use these resources must be considered on a number of levels: protection; management and exploitation; efficiency.
- 6.4 First of all we must know what resources we have in the Park. We can then assess what protection they need, and what benefits they may offer us. We can then consider how to use what we have more efficiently. Reducing the demand for resources is essential if we are to reduce climate change, reduce pollution and waste,
- reduce building and operating costs, and reduce impacts on our communities, including fuel poverty.
- 6.5 We have direction from a wide range of legislation, strategies, and policies produced at international, national, and local level. They all have at their heart the sustainable management of resources.
- 6.6 Water is a key natural resource which must be both protected and enhanced.⁹ We must plan for the sustainable use of water as a resource, and for sustainable flood management.¹⁰ It is an issue which is increasingly significant with changes to our climate. While the issue of water management is largely dealt with by river basin planning and through the environmental report which accompanies this Main Issues Report, it is important that appropriate account is taken of this important resource which affects both the National Park and the areas, with their significant populations, down stream but outside our boundary.
- 6.7 We must have regard to the Scottish Government's targets regarding various resources. Delivering zero waste as part of the delivery of the Government's Zero Waste Plan¹¹ is pivotal in the direction taken in the Local Development Plan. This can be progressed by the identification of sites to handle waste, through prevention, reuse, recycling and recovery of waste from all types of development. Seeing waste as a valuable resource is fundamental to the approach taken in policy development and in site identification. We must however remember that the waste authority role

⁸ Draft Cairngorms National Park Plan 2012-2017 ⁹ EC Water Framework Directive

¹⁰ Water Environment and Water Services (Scotland) Act 2003 ¹¹ Scotland's Zero Waste Plan

Main Issues Report

remains with the various local authorities. We must ensure our Local Development Plan therefore provides the required direction and policy guidance for those parts of their local authority waste strategies which affect the National Park.

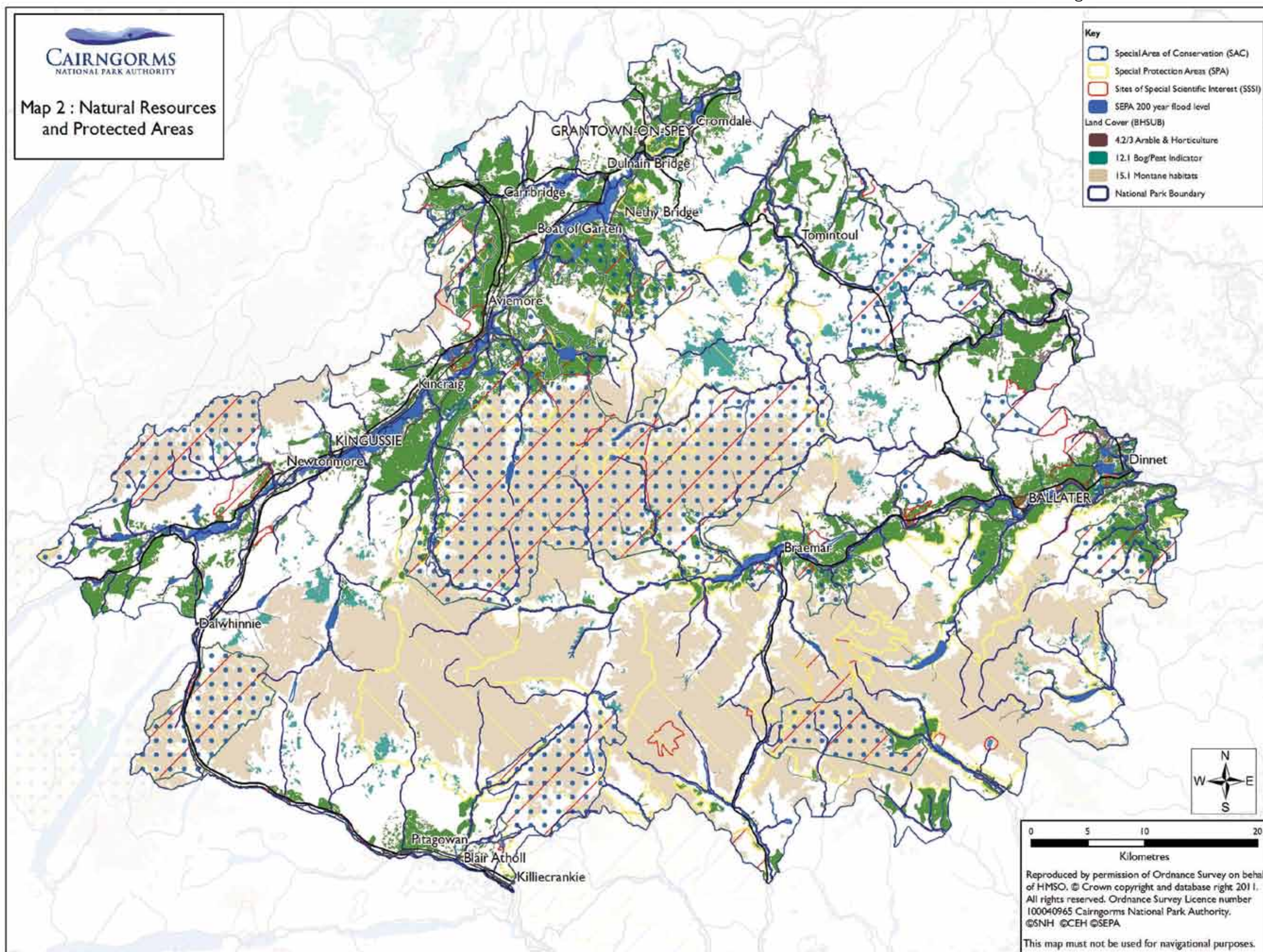
- 6.8 The challenge for the Local Development Plan is to find ways to protect what is important, set standards to allow certain resources to be exploited to their best advantage, and set in place measures to address and adapt to climate change.

Current policy approach

- 6.9 At present the Local Plan recognises the importance of the resources found in the Park and provides a policy framework to ensure appropriate levels of protection, and which set standards for development. It directs the majority of development to the key settlements. By doing this, it concentrates settlement growth to areas with the greatest range of existing services in a sustainable way.
- 6.10 However, it is not simple when using the current approach to get a clear picture of what we have, what we can use more efficiently and what we are trying to protect. Developers and communities cannot see the measures set in place to deal with their demands and the demands of climate change.

Options for change

- 6.11 We propose to retain the focus of development on key settlements. They are best placed to absorb the bulk of future development. However, it is clear that additional clarity on the existing resources found in the Park would provide assistance. Establishing this baseline information is key to successful plan making.
- 6.12 Map 2 (p27) shows information that we hold on the natural resources found in the Park, and those areas which are protected because of their special qualities. It is proposed to use these layers of information to guide development to the appropriate site, and away from areas which are not appropriate. Please refer to www.cairngorms.co.uk to view this map in an interactive way. This allows you to zoom in and view the layers of this map over any site you might be interested in.



Back of map 2

ISSUE 2 – Resources

How do we plan for the sustainable use of the existing resources and respond to the effects of climate change such as water, energy, waste, carbon?

Options

Implications

Option 1 – the current approach

Protect those resources which are important to the National Park through a policy based approach, and set out options for appropriate development opportunities.

- Clarifies what is expected from all developments.
- Deals with the whole Park in an even way.
- Allows for ad hoc development in a flexible way.
- Does not highlight or promote particular sites.
- May not provide adequate confidence for developers, communities, or those thinking about the National Park and its future.

Option 2

Provide an 'areas of search' analysis to direct developers to specific opportunities by providing spatial information looking at particular resources (water, energy sources, agricultural land, waste, forestry, etc).

- Gives positive direction to developers.
- May be difficult to identify opportunities for all forms of development.
- Risk of implying that the areas of opportunity have unconstrained options for development and may conflict with other policy directions.

Option 3 – the preferred approach

Combine a policy based approach with clear spatial guidance identifying sensitivities and opportunities, building on the existing Sustainable Design Guide.

- Clearly shows the resources we are concerned about and their constraints on development.
- Explains what must be considered when looking at development affecting each resource.
- Provides clear information on sensitivities that should be considered and where greater opportunities lie.

Question 2

- Do you agree with the preferred option?
- If no, do you support an alternative option?
- If no, do you wish to put forward another option that helps us reduce our consumption and conserve the finite resources found in the Park?

7 Issue 3 – Support for Our Communities

Introduction

7.1 'Each community has its own unique character; set of needs and hopes for the future. However, most are faced with similar challenges such as maintaining and improving community assets; finding the right sort of housing for local needs; improving the way local services are delivered; maintaining or improving the quality of life for different groups of the community; finding time and money to do the things they'd like to.'¹²

7.2 Housing is often the topic which rises to the fore in discussions about what our communities need. A separate issue on housing is included for that reason. However, the fourth aim of the Park directs us to promote sustainable economic and social development of the Park's communities. We must ensure that we plan not just for housing, but also for the facilities and services that those communities need. We must therefore go beyond the housing debate to ensure we plan appropriately for their futures.

7.3 Their sustainability is vital to the future prosperity and long-term sustainability of the Park. Helping them face the challenges of climate change is also an important consideration. The Local Development Plan has an important role to play in delivering this goal. It is a key tool to ensure that an appropriate range and choice of

development opportunities are provided in the right places. It needs to be aware of different pressures faced in different parts of the Park, and by its various communities. We must therefore help create the best possible environment for our communities to thrive and get what they need for their long-term success.

7.4 Jobs and quality of life are key to what communities see as important to their long-term prosperity.¹³ In thinking about where they see themselves in the future, communities highlighted the need for more opportunities to provide and secure long-term employment options which ensure they thrive in the future. In addition to economic prosperity they are keen to be supported as communities. The quality of life for residents is important and in looking to the long-term, they see the need for enhancements which improve this to the benefit of residents and visitors alike.

7.5 Our research¹⁴ found little empirical information on which to base major speculative investment in the provision of facilities for the business sector. However, this does not mean that the business sector does not need help. There clearly is a need to provide a framework to encourage appropriate growth and investment to meet the needs of both the business sector and local communities.

¹² Draft Cairngorms National Park Plan 2012-2017

¹³ LDP Background Evidence Report 4 Other Information

¹⁴ LDP Background Evidence Report 2 The Economy

7.6 The draft National Park Plan supports the growth of the economy and has as its proposed second strategic objective 'To develop a sustainable economy that supports thriving and resilient businesses and communities'. In the next five years the draft National Park Plan is seeking an outcome whereby 'The economy of the Park will have grown and diversified, drawing on the Park's special qualities'.¹⁵

7.7 The challenge for the Local Development Plan is to provide sufficient encouragement to promote sustainable growth and development to meet the needs of communities and identify the right amount of land for economic development in the right place, while accepting that there is hidden demand which is hard to quantify. It must also help identify what communities need for their long-term prosperity and guide investment.

Current policy approach

7.8 The adopted Local Plan recognises the importance of existing businesses to the communities in the Park. It seeks to protect key services in communities through the identification of various existing uses, coupled with supportive policies which set out the standards to be reached by new proposals. The majority of development is focused on the key settlements, with additional capacity provided in the new settlement of An Camas Mòr. This new settlement will create a new sustainable community not only providing for its residents but serving to relieve existing pressure for development across Badenoch and Strathspey.

Options for change

7.9 Supporting sustainable economic and social development of the Park's communities gives us a clear focus and the Plan must be sufficiently clear on how it will contribute to this aim. The Plan must also give sufficient clarity to ensure full community involvement.

¹⁵ Draft Cairngorms National Park Plan 2012-2017

Main Issues Report - Consultation

ISSUE 3 – Supporting our Communities

How and where can we make sure communities have what they need – jobs, tourism options, facilities etc?

Options

Implications

Option 1 – the current approach

Highlight the general opportunities for economic development that fit in key settlements, and also support our rural communities.

- Maximum flexibility.
- Does not address the needs of different communities.
- Provides some direction to large investment sites.

Option 2 – the preferred approach

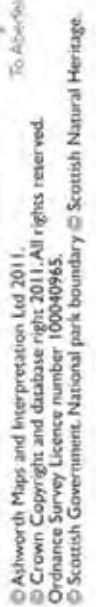
Highlight the different communities in the Park and support appropriate opportunities for economic development, services and facilities within them.

- Promotes/highlights the different communities across the Park.
- Opportunities for investment can be focused on communities.
- Provides some structure for the needs of communities and for the assessment of development proposals.

Question 3

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us identify what communities need to secure prosperity for the future?

7.10 Map 3 (p33) indicates the areas of the Park which experience the greatest visitor pressure, and also the areas with greatest opportunity for growth in existing employment sites. It is proposed to use this information to help focus new development on areas with greatest capacity for new growth. It will also help developers see how their development contributes to the overall economic picture in the National Park.



8 Issue 4 – Housing/Affordable Housing

Introduction

- 8.1 'The dominance of (these) low paid sectors means that many of the people working in the Park are relatively worse off to people in other parts of Scotland. This has straightforward implications for the amount of money spent in the local economy by them, and for their ability to pay for necessities such as housing, transport and energy. It is exacerbated by the attractiveness of the Park as a place to move to by those who have generated wealth elsewhere.'¹⁶
- 8.2 Housing and in particular the provision of affordable housing for local people remains an important issue across the Park. A key task of the Local Development Plan is to allocate sufficient land to meet the housing needs and demand in the Park. It must focus on the main development opportunities for the period of up to ten years from the adoption of the Plan. But, it must also provide a broad indication of the scale and location of growth up to year 20 from adoption. This is considered in the section setting out the spatial strategy. However, along with the demand for all forms of housing, the Local Development Plan must address in particular the provision of affordable housing.
- 8.3 Affordable housing falls into many categories, not just the conventional view of properties rented from a social landlord. It can, for example, include mid-market or intermediate rented properties, subsidised

and unsubsidised low-cost housing for sale, shared equity ownership, and provision of plots at below market value.

- 8.4 The information on housing need and demand indicates that there is a shortfall in the provision of affordable housing in the Park. It is estimated that there is a need for approximately 26 affordable units per year.¹⁷
- 8.5 It is also important to look at existing planning consents for housing development which will provide some affordable housing, so that we can see in context what the need is for the long-term future. Approximately 575 affordable units already have consent or are pending a permission being issued. These are phased to be provided over the next 20 years. This gives an approximate provision of 30 units per year. Compare this with the information provided by the housing authorities on the need for affordable units over the next 20 years, which gives a requirement of 472.¹⁸ It would seem that the need will be met from existing consents.
- 8.6 However, we know from consultation¹⁹ with communities that many people are in need but do not register this with the housing authorities. This hidden need is difficult to quantify. However it is an important area that must be addressed by the Local Development Plan.
- 8.7 There is also an uneven spread of affordable housing with consent across the Park. Clearly communities in need of affordable homes need that provision in or close to their community. The duty of the Local Development Plan to provide sufficient

¹⁶Draft Cairngorms National Park Plan 2012-2017 ¹⁷ & ¹⁸LDP Background Evidence Report 1 Housing and Population

¹⁹LDP Background Evidence Report 4 Other Information

housing to meet the need cannot therefore be viewed as a simple mathematical process.

- 8.8 In terms of delivering new housing, current market conditions together with other factors, not least reductions in the funding available to the traditional providers of affordable units is compounding the problem.
- 8.9 Discussions with communities and others also indicate the need for more housing to meet local need which is not necessarily 'affordable' as defined by the Scottish Government.²⁰ In thinking about their futures, communities across the Park suggested that the issue of affordable housing to retain local, in particular young, people is imperative to their success.²¹ Our research suggests that there is no single solution to this problem.²² The issue is a complex one, with no single reason why local people find it difficult to find housing that meets their needs within their budget.
- 8.10 The Local Development Plan must therefore consider the best ways of securing the right amount and type of housing in the right location to meet local needs. It must ensure that there are sufficient numbers of units, and also that all communities have an option to secure the number of units many of them need.

Current policy approach

- 8.11 The Scottish Government enables us to seek a contribution from developers to provide affordable housing to meet the local need. The current approach used in

the adopted Local Plan (2010) seeks a contribution of 25-40 per cent of new housing development to be affordable. For developments of one or two units a cash contribution is sought which feeds a fund intended to provide future affordable housing.

- 8.12 The approach does not identify sites specifically for affordable housing development. It relies on the provision of the units required on sites allocated for all forms of housing. With approximately 575 affordable units already with or pending consent, the future options need to consider how best to target the right housing in the right place. It must also include some amount of flexibility, to ensure that should any of the existing consents lapse, we do not face a future shortfall.

Options for change

- 8.13 The level of required provision set out in the current approach is more than the national benchmark. Whilst retaining this approach as a possible option, it does not seem the most reasonable way forward. With the existing consents in mind we must ensure that whatever option we take forward is reasonable, deliverable and one that can be supported by evidence.
- 8.14 We could also insist on 100 per cent affordable provision on certain sites within particular communities. However, we do not believe, in light of the current market and funding constraints that this will provide any new housing. Our housing delivery partners are clear that we should retain as much flexibility as possible to allow them

²⁰Planning Advice Note 2/2010 ²¹LDP Background Evidence Report 4 Other Information

²²LDP Background Evidence Report 1 Housing and Population

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to develop projects of mixed tenure in appropriate locations when funding streams become available. We therefore think that our approach should not rule out any reasonable option which helps those in need find the right type of accommodation.

- 8.15 We therefore propose a level of affordable housing in line with the national benchmark.²³ When looked at in a purely mathematical way, this will provide more affordable units than it is shown we need. However, we know that we need to provide for all communities, not just those where existing permissions may skew provision. We therefore propose to include allocations for development of all forms of housing in all the main and other settlements in the Park.
- 8.16 Map 4 indicates the projected amounts of affordable house which are likely to be built across the Park as a result of existing planning permission, and from sites which are already allocated in adopted Local Plans. They give a picture of what we can expect to see delivered in the next 20 years.

²³Planning Advice Note 2/2010

ISSUE 4 – Affordable Housing

How and where can we meet the housing need in our communities – open market, affordable, local needs?

Options

Implications

Option 1 – the current approach

Limit new housing development to provide only that identified as required in the housing assessments. This will take into account those sites with permission, focus new development opportunities on sites which are allocated in the existing adopted Local Plans. On those sites we would require a proportion of between 25-40 per cent affordable units.

- Shows sites that have planning permission already.
- Gives continuity to the allocation of sites in existing plans which are yet to gain permission.
- There will be little new development other than that which has permission already limiting the amount of affordable development.

Option 2

Focus all new development on the provision of affordable housing by only identifying sites for 100 per cent affordable housing (bearing in mind the existing consents).

- Shows sites that have planning permission already.
- Focuses new development solely on the provision of much needed affordable development.
- Relies on all new development finding appropriate funding streams to ensure projects are economically viable.
- With limited land identified there will be little new development other than that which has permission already, limiting the amount of affordable development.

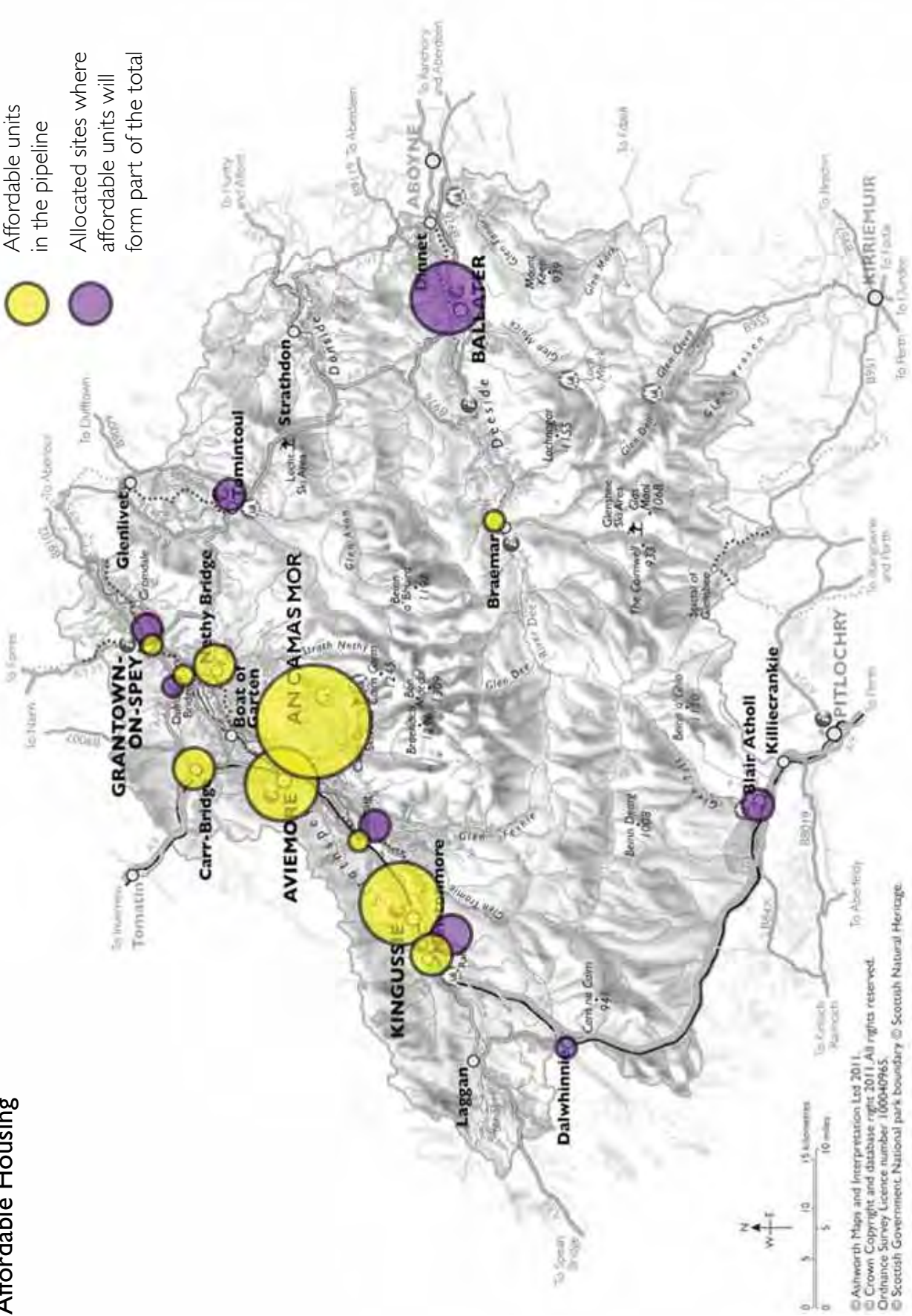
Option 3 – the preferred approach

Support the needs of communities by ensuring all main and other settlements have some options for future development. Focus new housing on those sites already in adopted Local Plans. On these sites require a benchmark of 25 per cent affordable development (again, bearing in mind existing consents).

- Shows sites that have planning permission already.
- Gives continuity to the allocation of sites in existing plans which are yet to gain permission.
- Gives additional flexibility to make sure all communities have options for new development.
- Ensures a reasonable number of affordable units within all new developments.

Question 4

- Do you agree with the preferred option?
- If no, do you support either of the alternative options?
- If no, do you wish to put forward another option that helps us increase the supply of affordable houses?



9 Issue 5 – Spatial Strategy

Introduction

- 9.1 'Achieving the vision for the National Park needs communities that are sustainable in economic, social and environmental terms. It needs settlements that create a sense of place, where people want to live and work, and that encourage mixed and balanced communities.'²⁴
- 9.2 The draft Cairngorms National Park Plan 2012-2017 gives direction on the approach to sustainable patterns of settlement growth, infrastructure and communications. (see p40)
- 9.3 Taking this strategy and hierarchy, the Local Development Plan must then consider where development should and should not go. We must also take into account direction from the Scottish Government which states that the Local Development Plan should be key in facilitating sustainable economic growth matched with the delivery of sustainable development.²⁵ The draft National Park Plan²⁶ is clear that the key settlements should continue to play a strategic role in the wider region. It encourages a population that can continue to support thriving communities and make proactive provision to focus settlement growth in the main settlements. There are good reasons for this direction from the draft National Park Plan. It facilitates the most sustainable way to develop infrastructure. It helps promote local services that meet the needs of communities in the most economical way and it helps strengthen local communities building on existing networks, expertise and experience.
- 9.4 However we must be realistic about what we can achieve. Scottish Planning Policy (SPP) is clear that the development plan should be aspirational but realistic.²⁷ We must have a full understanding of what is in the development pipeline already, and also a clear understanding of the way communities work in the National Park. The rural nature of our communities, who are primarily car-borne in the way they move around, and interact with each other, is not something which is going to be easily changed.
- 9.5 It is important to set out development proposals which have permission already, so we can match these with options for additional growth. We must establish the demand for land, particularly for housing development and economic growth, and then see what is in the pipeline which will help provide this.
- 9.6 Looking at housing development, there are over 3000 housing units with existing permission phased over the next 20 years.²⁸ Information from the Local Authority Housing Need and Demand Assessments shows that we have a projected demand for approximately 2900 units over the next 20 years. There appears to be enough land with permission to meet the overall demand for new housing.

²⁴Draft Cairngorms National Park Plan 2012-2017 ²⁵SPP 2010 ²⁶Draft Cairngorms National Park Plan 2012-2017

²⁷SPP 2010 para 15 ²⁸LDP Background Evidence Report I Housing and Population

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Policy Approach	Implications
Retain a settlement strategy that reinforces the existing pattern of settlement by supporting greater growth in the main settlements and supports growth to meet community needs in other settlements.	Focuses growth in settlements that are better serviced and can best accommodate growth in a sustainable way. Supports growth in other settlements and areas that is incremental and reflects the existing scale and pattern of settlement. Existing planning consents (unbuilt) support this strategy looking to the next 20 year period. There are many other settlements within the National Park, each important to the communities and people who live and work in them or visit them.
Develop the new community of An Camas Mòr as a focus for growth in Badenoch and Strathspey.	Focuses growth in the most sustainable way on a new community with good transport connectivity and the opportunity to plan and develop a functioning community. Relieves pressure for development on other settlements in Badenoch and Strathspey with less capacity to accommodate development.
Reinforce a settlement hierarchy where Aviemore, Ballater, Grantown-on-Spey, Kingussie, Newtonmore and (in the long-term) An Camas Mòr are the main settlements and where other settlements play supporting and important local roles.	Each settlement supports a range of services, from schools, shops, visitor infrastructure, transport infrastructure, and service points that are particularly important to their surrounding areas. These are the main settlements of the National Park.
Support well-planned improvements to the A9 road and main railway line as an integral part of enhancing the connectivity of the Highlands. Ensure effective planning of improvements to safeguard natural heritage while maximizing the views and enjoyment for visitors to be had from these routes.	Supports the Scottish Government's aspirations to enhance road and rail connectivity and seeks to maximize the benefits to the Park from these routes passing through the Park.
Support and promote improvements to IT communications.	Supports economic diversification and growth and a varied age demographic in communities.

Ref: Draft Cairngorms National Park Plan 2012-2017

- 9.7 Looking at options for economic development, the picture is less clear. As we have set out in Issue 3, we have not identified sufficient empirical data to support the identification of large areas of land for economic growth. However, to meet the sustainable economic growth aspirations of the Scottish Government and needs of the Park's communities it is important that we identify some land to meet the demand that exists at present, and for the future.²⁹
- 9.8 The Local Development Plan must also consider options for growth which support local communities which fall outwith the larger allocated sites. The Plan must encourage the development of services and facilities that support our communities. It is also important that there are options within the Plan to allow for good development that meets the needs of smaller communities across the Park.
- 9.9 The challenge for the Local Development Plan is to give sufficient flexibility to meet the needs of all communities across the Park, but working within the parameters of the existing permissions for housing development.

Current policy approach

- 9.10 The adopted Local Plan identifies a hierarchy of settlements – strategic, intermediate and rural. The majority of development and provisions of facilities are to be provided within the strategic settlements. This is supportive of sustainable approaches to site selection and ensures the key areas of growth are focused on a number of areas where development pressures can be managed appropriately. To take the pressure off some of the existing settlements within the Strathspey area, the current Plan also supports the development of a new settlement at An Camas Mòr. This will provide not only for its residents, but for the wider area in terms of services and facilities. It will form a key strategic role in this part of the Park for the long-term.
- 9.11 Within intermediate settlements developments should support local communities and ensure their sustainability for the future. Small areas of housing land are included for this purpose. Within rural settlements there are opportunities for limited growth which helps consolidate the settlement. New facilities which support the community are also encouraged. Outwith these three types of settlements, developments are measured against a supportive policy framework. A flexible approach is therefore in place to allow well-designed schemes which have a particular locational need and which support sustainability in local dispersed communities. All such allocations and policies are subject to compliances with other policies to ensure the special qualities of the Park are conserved and enhanced.

²⁹LDP Background Evidence Report 2 The Economy

Main Issues Report - Consultation

Proposed changes to approach/implications

9.12 The role of the Main Issues Report is to set out key changes that have occurred since the last Local Plan, and set out one or more reasonable alternatives for the future. These alternatives must set out how they differ from the spatial strategy in the existing adopted Plan (if any). In light of the existing planning consents, we believe that there are no reasonable alternatives to the current approach. The permissions will result in development across the Park which principally provides housing to meet the needs of communities. It would therefore be unreasonable to put forward ways of meeting this need in another way which ignores the existing consents.

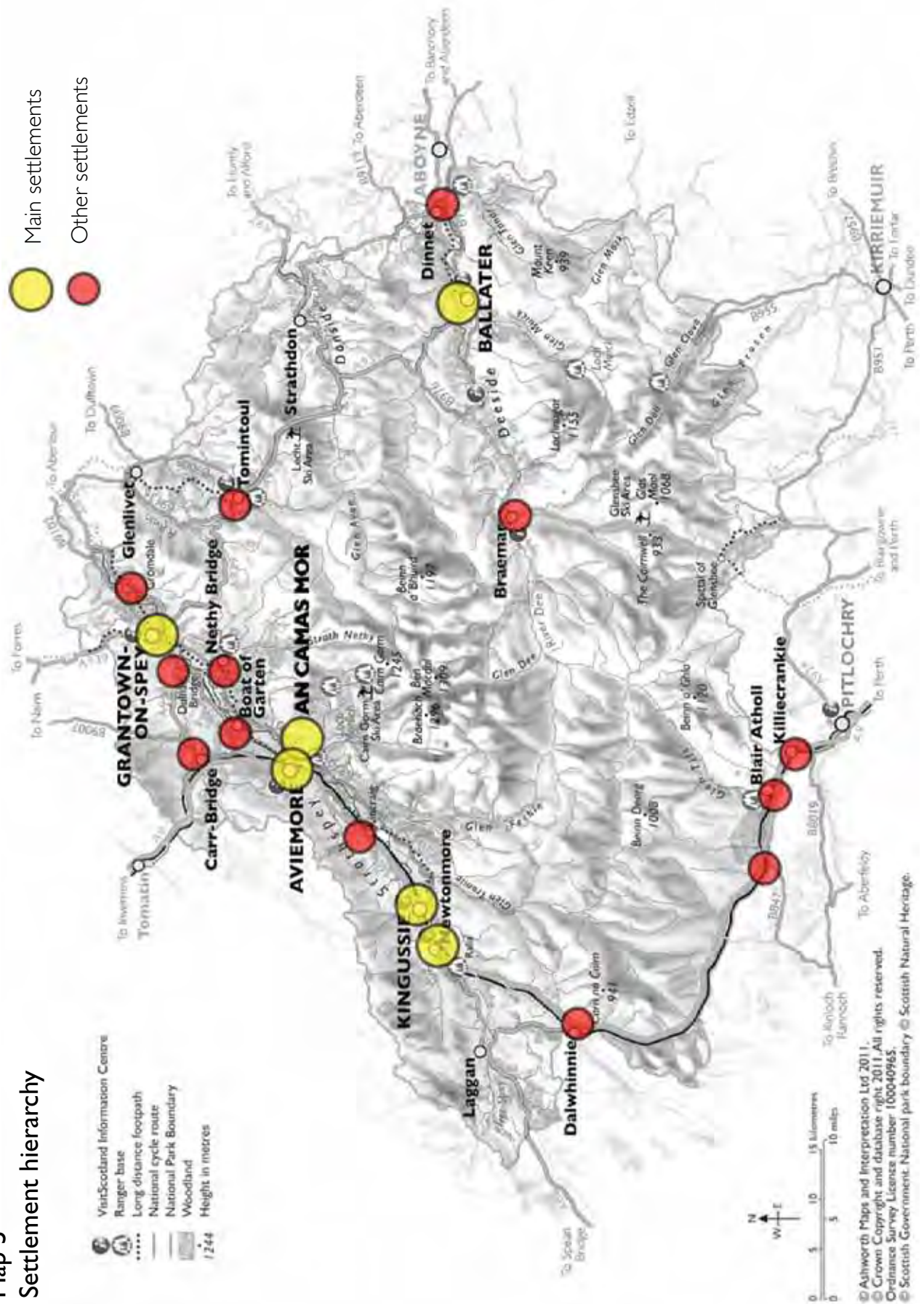
Main Settlements

- An Camas Mòr
- Aviemore
- Ballater
- Grantown-on-Spey
- Kingussie
- Newtonmore

Other Settlements

- Blair Atholl
- Boat of Garten
- Braemar
- Bruar
- Carr-Bridge
- Cromdale
- Dalwhinnie
- Dinnet
- Dulnain Bridge
- Killiecrankie
- Kinraig
- Nethy Bridge
- Tomintoul

Map 5
Settlement hierarchy



Main Issues Report - Consultation

ISSUE 5 – Spatial Strategy	
How and where should development happen in the National Park?	
Options	Implications
Option 1 – preferred option	
Clarify the settlement hierarchy so communities are clear what they are likely to see in the future. This would include land for housing and economic investment. Clarify what is anticipated in rural communities outwith identified settlements.	• Focuses development on areas most suitable to accommodate it. • Gives a sustainable approach to the development of housing and economic development. • Shows sites that have planning permission already. • Provides for ad hoc development outside the settlement hierarchy to meet local need. • Maintains the status quo – follows the spatial strategy set out in the adopted Local Plan. • Does not raise unrealistic expectations on alternatives which are not deliverable.
Question 5 • Do you agree with the preferred option? • If no, do you wish to put forward another option that helps us set out a reasonable spatial strategy for the future?	

9.13 A simple traffic-light system has been used to consider sites within the preferred settlement strategy which might be appropriate for housing or employment development. These sites have come forward as a result of our initial ‘call for sites’ from the existing allocations contained in adopted Local Plans, and from discussions with communities, most notably Boat of Garten. Using the settlement hierarchy, land is identified in each settlement to meet the needs and demands for various forms of development. Sites which are not considered to provide reasonable and realistic alternatives to the preferred sites

are not included in the Main Issues Report, but are included in Background Evidence Report 5. These include sites which are not located within the settlement hierarchy and are not therefore considered appropriate to include as an allocation for development.

- 9.14 The tests used to assess acceptability of sites included:
- Landscape
 - Ecology
 - Flood risk
 - Settlement relationship
 - Accessibility to local transport
 - Effectiveness

- 9.15 You may feel some of the sites contained in Background Evidence Report 5 are preferable to those chosen in the Main Issues Report. You should therefore indicate this in your response.
- 9.16 Section 10 of the Main Issues Report shows sites for housing and employment. While other allocations may be needed in the Local Development Plan, for example to protect certain land from development, the Main Issues Report intends to show land to be allocated for development.
- 9.17 Sites are therefore shown for Housing over three phases – Years 1-5; Years 6-11; Years 12-20. Sites for employment are also shown. Existing permissions for housing (including those where there is a Planning Committee resolution to grant permission subject to the completion of a legal agreement) are shown to give a clear picture of likely development options in the next 20 years. This is for information only.

10 Main Settlements

- 10.1 'Reinforce a settlement hierarchy where Aviemore, Ballater, Grantown-on-Spey, Kingussie, Newtonmore and (in the long- term) An Camas Mòr are the main settlements and where other settlements play supporting and important local roles.'³⁰
- 10.2 These main settlements are best placed to accommodate most development that will occur in the next 20 years. These settlements therefore have the majority of land allocations which set the framework for development through the Local Development Plan.

10.3 An Camas Mòr

10.3.1 'Develop the new community of An Camas Mòr as a focus for growth in Badenoch and Strathspey'.³¹

10.3.2 An Camas Mòr is planned as a new sustainable community in the heart of Badenoch and Strathspey that will meet growth demands over the next 20 years. It will create an inclusive and vibrant community with a demographically balanced resident population, building on existing communication links. It will make a significant contribution to the delivery of the National Park aims and set an outstanding example of what is possible in a National Park context. It is also identified as a strategic settlement within the settlement hierarchy. While a community in its own right, it will have a special relationship with Aviemore, sharing some services and facilities, and work with Aviemore in partnership.

10.3.3 An Camas Mòr will make a significant contribution to the provision of housing need for the medium and long-term, including affordable housing to meet local needs within the National Park. It will also actively encourage jobs within the community and seek to minimise levels of commuting.

10.3.4 It has a Planning Committee resolution to grant permission, subject to the completion of a legal agreement, for the development of up to 1,500 houses delivered over at least the next 20 years. The development details will be the subject of a detailed

masterplan. This will be based on the development principles for the settlement, contained in Background Evidence Report 4: 'It will reflect the special qualities of the National Park and incorporate a wide range of sustainability measures in its design, layout and function'.³² It has also been included in the Scottish Sustainable Communities Initiative run by the Scottish Government.

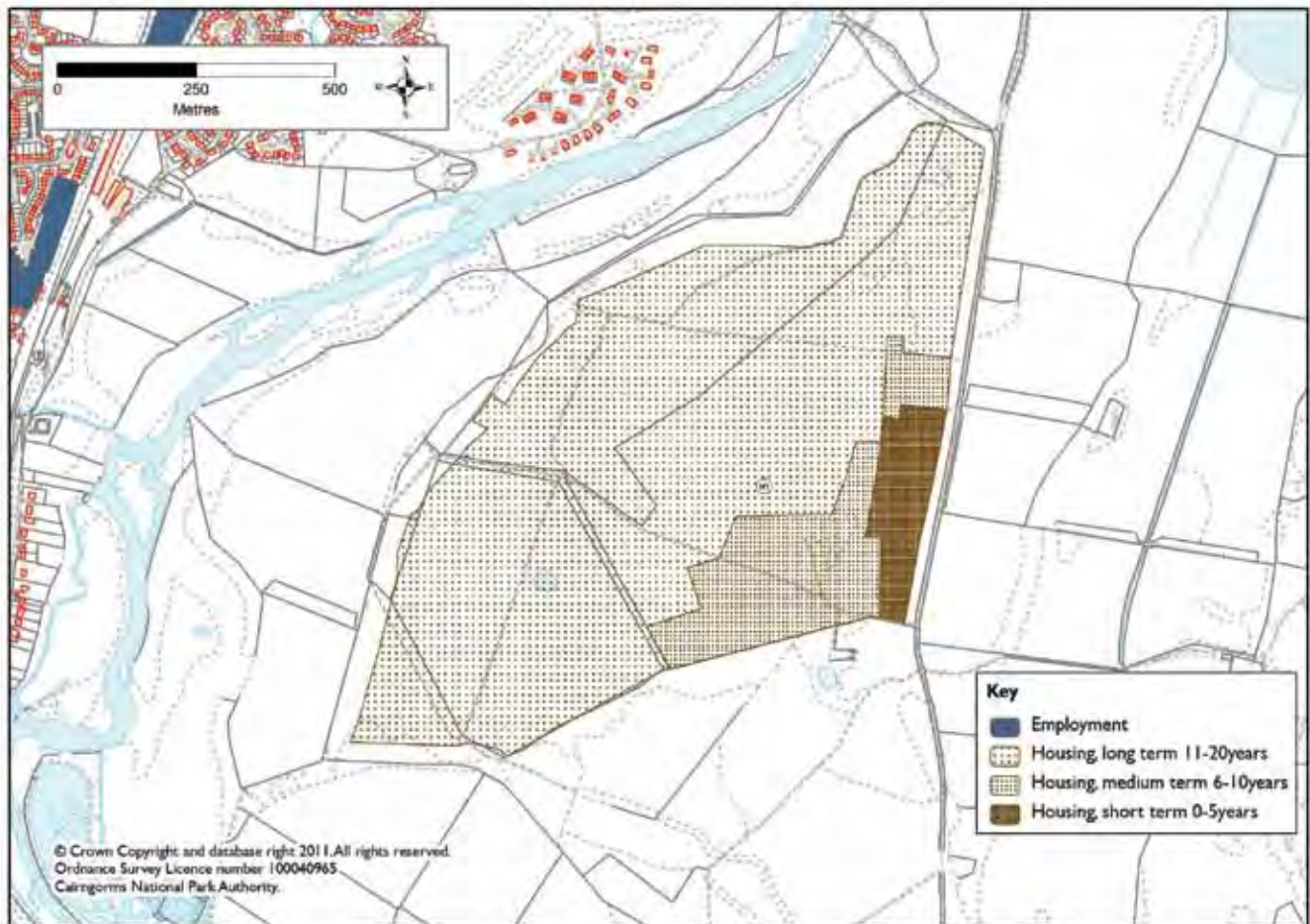
10.3.5 In light of the position with existing consents, it is not considered reasonable to propose any alternative options. However, it is considered important that this new settlement is clearly shown in the Main Issues Report as a proposal to address the long term growth demands of the area. It will serve a function much beyond the 20-year time span of the Local Development Plan and should therefore be seen in the same way as the other settlements identified in the settlement strategy.

10.3.6 The first phase of development will focus on that area to the east and, over a period of at least 20 years, radiate out across the whole site. The development will provide housing, jobs, a school, shops, a high street, in short a full and active community. However, for the purposes of this consultation, the phasing of the proposed housing is shown only.

³¹Draft Cairngorms National Park Plan 2012-2017

³²LDP Background Evidence Report 4 Other Information

Main Issues Report - Consultation



Map 6 An Camas Mòr

ISSUE 5 Spatial Strategy – An Camas Mòr

What are the options for growth in An Camas Mòr?

Preferred Option

- Use the land with an existing permission (pending completion of legal agreement) to provide opportunities for housing and economic growth.
- Use the Development Principles to guide a masterplan for the whole settlement.

Question 6

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the long-term growth demands in An Camas Mòr for the next 20 years?

10.4 Aviemore

- 10.4.1 Aviemore is the largest settlement in the Cairngorms National Park. It plays a key role in the wider region, and is a significant economic driver and growth centre. It is identified as a strategic settlement within the settlement hierarchy. The community, in thinking about their future, recognised this significant role. Its excellent access links to the A9 and the railway network help encourage visitors, but the community see an imbalance between the continuing growth of the economy and the community infrastructure which is failing to keep pace. If the village is to continue to thrive there is a need to improve its look, particularly in the design of new development.³³
- 10.4.2 All existing housing allocations³⁴ in Aviemore have now gained permission. These are in addition to considerable development, particularly for new housing, seen in recent years. The existing permissions will play a significant part in the way the village will look in the next 20 years. With up to 316 houses, on a variety of sites, having permission they will provide for the demand for new housing for the next plan period and beyond.
- 10.4.3 Support for the economy is vital to retain Aviemore as a vibrant and sustainable community. It is therefore important to protect options for inward investment, and growth and expansion of existing businesses. Capacity for some further growth remains in the land identified in the adopted Local Plan.

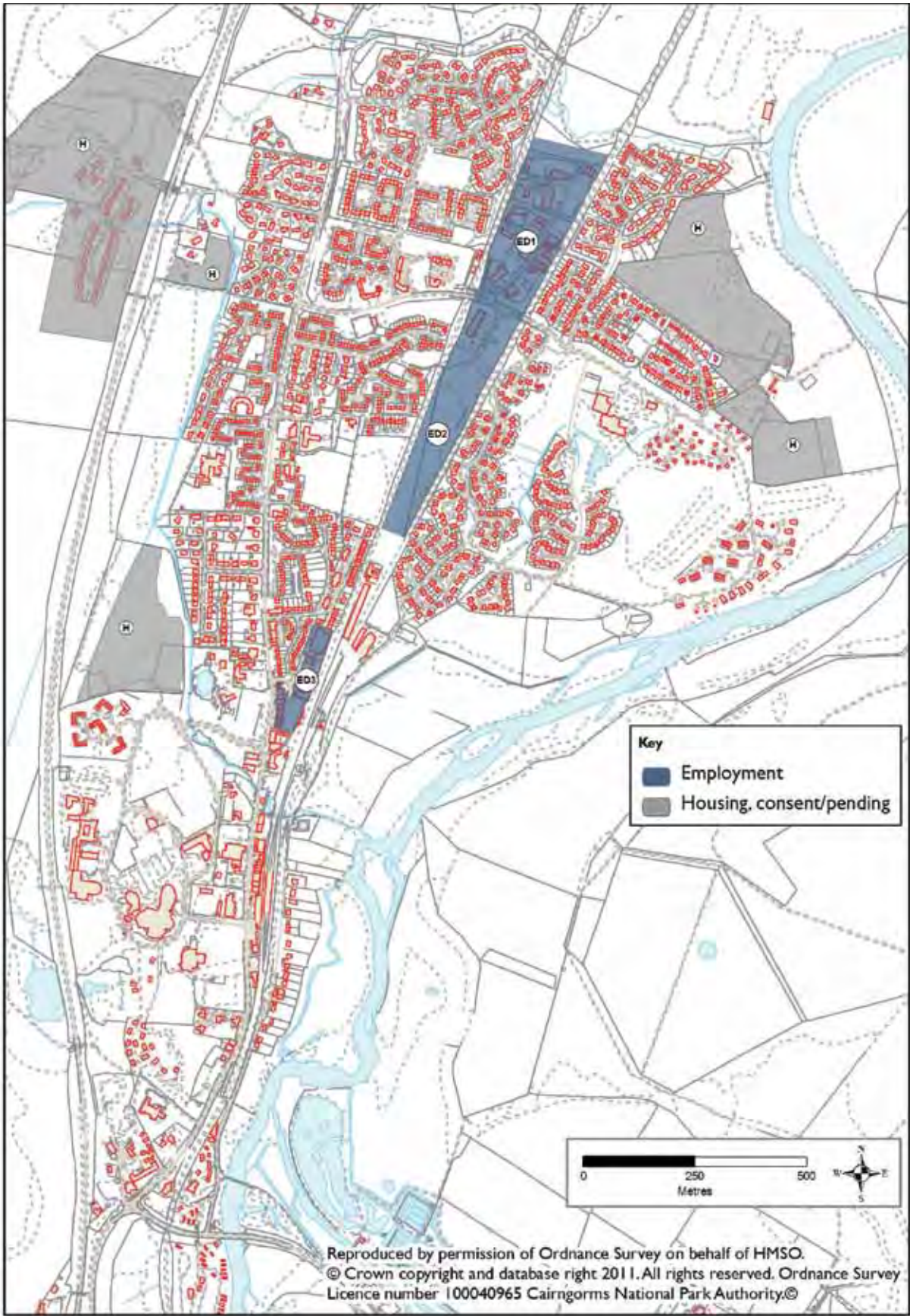
10.4.4 As a strategic settlement in the settlement hierarchy it is appropriate that there should be opportunity for development for both housing and the economy. However, in light of the position with existing consents for housing development, it is not considered reasonable to propose any alternative or additional sites. No alternatives are proposed to provide for economic growth opportunities in light of the remaining capacity within the land identified in the current Local Plan.³⁵

10.4.5 The map (p50) shows existing housing consents (grey). No additional land is proposed for any further housing. Also shown are three employment sites (dark blue). These are carried forward from the existing Local Plan and have some remaining capacity for development. These are the only allocations identified in Aviemore.

³³LDP Background Evidence Report 4 Other Information ³⁴Cairngorms National Park Local Plan 2010

³⁵Cairngorms National Park Local Plan 2010

Main Issues Report - Consultation



Map 7 Aviemore

ISSUE 5 Spatial Strategy – Aviemore

What are the options for growth in Aviemore?

Preferred Option

- Use the land with an existing permission to provide opportunities for housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no additional land.

Question 7

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Aviemore?

Main Issues Report - Consultation

10.5 Ballater

10.5.1 Ballater is the largest settlement in the east of the Cairngorms National Park. It plays an important role in the wider area, and is a significant tourism destination in this part of the Park. It is identified as strategic settlement within the settlement hierarchy and has the greatest variety of facilities to support a sustainable and vibrant community.

10.5.2 The community, in thinking about their future, recognised this significant role. The Ballater community³⁶ see quality and affordable housing to meet local needs as a priority, preferably using existing real estate and redevelopment to avoid harming the exceptional environment of the village. Employment opportunities are also needed to help support the community and visitors.

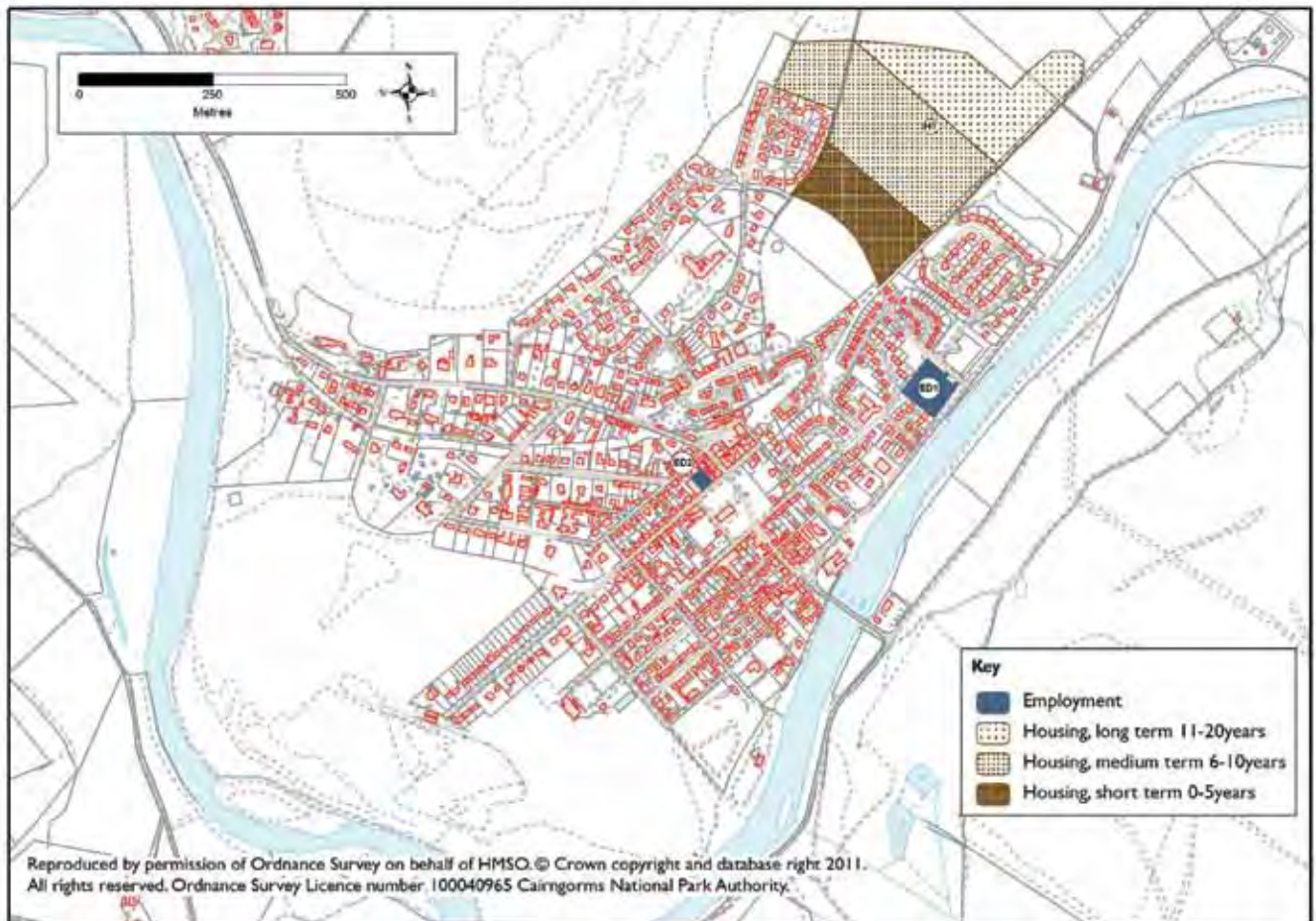
10.5.3 The quality of the environment of the village stems from its origins as a spa resort and its planned design which is designated as a conservation area. Any new development must therefore respect this. The best way to ensure any housing proposed in this Main Issues Report is of the highest quality, is via a masterplan. This will be based on the development principles for the settlement, contained in Background Evidence Report³⁷ which was established in the adopted Local Plan³⁸.

10.5.4 As a strategic settlement in the settlement hierarchy it is appropriate that there should be opportunity for development for both housing and the economy. To accommodate this, it is proposed to identify land for growth

and investment in Ballater. The existing allocations remain undeveloped/with capacity for growth and it is proposed to use these as the basis for future development opportunities. Adjustments have however been made to the housing allocation to take account of the area of the housing site put forward by the developer which is affected by flooding.

10.5.5 The map (p53) shows the land proposed for housing (brown). Phase 1 will focus on the area of the site closest to the village. Any future development on the site, in phases 2 and 3 (shown hatched) would only follow if demand existed and once the initial phase was complete. The employment sites (dark blue) are carried forward from the existing Local Plan and have some remaining capacity for development.

³⁶ & ³⁷ LDP Background Evidence Report 4 Other Information ³⁸ Cairngorms National Park Local Plan 2010



Map 8 Ballater

ISSUE 5 Spatial Strategy – Ballater

What are the options for growth in Ballater?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for housing and economic growth.
- Identify no additional land.

Question 8

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Ballater?

Main Issues Report - Consultation

10.6 Grantown-on-Spey

10.6.1 Grantown-on-Spey was designed as a planned town and has a distinctive and special quality which the community wish to support and promote. Its centre is designated as a conservation area and its built environment is of the highest quality. It has a good variety of community facilities which add to the overall quality of life of residents and visitors. They see the need for additional support for economic prosperity, not least through support for the railway extension. A strategy to redress recent decline of the high street is seen as a priority. Residents also see the need for housing for young people.³⁹

10.6.2 As a strategic settlement in the settlement hierarchy it is appropriate that there should

be opportunity for development for both housing and the economy. A number of existing allocations identified in the adopted Local Plan⁴⁰ remain undeveloped or have remaining capacity. It is proposed to use these as the basis for future development opportunities.

10.6.3 The map shows the land proposed for housing (brown). This is a site carried forward from the adopted Local Plan and remains undeveloped. The employment sites (dark blue) are also carried forward from the existing Local Plan. Achnaganolin Industrial Estate has also been included to provide a more complete picture of the opportunities within and close to Grantown-on-Spey. These sites have remaining capacity for development.

ISSUE 5 Spatial Strategy – Grantown-on-Spey

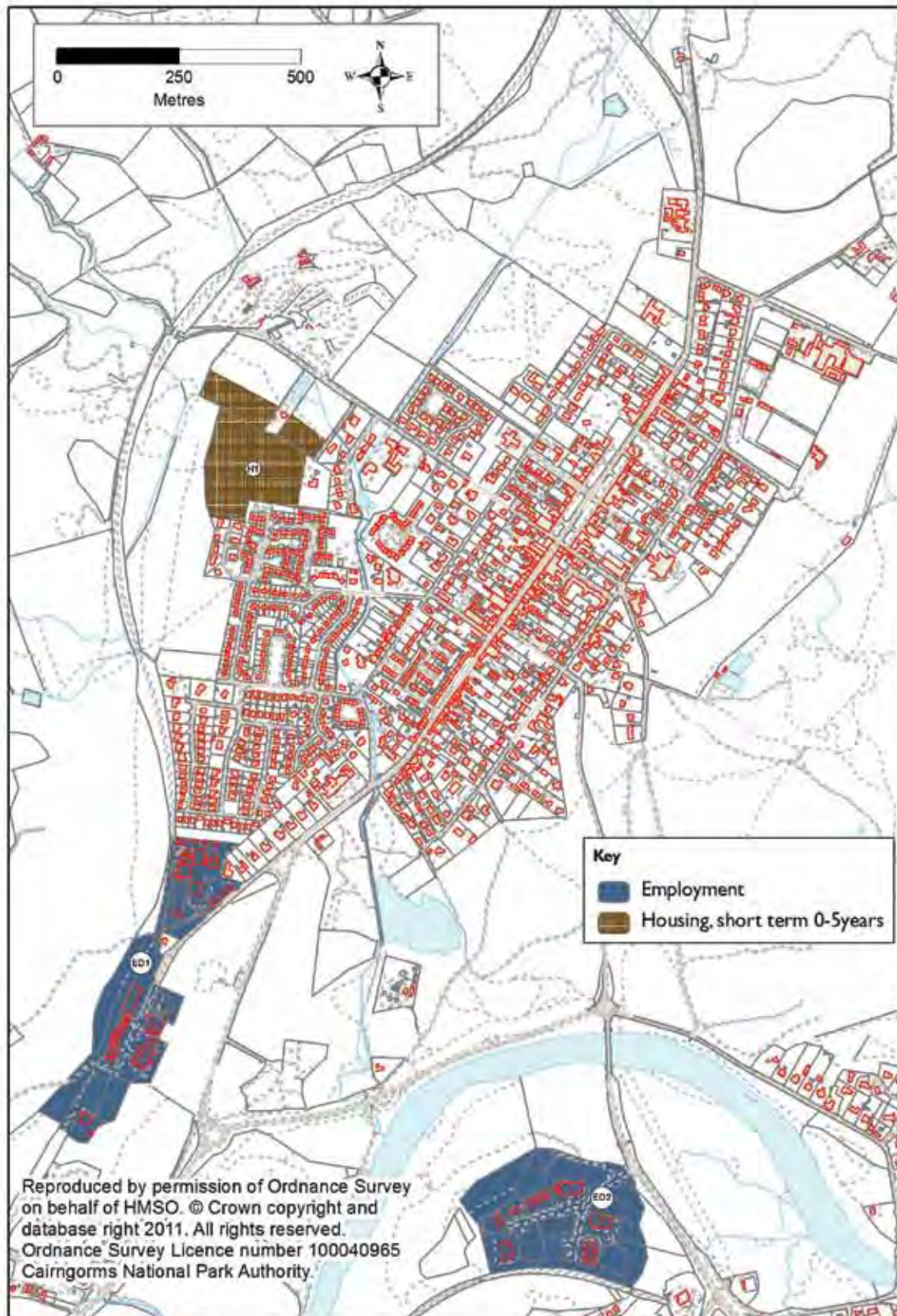
What are the options for growth in Grantown-on-Spey?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for housing and economic growth.
- Identify no additional land.

Question 9

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Grantown-on-Spey?



Map 9 Grantown-on-Spey

Main Issues Report - Consultation

10.7 Kingussie

10.7.1 Kingussie is the oldest settlement in Badenoch and Strathspey and takes the form of a traditional Highland town. The community would like the physical appearance and atmosphere of the village protected, and are concerned about inappropriate development which would detract from this.⁴¹

10.7.2 Kingussie has a wide variety of facilities to support its community and tourists visiting the area. The existing housing allocation⁴² in Kingussie has now gained permission (pending the completion of a legal agreement). This permission will play a significant part in the way the village will look in the next 20 years. Providing up to 300 houses this site will provide for the demand for new housing for the next plan period and beyond.

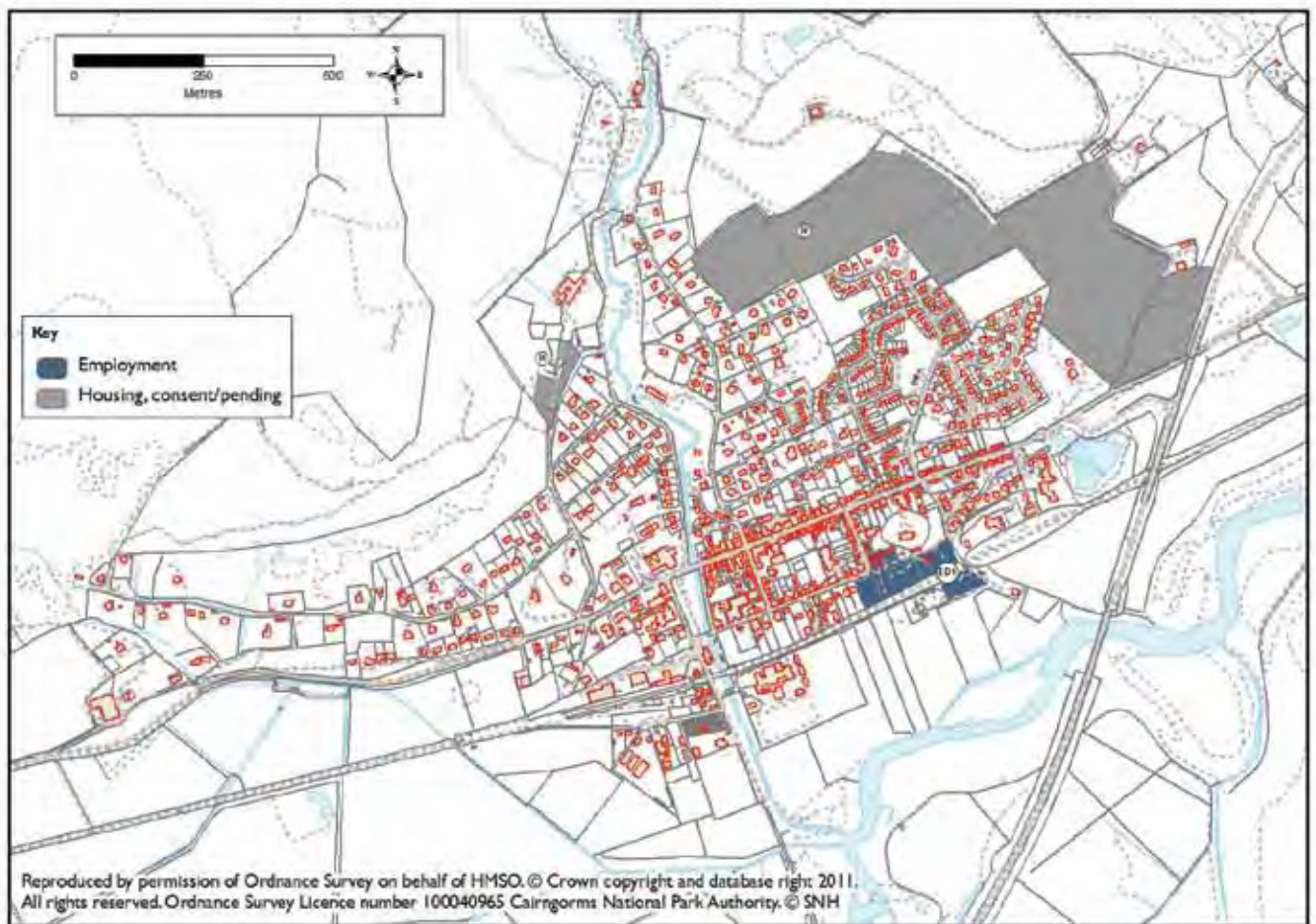
10.7.3 As a main settlement in the settlement hierarchy it is appropriate that there should be opportunity for development for both housing and the economy. However, in light of the position with an existing consent for housing development, it is not considered reasonable to propose any alternative or additional sites.

10.7.4 Support for the economy is vital to retain Kingussie as a vibrant and sustainable community. It is therefore important to protect options for inward investment, and growth and expansion of existing businesses. A number of existing allocations identified in the adopted Local Plan⁴³ remain

undeveloped or have capacity for growth, and it is proposed to use these as the basis for future economic development opportunities.

10.7.5 The map (p57) shows the existing housing consent (grey). This site also contains land which has permission for employment development. No additional land is proposed for any further housing. Also shown is one small employment site (dark blue). This is carried forward from the existing Local Plan and has some remaining capacity for development. This is the only allocation identified in Kingussie.

⁴¹LDP Background Evidence Report 4 Other Information ⁴² & ⁴³Cairngorms National Park Local Plan 2010



Map 10 Kingussie

ISSUE 5 Spatial Strategy – Kingussie

What are the options for growth in Kingussie?

Preferred Option

- Use the land with existing permission to provide opportunities for housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no additional land.

Question 10

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Kingussie?

Main Issues Report - Consultation

10.8 Newtonmore

10.8.1 Newtonmore has an environment which the community are keen to protect and enhance. It has a healthy tourist trade which is balanced with a traditional working environment. The continued movement of young people is highlighted as an issue which stems from limited employment opportunities and an inability to find appropriate housing. Keeping young people in Newtonmore is regarded as a priority. Small groupings of new dwellings are seen as the preferred way to provide for the need.⁴⁴

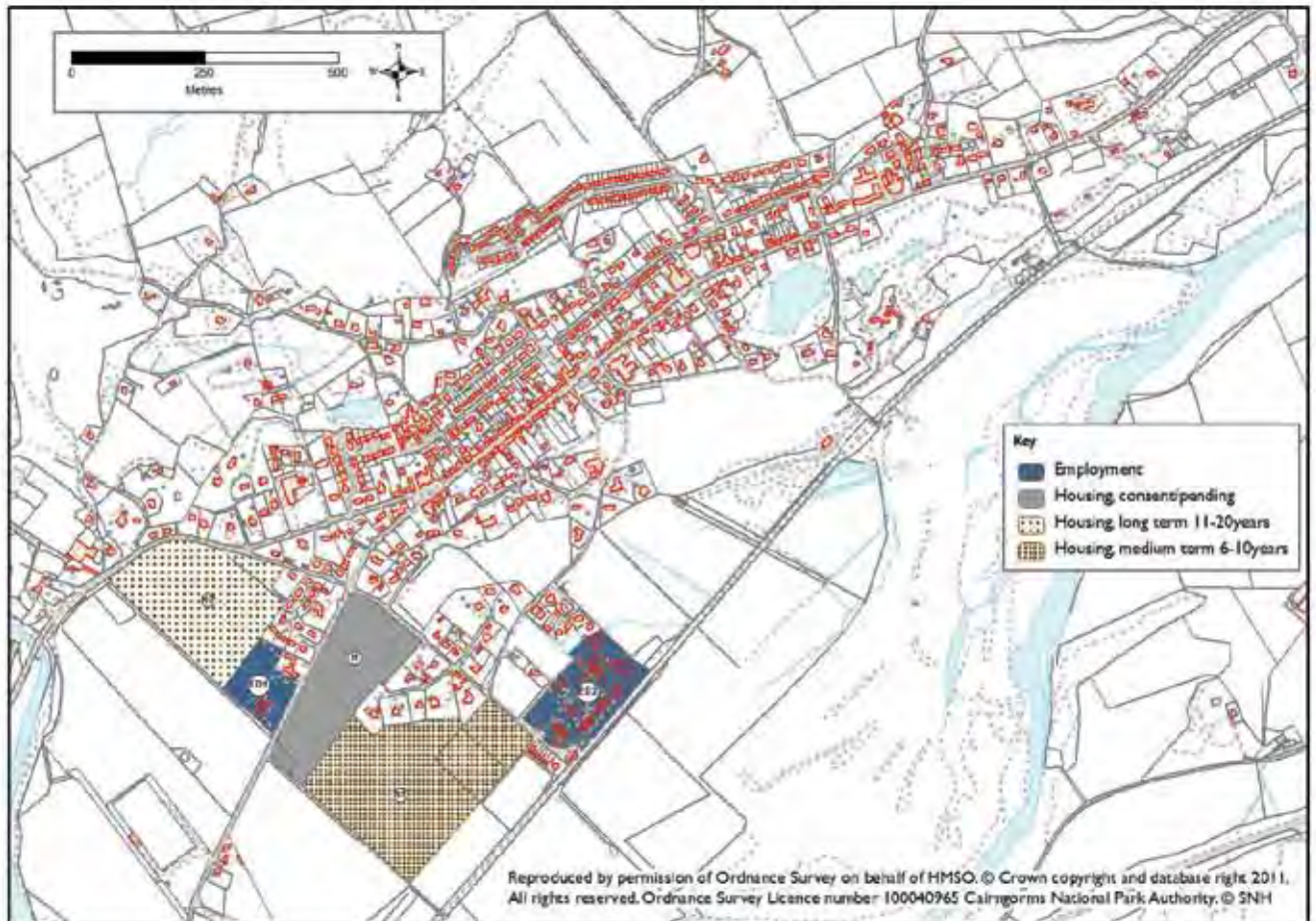
10.8.2 Newtonmore has a wide variety of facilities that supports its communities and tourists and visitors. Part of one housing allocation has now gained consent for up to 80 houses. This permission will play a significant part in the way the village will look in the short-term. But there is additional capacity within the existing Local Plan allocations⁴⁵ for development for the long-term. This land provides opportunity for large and small scale developers to work together to bring forward development that meets the communities aspirations for incremental growth.

10.8.3 As a main settlement in the settlement hierarchy it is appropriate that there should be opportunity for development for both housing and the economy. The existing consent will help provide for this. However, in light of the capacity within the existing allocated sites, it is not considered reasonable to propose any alternative or additional sites to these.

10.8.4 Support for the economy is vital to retain Newtonmore as a vibrant and sustainable community. It is therefore important to protect options for inward investment, and growth and expansion of existing businesses. A number of existing allocations⁴⁶ remain undeveloped or have capacity for growth, and it is proposed to use these as the basis for future economic development opportunities.

10.8.5 The map (p59) shows the existing housing consent (grey). This will meet the short-term demand for new housing. The map also shows further land proposed for housing (brown). The next phase should build on the existing consented site. A further phase 3 could then come forward on land to the north west of the village. Any future development on the sites, in phases 2 and 3 (shown hatched) would only follow if demand existed and once the initial phase with consent was complete. The employment sites (dark blue) are carried forward from the existing Local Plan and have some remaining capacity for development.

⁴⁴Your Community – Your Community Statements ⁴⁵ & ⁴⁶ Cairngorms National Park Local Plan 2010



Map 11 Newtonmore

Main Issues Report - Consultation

ISSUE 5 Spatial Strategy – Newtonmore

What are the options for growth in Newtonmore?

Option 1 – Preferred Option

- Use the land with existing permission to provide opportunities for housing in the short-term.
- Use the land identified in the current Local Plan to provide opportunities for housing in the long-term.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no new land.

Option 2 – Alternative Option

- Use the land with existing permission to provide opportunities for housing in the short and medium-term
- Use only part of the land identified in the current Local Plan to provide opportunities in the long-term.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no new land.

Question 11

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Newtonmore?

II Other Settlements

- II.1 'Reinforce a settlement hierarchy where Aviemore, Ballater, Grantown-on-Spey, Kingussie, Newtonmore and (in the long-term) An Camas Mòr are the main settlements and where other settlements play supporting and important local roles.'⁴⁷
- II.2 The Local Development Plan must ensure that there are opportunities for all communities across the Park, not just in the main settlements. These smaller settlements serve local needs and are key to the success of our communities.
- II.3 The Main Issues Report therefore sets out opportunities for development within some of them. This is not however an exhaustive list of other settlements. It focuses on those where there is greatest pressure for development. Within other settlements, and in more rural locations there will be opportunities for appropriate development, which will be further explained in the proposed Local Development Plan.

⁴⁷Draft Cairngorms National Park Plan 2012-2017

Main Issues Report - Consultation

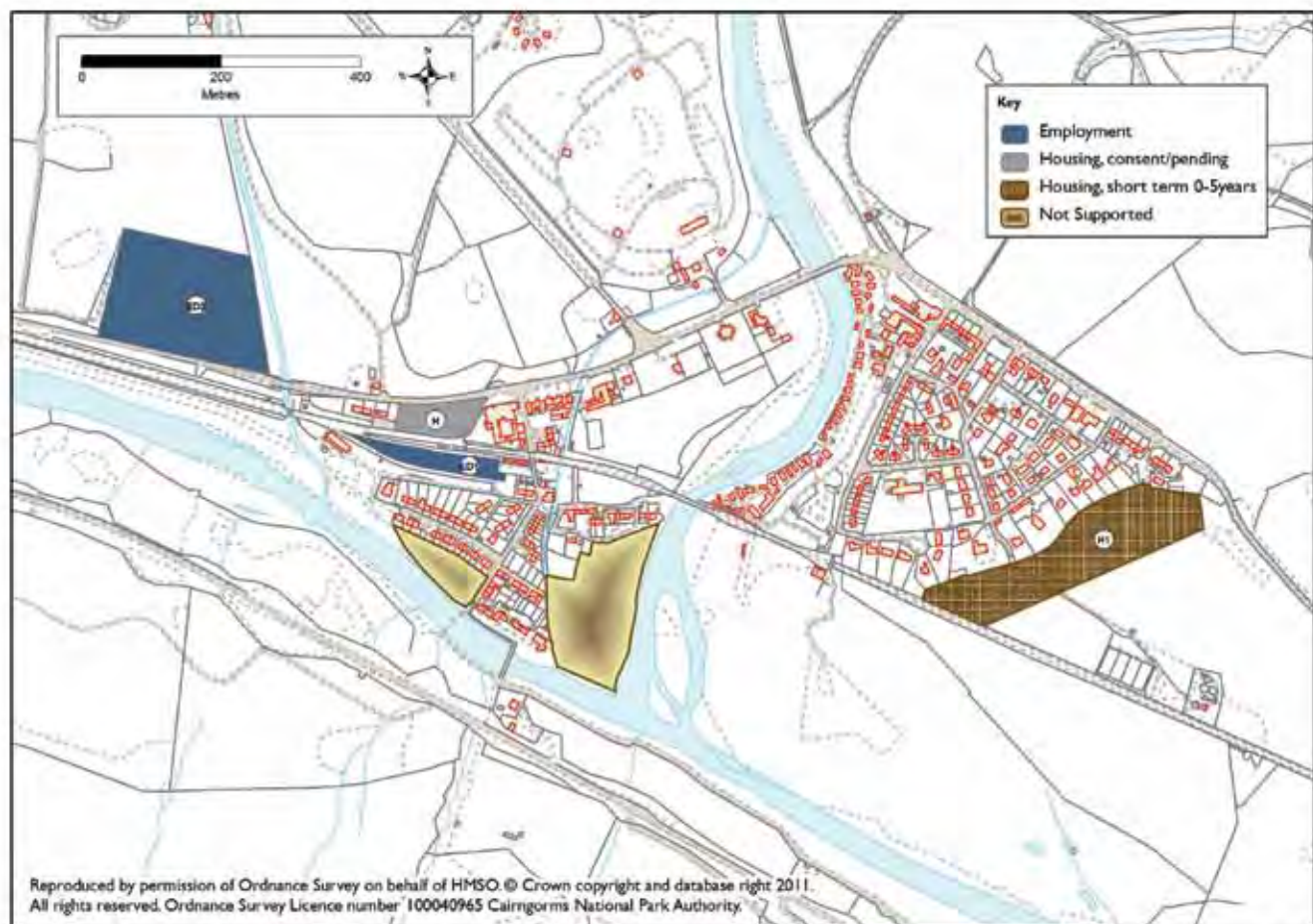
11.4 Blair Atholl

11.4.1 Blair Atholl is greatly influenced by Blair Castle, its designed landscape and related activities. The village sits in a traditional rural setting in an area rich in military history. The community is keen to maintain its traditional character, but recognise the need for growth in housing, job opportunities and the strengthening of the trade sector involving service and tourist industries.⁴⁸

11.4.2 The existing Local Plan⁴⁹ identifies two sites for housing, both of which have issues relating to flooding. An alternative site has been suggested to the east and whilst it has its own problems, relating to landscape impact, it is a more effective solution to the provision of some housing opportunity in the village.

11.4.3 The preferred option is to include the land to the south-east. However, the land included in the existing Local Plan is shown for information and comment.

11.4.4 The map shows a small existing housing consent (grey). This may go some way to meeting the short-term demand for new housing. But to complement this, further land is identified. As explained, the existing sites are constrained, but are shown for comment. Our preferred option is to include the land to the south-east (brown). The map also shows two economic development sites (blue) identified in the adopted Local Plan. These are to be carried forward, that one adjacent to the railway, to be protected for its use, the other to the west for industrial/employment use.



Map 12 Blair Atholl

ISSUE 5 Spatial Strategy – Blair Atholl

What are the options for growth in Blair Atholl?

Option 1 – Preferred Option

- Include the site to the south-east of the village to provide opportunities for housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Option 2 – Alternative Option

- Retain the sites included in the current Local Plan to provide opportunities for housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no new land.

Question 12

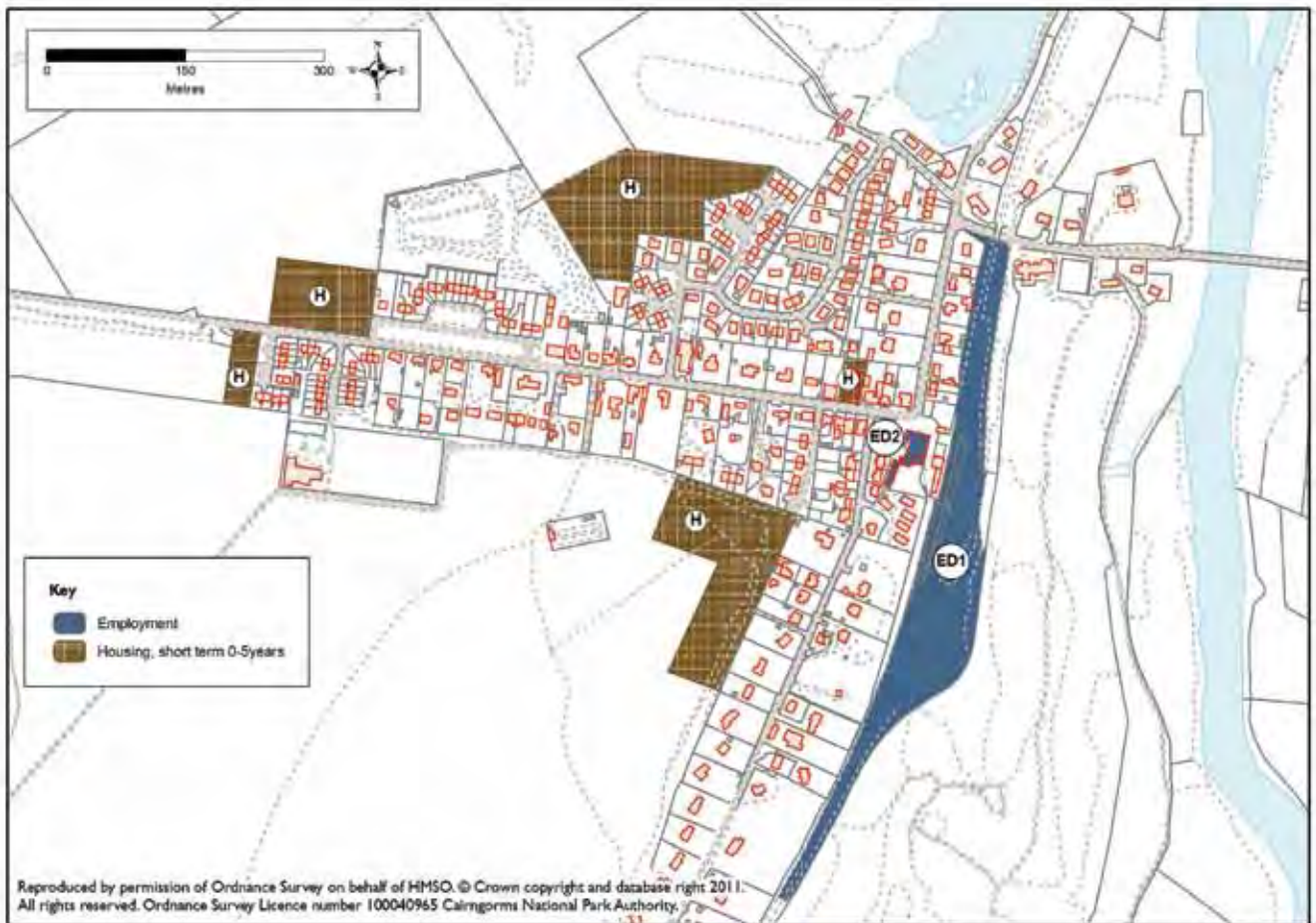
- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Blair Atholl?

Main Issues Report - Consultation

11.5 Boat of Garten

- 11.5.1 The village has a good range of facilities with an active community who have two key concerns – loss of tourist business and lack of suitable housing for young people and families to stay and keep the village thriving. Opportunities for small business units and support for the railway and its environs are key. Coupled with this is the need for appropriate affordable housing.⁵⁰
- 11.5.2 The community have expressed concern that, with no current allocations,⁵¹ or permissions for housing development, there are no opportunities for the provision of affordable housing in the village. We have worked closely with a community-based working group to help address this issue, and have identified new land to provide for the need identified. The sites shown all provide options for short and medium-term development. Support for the existing economic development sites⁵² is also important to protect options for inward investment, and growth and expansion of existing businesses.
- 11.5.3 The map (p65) shows a number of the small sites (brown) which give opportunity for incremental housing development. The employment sites (dark blue) are carried forward from the existing Local Plan and have some remaining capacity for development.

⁵⁰LDP Background Evidence Report 4 Other Information ⁵¹ & ⁵²Cairngorms National Park Local Plan 2010



Map 13 Boat of Garten

ISSUE 5 Spatial Strategy – Boat of Garten

What are the options for growth in Boat of Garten?

Option 1 – Preferred Option

- Include the sites identified to provide options for short and medium-term development of housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Option 2 – Alternative Option

- Include only some of the sites identified for short-term development of housing.
- Add longer-term phasing on the remainder of site to provide for a more incremental level of housing growth.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Question 13

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Boat of Garten?

Main Issues Report - Consultation

11.6 Braemar

11.6.1 Braemar is a tight-knit community and the village serves many small outlying settlements. This community is keen to maintain itself as vibrant and viable into the future. To do this, there is a need for housing for local people, support for local businesses, improved communications, and maintenance of local services.⁵³

11.6.2 As part of the implementation of the existing Local Plan⁵⁴ a review of the options for development has commenced. This will take a long-term view, setting out how the village could develop. Ultimately it will feed into the process of identifying sites and opportunities for development for the long-term.

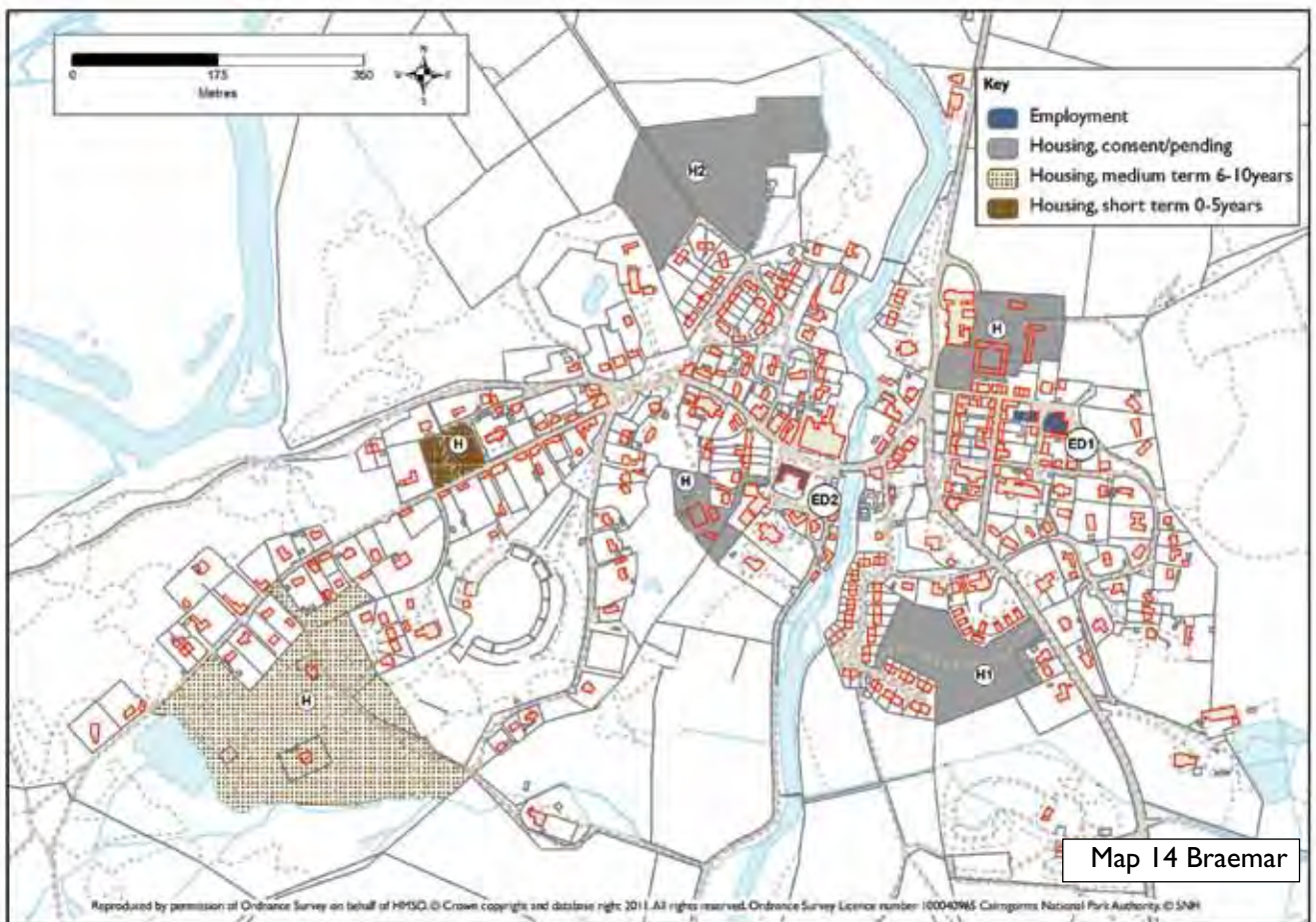
11.6.3 In the meantime we must consider the current position in the village. With up to 66 dwellings with permission or pending formal consent subject to the completion of legal agreements, we do not believe there is need to include much additional land for housing development during the next five years.

11.6.4 However we must identify options for the longer-term. Support for the existing economic development sites is also important to protect options for inward investment, and growth and expansion of existing businesses.

11.6.5 It is therefore proposed to rely on the existing consents to provide for the short-term need. Land can then come forward to meet the longer-term need. Should further options come from

consultation with the community, via the masterplan exercise, these may be considered in the future.

11.6.6 The map (p67) shows the existing housing consents (grey). These will meet the short-term demand for new housing. The map also shows one further site (brown) which could compliment these existing consents. To meet the longer-term demand a further site is proposed (hatched). Any later phase of development will only come forward if demand existed and once the initial phases with consent was complete. The employment sites (dark blue) are carried forward from the existing Local Plan and have some remaining capacity for development.



ISSUE 5 Spatial Strategy – Braemar

What are the options for growth in Braemar?

Option 1 – Preferred Option

- Use land with existing permissions to provide for the housing needs in the short-term.
- Include the sites identified to provide options for medium and long-term development of housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Option 2 – Alternative Option

- Use land with existing permissions to provide for the housing needs of the village.
- Identify no additional land for housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Question 14

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Braemar?

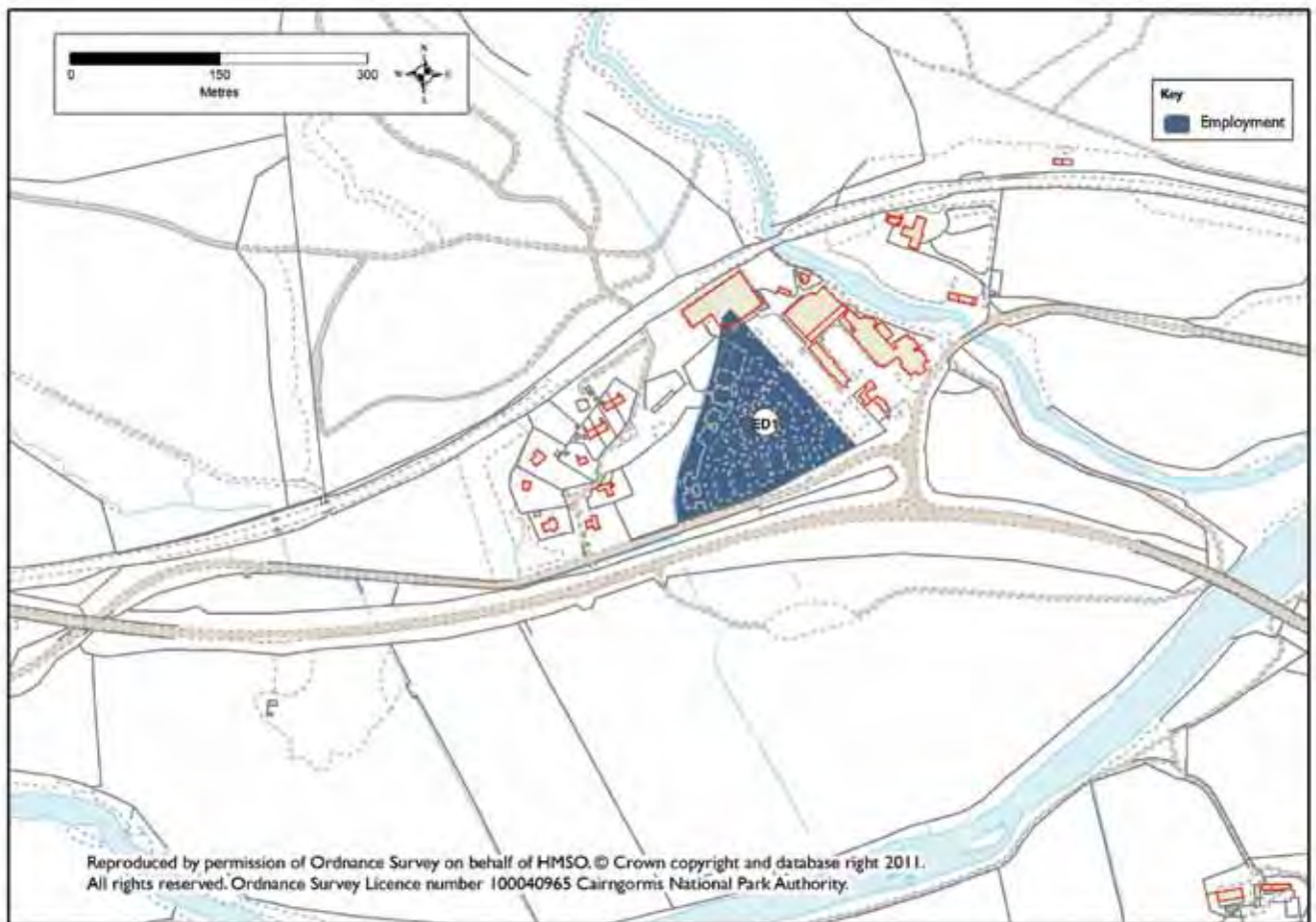
Main Issues Report - Consultation

11.7 Bruar and Pitagowan

- 11.7.1 Bruar and Pitagowan is identified as a separate settlement in the current adopted Local Plan.⁵⁵ The community of this area considered their future together with the wider community of Blair Atholl. The proximity of the House of Bruar retail outlet provides the area with a second major employer, in addition to the estate. This retail outlet is a major draw for tourists who are the cornerstone of the community's economy.⁵⁶
- 11.7.2 It is important to support this important business which provides direct employment, and draws people to the area with associated knock-on effects. The existing Local Plan⁵⁷ identifies the site as one with opportunity for industrial, business and tourist uses. It is proposed to continue this support.
- 11.7.3 The map (p69) therefore shows this existing site, as allocated in the adopted Local Plan. It indicates continued support for further development which supports this important employer.

⁵⁵Perth & Kinross Council Highland Area Local Plan 2000 ⁵⁶LDP Background Evidence Report 4 Other Information

⁵⁷Perth & Kinross Council Highland Area Local Plan 2000



Map 15 Bruar and Pitagowan

ISSUE 5 Spatial Strategy – Bruar and Pitagowan

What are the options for growth in Bruar and Pitagowan?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no additional land.

Question 15

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Bruar and Pitagowan?

Main Issues Report - Consultation

11.8 Carr-Bridge

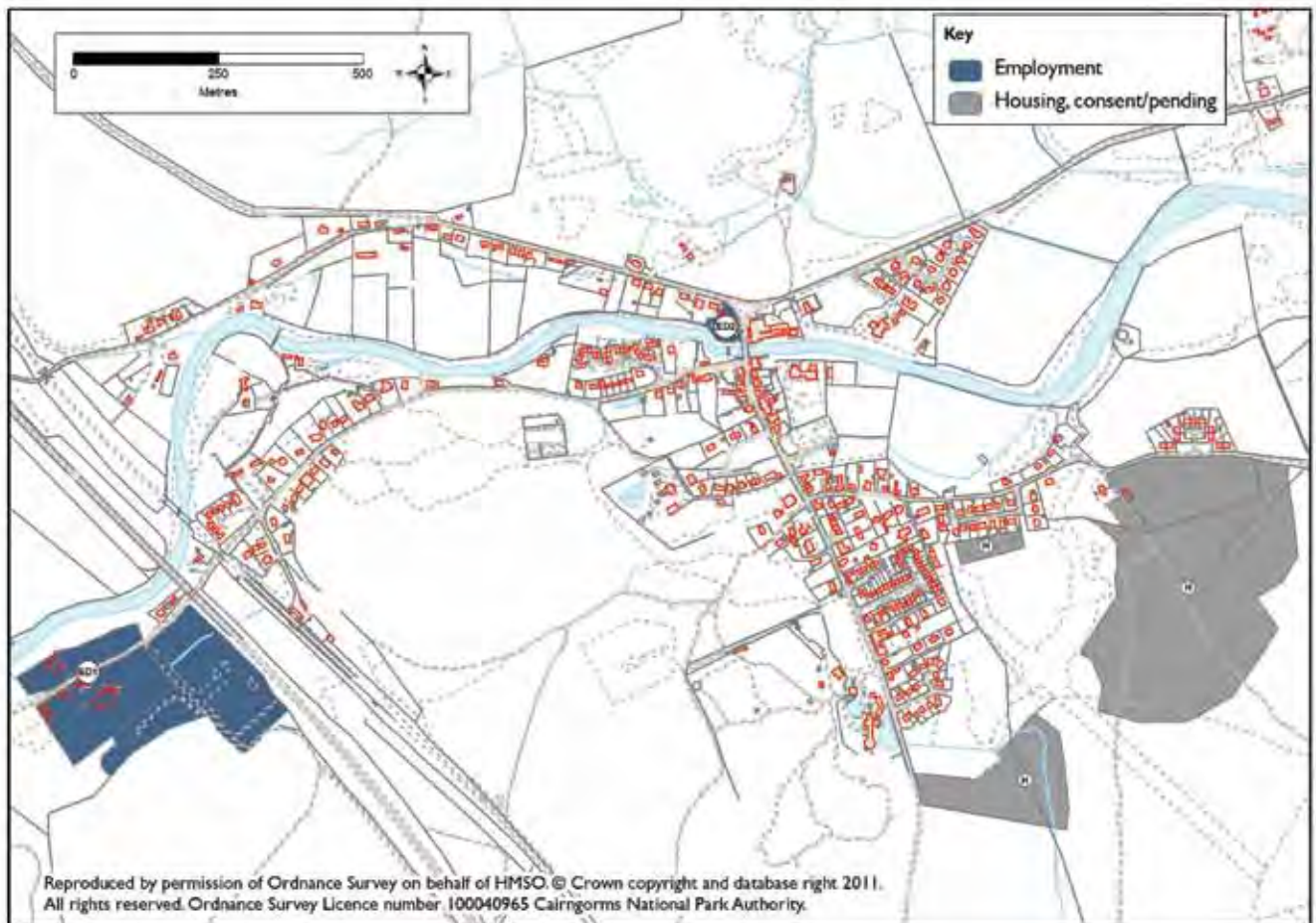
11.8.1 Situated at the north-west entrance to the Park, Carr-Bridge has a strong identity which the community is keen to protect. Steps are needed however to support younger people to remain in the village, both to live and work.⁵⁸ It has a good variety of shops and services, and is also home to Landmark Forest Adventure, a major tourist draw to the area. It is located close to the A9 which gives it a strategic significance in terms of the role it can play in the local and wider economy.

11.8.2 The existing housing allocation⁵⁹ in the village has gained permission, and with up to 117 houses with permission, we do not see a need to allocate any additional land for housing for the next short, medium and long-term. This site will play a significant part in the way the village will look in the next 20 years. It is therefore not proposed to include any additional or new sites for housing development.

11.8.3 Support for the economy is important to retain Carr-Bridge as a vibrant and sustainable community. It is therefore proposed to support the opportunities for inward investment, and growth and expansion of existing businesses. Capacity for growth remains in the land identified in the current Local Plan⁶⁰ and it is proposed to use these as the basis for future development opportunities.

11.8.4 The map (p71) shows the existing housing consent (grey). This large site will meet the short, medium and long-term demand for new housing. The employment sites (dark blue) are carried forward from the existing Local Plan and have some remaining capacity for development.

⁵⁸LDP Background Evidence Report 4 Other Information ⁵⁹ & ⁶⁰Cairngorms National Park Local Plan 2010



Map 16 Carr-Bridge

ISSUE 5 Spatial Strategy – Carr-Bridge

What are the options for growth in Carr-Bridge?

Preferred Option

- Use land with existing permissions to provide for the housing needs in the future.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Question 16

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Carr-Bridge?

Main Issues Report - Consultation

11.9 Cromdale

11.9.1 Located on the Speyside Way, Cromdale is a fragile community which needs housing for young and old people and business opportunities established to make the most of its sense of identity.⁶¹

11.9.2 With no current allocations in the village for housing development⁶², we must look at existing consents for development. Up to 22 houses have permission, and it is proposed to use this to provide for the short-term need.

11.9.3 Additional land has been suggested which could provide for the medium and long-term needs of the community. This could help consolidate the centre of the village.

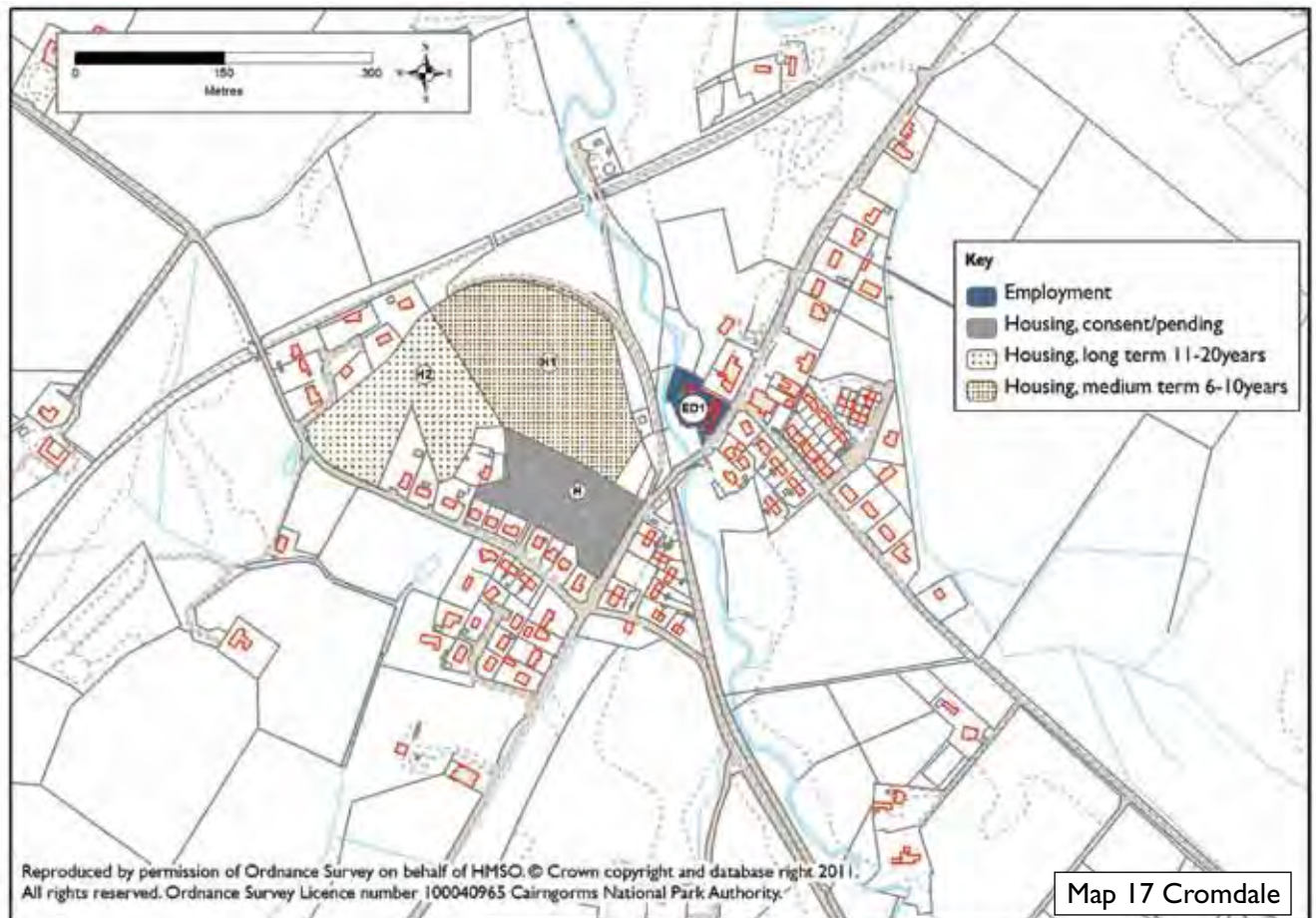
11.9.4 There is limited opportunity within the village for business development, and no evidence to support the identification of additional land, the existing allocation in the Local Plan is to be retained.

11.9.5 The map (p73) shows the existing housing consent (grey). This will meet the short-term demand for new housing. The map also shows further land proposed for housing (hatched). The next phase should complement the existing consented site. A further phase 3 will then come forward on land to the west of these two

sites. Any future development on these sites, in phases 2 and 3 (hatched), would only follow if demand existed and once the initial phase with consent was complete. The small employment site (dark blue) is carried forward from the existing Local Plan and has some capacity for development.

⁶¹LDP Background Evidence Report 4 Other Information ⁶²Cairngorms National Park Local Plan 2010

⁶³LDP Background Evidence Report 2 The Economy



ISSUE 5 Spatial Strategy – Cromdale

What are the options for growth in Cromdale?

Option 1 – Preferred Option

- Use land with existing permission to provide for the housing needs in the short-term.
- Include one additional site to provide options for medium and long-term development of housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Option 2 – Alternative Option

- Use the land with existing permission to provide opportunities for housing in the short and medium-term
- Use **only part** of the land identified in the current Local Plan to provide opportunities in the long-term.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Question 17

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Cromdale?

Main Issues Report - Consultation

11.10 Dalwhinnie

11.10.1 Dalwhinnie lies at the southern end of Badenoch and has an economy based on the work of the area's estates. A declining school roll and limited community facilities cause concern to the community. In response, they seek new housing initiatives which support young families, better transport links, and improved opportunities for employment and leisure. These are all seen as important if Dalwhinnie is to remain viable.⁶⁴ The distillery is also an important employment provider which also attracts tourists to the village.

11.10.2 A number of existing small allocations remain undeveloped and it is proposed to use these as the basis for future development opportunities.

11.10.3 The map (p75) shows one small existing housing consent (grey). This will meet the short-term demand for new housing. To compliment this further land proposed for housing (brown) is shown. These are carried forward from the existing Local Plan. The small employment site (dark blue) is also carried forward from the existing Local Plan and has some capacity for development.

ISSUE 5 Spatial Strategy – Dalwhinnie

What are the options for growth in Dalwhinnie?

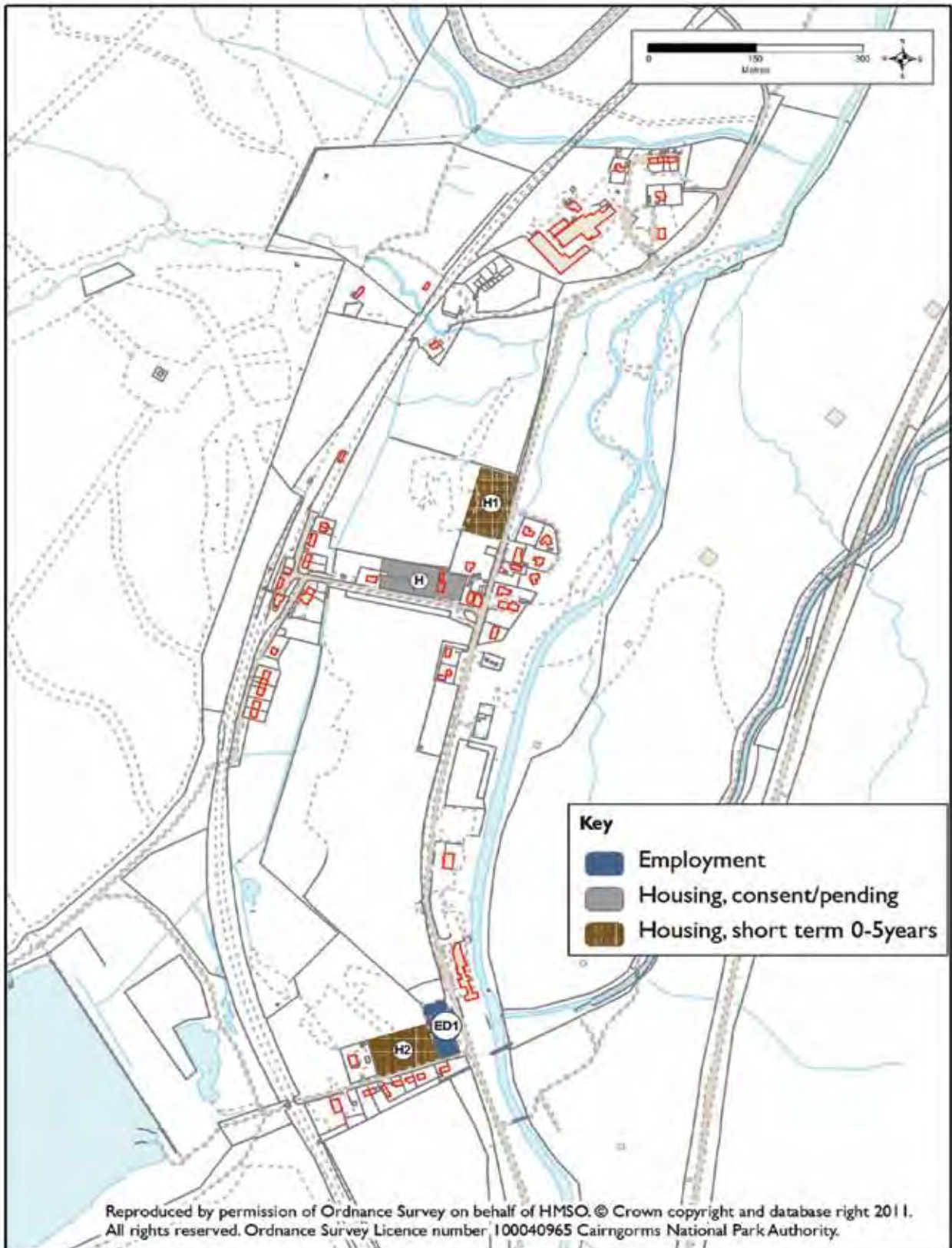
Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no additional land.

Question 18

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Dalwhinnie?

Cairngorms National Park Local Development Plan



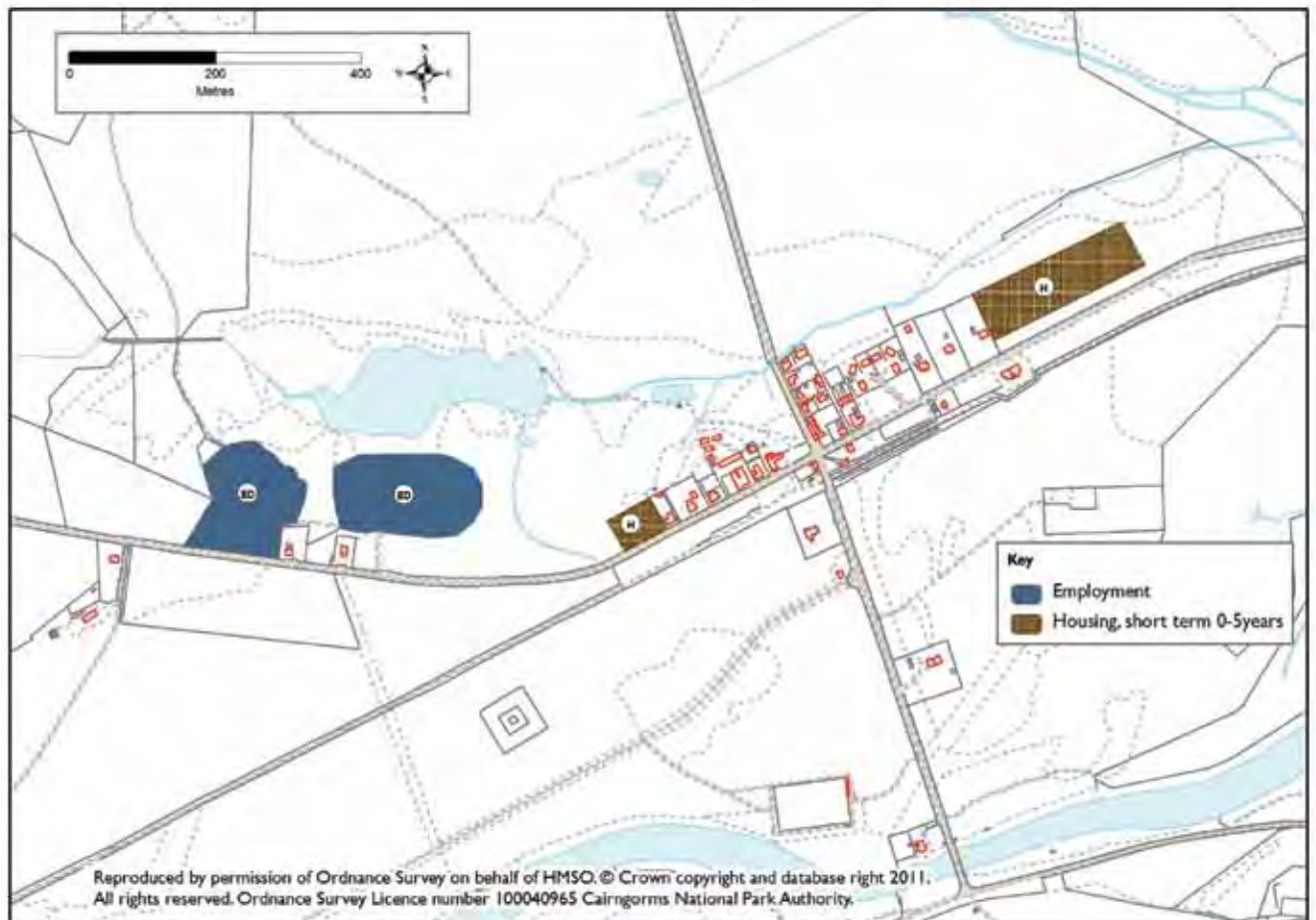
Map 18 Dalwhinnie

Main Issues Report - Consultation

11.11 Dinnet

- 11.11.1 Dinnet commands an important location at one of the key entrances to the Park. The local economy is largely land based. But, there are also opportunities to enhance tourism and recreation facilities. The village has a compact core but new development could help consolidate this, which would also help support the community as a sustainable one. The estate in Dinnet is keen to grow the community, and to make Dinnet a more vibrant village. As part of this, several housing and economic development proposals have been suggested.
- 11.11.2 With no current allocations in the village for housing or economic development⁶⁵, it is proposed to include new land to provide for both. The housing sites provide options for short and medium-term development. Options to grow the economic base of the village are also shown, and these are proposed as a commercial/retail venture, and new caravan and chalet development.
- 11.11.3 The map (p77) therefore shows two sites for housing development (brown) which give opportunity for incremental housing development. Two new employment sites (dark blue) are also identified.

⁶⁵Cairngorms National Park Local Plan 2010



Map 19 Dinnet

ISSUE 5 Spatial Strategy – Dinnet

What are the options for growth in Dinnet?

Preferred Option

- Include the sites identified to provide options for short and medium-term development of housing.
- Use the land identified to provide opportunities for economic growth.

Question 19

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Dinnet?

Main Issues Report - Consultation

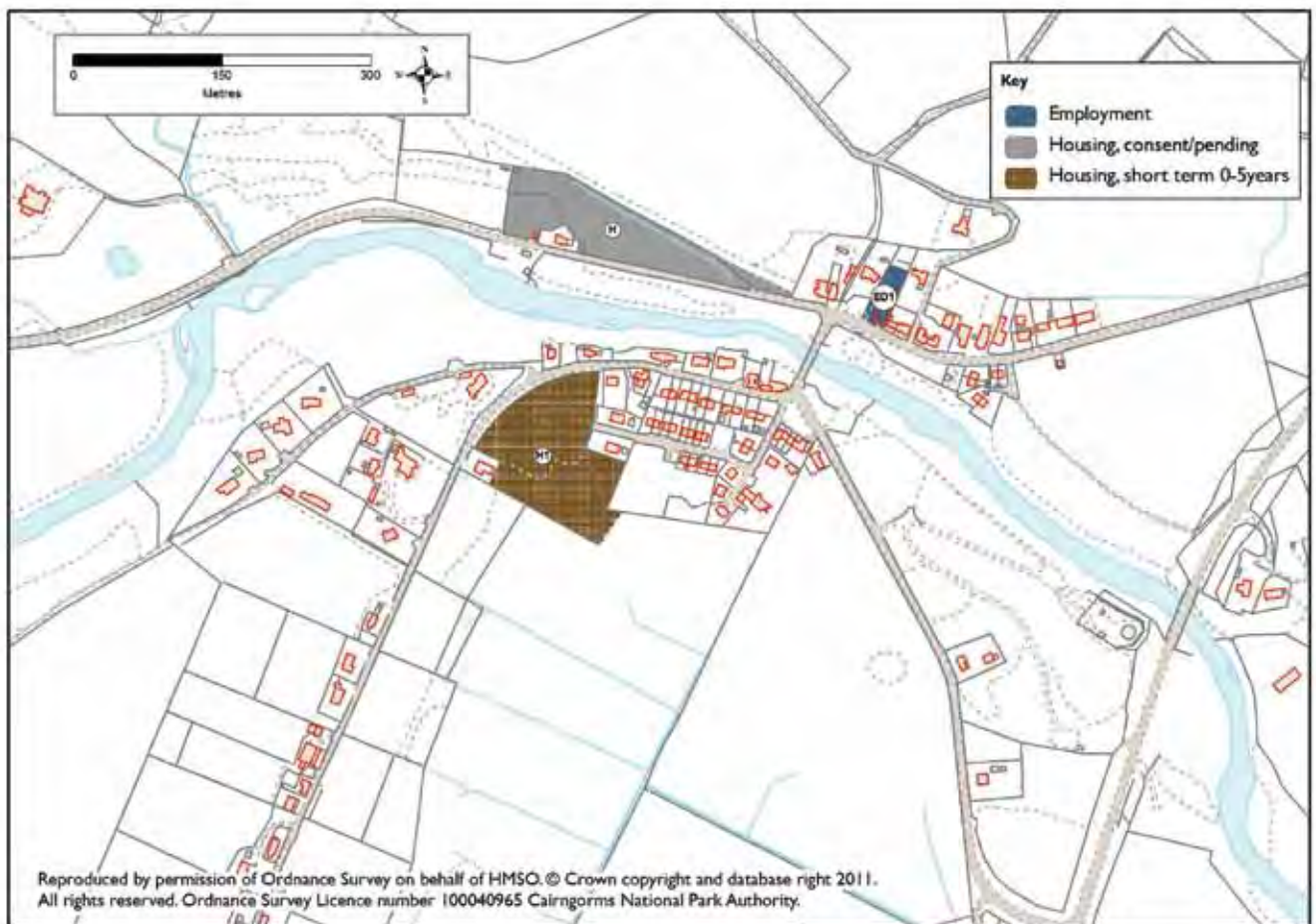
11.12 Dulnain Bridge

11.12.1 Dulnain Bridge has a strong sense of community and is made up of buildings of mixed and diverse design. Growth necessary to sustain the village should happen in a sympathetic way.⁶⁶

11.12.2 With permission for ten dwellings already, and an existing Local Plan allocation for housing currently undeveloped, we propose to use these as the basis for future development opportunities in the village.

11.12.3 The map (p79) shows one existing housing consent (grey). This will meet the short-term demand for new housing. To complement this, further land proposed for housing (brown) is shown. This is carried forward from the existing Local Plan. The small employment site (dark blue) is also carried forward from the existing Local Plan and has some capacity for development.

⁶⁶LDP Background Evidence Report 4 Other Information



Map 20 Dulnain Bridge

ISSUE 5 Spatial Strategy – Dulnain Bridge

What are the options for growth in Dulnain Bridge?

Preferred Option

- Use the land with existing permission to provide opportunities for housing in the short-term.
- Use the land identified in the current Local Plan to provide opportunities for housing in the short, medium and long-term.

Question 20

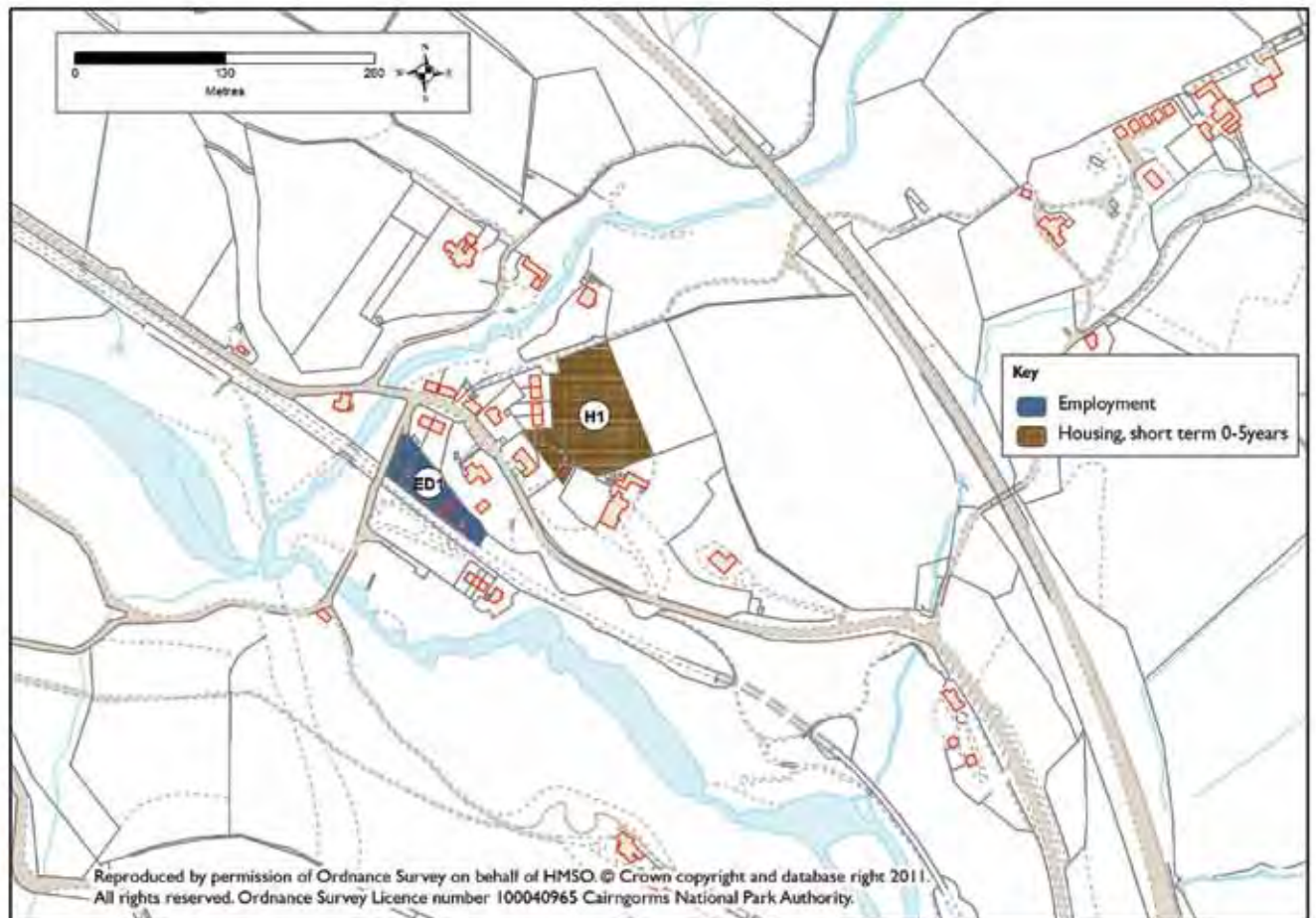
- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Dulnain Bridge?

Main Issues Report - Consultation

11.13 Killiecrankie

11.13.1 Killiecrankie marks the southernmost entrance to the Park. A community with tremendous spirit, the residents see the need to enhance the provision of tourist facilities in the area, balancing this with the needs of residents. Local housing, particularly for young people and families is seen as a key priority⁶⁷.

11.13.2 The current adopted Local Plan⁶⁸ includes one housing site at Shiel Brae. We propose to use this as the basis for future development opportunities in the village. The village is also strategically located beside the railway, and land was identified in the current Local Plan to support the railway. We proposed to protect this site for similar use for the future. The map (p81) shows this small housing site (brown) and railway site (blue).



Map 21 Killiecrankie

ISSUE 5 Spatial Strategy – Killiecrankie

What are the options for growth in Killiecrankie?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for housing and economic growth.
- Identify no additional land.

Question 21

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Killiecrankie?

Main Issues Report - Consultation

11.14 Kinraig

11.14.1 Approximately half way between Aviemore and Kingussie, Kinraig's community sees social cohesion, excellent communications and the transport system as key areas of concern. Diversification of the economy is also seen as important if the community is to remain sustainable. Some organic growth is considered necessary.⁶⁹

11.14.2 With an existing Local Plan allocation for housing as yet undeveloped and a small economic development site with some capacity, we propose to use these as the basis for future development opportunities in the village.

11.14.3 The map (p83) therefore shows the existing housing site (brown) which will provide for future housing development in the village. The small employment site (dark blue) is also carried forward from the existing Local Plan and has some capacity for development.

ISSUE 5 Spatial Strategy – Kinraig

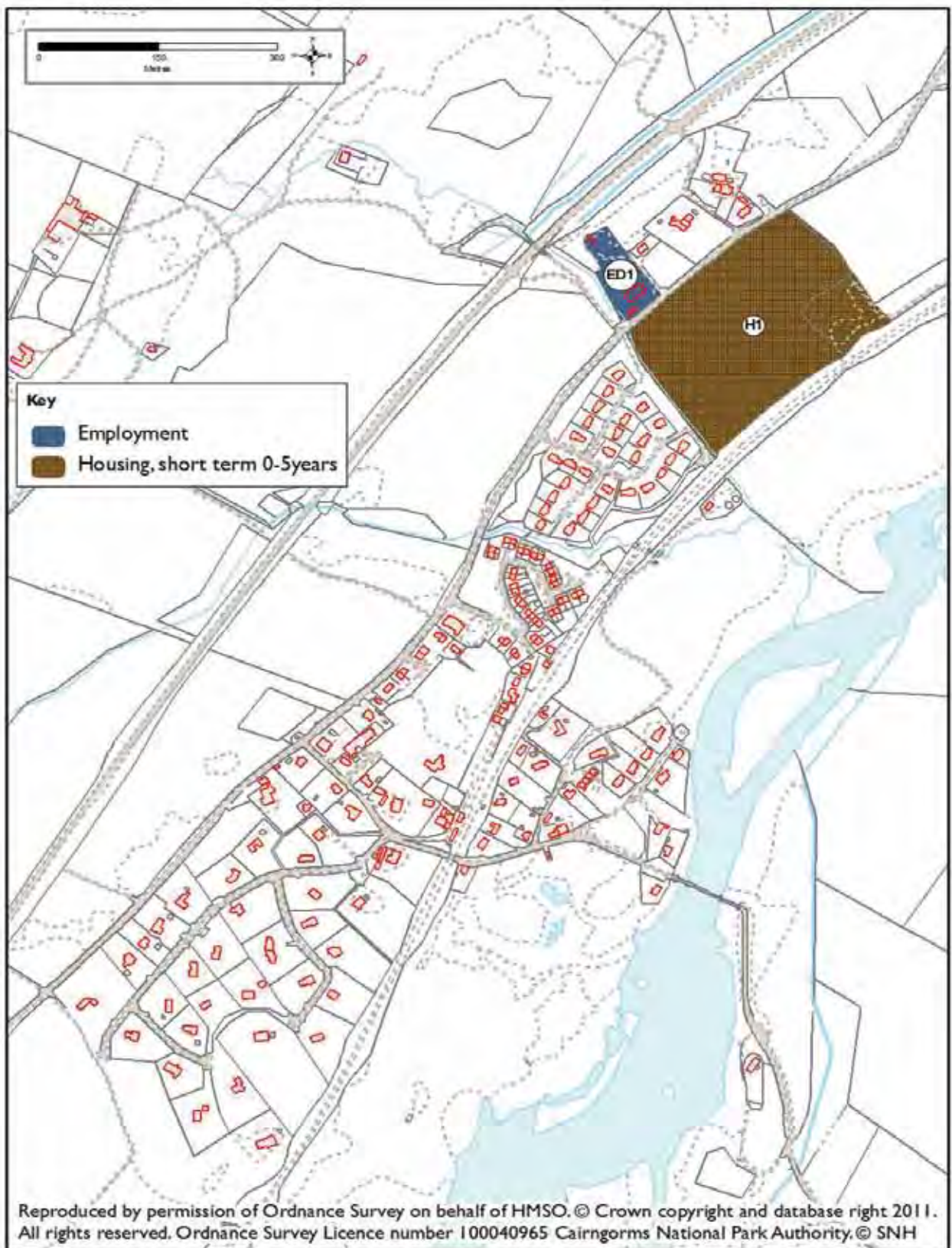
What are the options for growth in Kinraig?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for housing and economic growth.
- Identify no additional land.

Question 22

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Kinraig?



Map 22 Kinraig

Main Issues Report - Consultation

11.15 Nethy Bridge

11.15.1 Nethy Bridge is an attractive village with a resourceful community. It has seen considerable development in recent years and the community is keen that unsympathetic development does not detract from what makes their village special. Employment opportunities and affordable housing to retain young people are both essential for the future sustainability of the village.⁷⁰

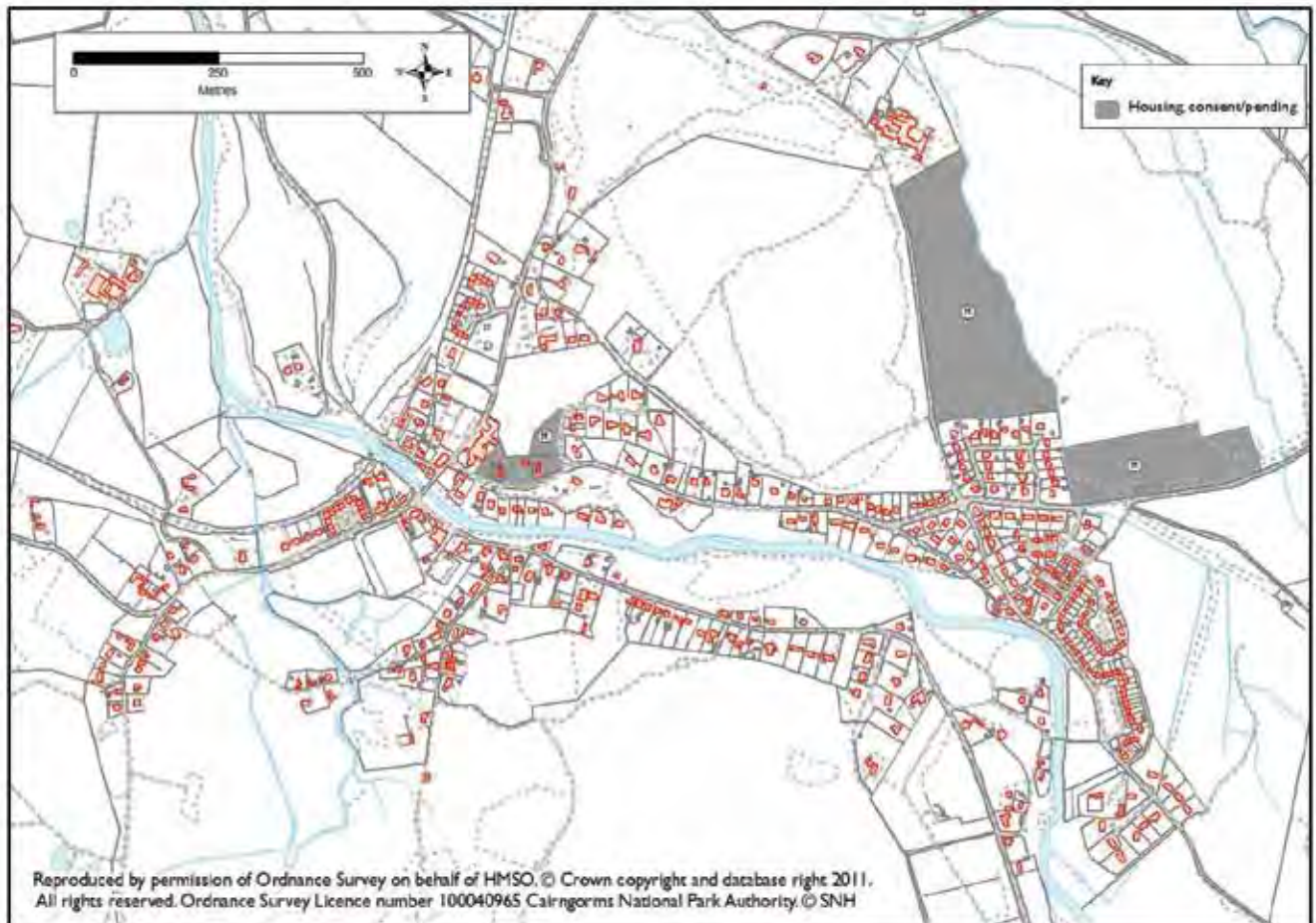
11.15.2 The current Local Plan⁷¹ recognises the recent levels of development and suggests a comprehensive review of appropriate levels of development for the future. This will take a long-term view, setting out how the village could develop. Ultimately it will feed into the process of identifying sites and opportunities for development for the long-term. Work on this has yet to commence.

11.15.3 Meanwhile we must consider the current position in the village. With permission for up to 42 dwellings, which will provide new housing for the short, medium and long-term, we do not believe there is need to include additional land for housing development during the next 20 years. Should further options come from consultation with the community, via the masterplan exercise, these may be considered in the future.

11.15.4 Support for the existing economic development sites is also important to protect options for inward investment, and

growth and expansion of existing businesses. One site adjacent to School Wood has consent and it is proposed to rely on this existing consent to provide opportunities for economic development.

11.15.5 The map (p85) shows existing housing consents (grey). No additional land is proposed for any further housing. There are therefore no allocations for development in Nethy Bridge.



Map 23 Nethy Bridge

ISSUE 5 Spatial Strategy – Nethy Bridge

What are the options for growth in Nethy Bridge?

Preferred Option

- Use land with existing permissions to provide for the housing and economic needs in the future.
- Identify no additional land.

Question 23

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Nethy Bridge?

Main Issues Report - Consultation

11.16 Tomintoul

11.16.1 Tomintoul sees itself as a gateway to the Cairngorms National Park in the north. It has limited employment opportunities and has seen recent closures to key buildings and facilities all of which cause the community concern. Housing to meet the needs of young people is also an issue.⁷²

11.16.2 As part of the implementation of the existing Local Plan⁷³ a review of the options for growth and development has commenced. This will take a rounded view of the future of the village, setting out options for the short, medium and longer-term. It will help in the process of identifying sites and opportunities for development for the future. Should further options come from consultation with the community, via the masterplan exercise, these may be considered in the future.

11.16.3 Meanwhile, we must consider the current position in the village. With eight dwellings with permission, and three sites in the current Local Plan as yet undeveloped, we propose to use these as the basis for future

housing development opportunities in the short to medium-term.

11.16.4 However, we must identify options for the longer-term and one additional site is proposed.

11.16.5 Support for the existing economic development sites is also important to protect options for inward investment, and growth and expansion of existing businesses. A number of sites identified in the current Plan have some remaining capacity for growth and it is proposed to retain these as the basis for future development opportunities in the village.

11.16.6 The map (p87) shows the existing housing consent (grey). This will meet the short-term demand for new housing. Further land proposed for housing (hatched) is also shown. Future phases for development on these sites – 2 and 3 (hatched), would only follow if demand existed and once the initial phase with consent was complete. The employment sites (dark blue) are carried forward from the existing Local Plan and have some capacity for development.

ISSUE 5 Spatial Strategy – Tomintoul

What are the options for growth in Tomintoul?

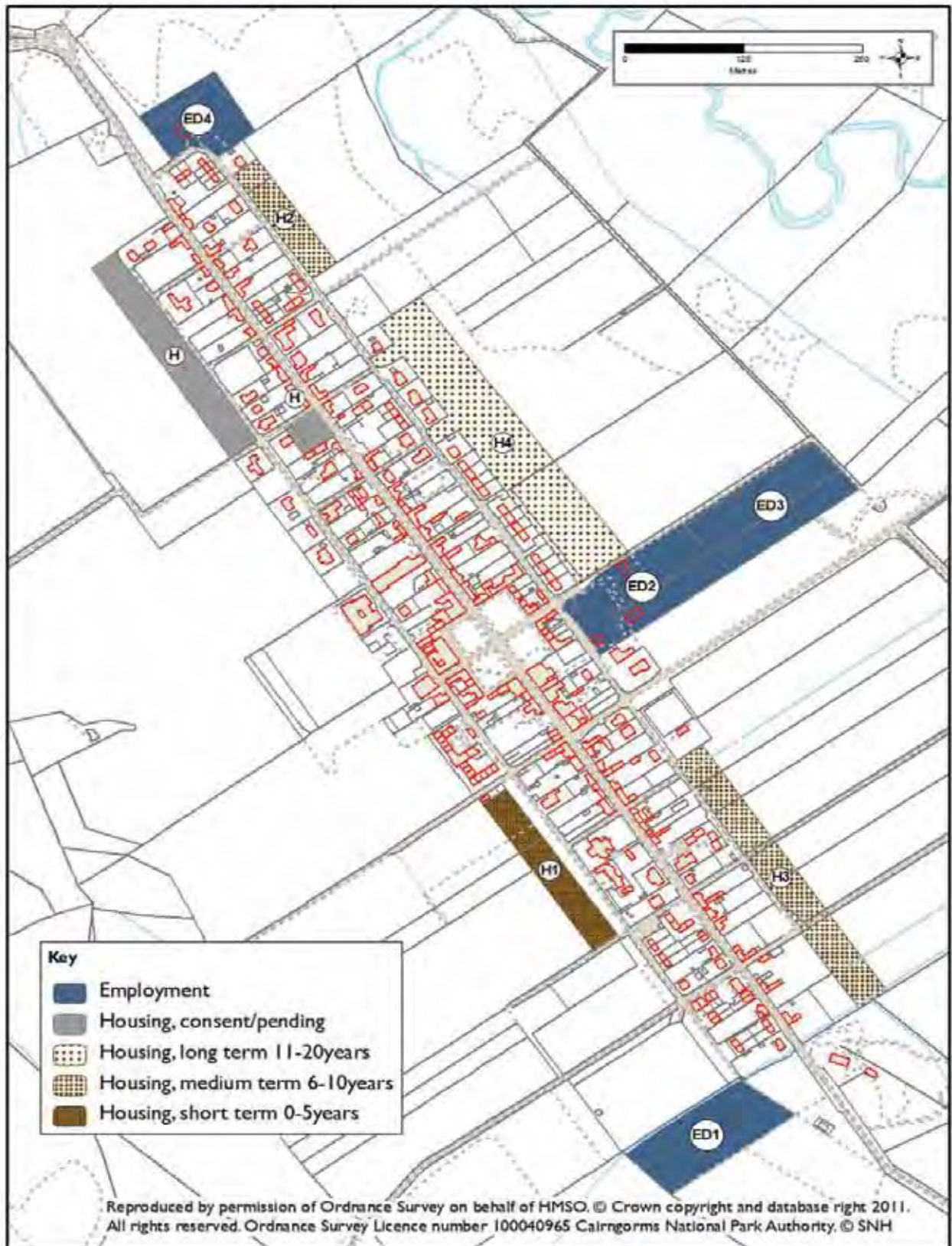
Preferred Option

- Use land with existing permissions together with the land identified in the current Local Plan to provide opportunities for housing and economic growth.
- For the long-term, include an additional site for housing.

Question 24

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Tomintoul?

Cairngorms National Park Local Development Plan



Map 24 Tomintoul

12 Issue 6 – Support For Our Rural Areas

Introduction

- 12.1 While the preferred spatial strategy directs growth to the main settlements (Issue 5), the communities outwith these settlements also need support and opportunity to thrive.
- 12.2 The Scottish Government encourages development plans to promote economic activity and diversification in all small towns and rural areas. This includes development linked to tourism and farm diversification. Development plans should support more opportunities for small-scale housing development in all rural areas, including clusters and groups, replacement houses and plots, as well as other forms of housing development. Small-scale development which supports diversification and other opportunities for sustainable economic growth, whilst respecting and protecting the natural and cultural heritage, should also be supported.⁷⁴
- 12.3 In discussions with communities across the Park, there is recognition that small-scale development is needed to support local communities and retain young people. Diversification of the economy is seen as essential for long-term prosperity.⁷⁵
- 12.4 At the same time, we must try to achieve the most sustainable forms of development possible. Despite often remote and isolated in location, new development in rural communities can play its part in adapting

to climate change. Design, siting and use of materials can make significant contributions to the sustainability of rural development sites.

- 12.5 The Local Development Plan therefore must find a way to accommodate the appropriate level of development to meet and support our more rural areas' needs, while protecting the special qualities of those places and the things their local communities find so important.

Current policy approach

- 12.6 The adopted Local Plan recognises the need to create opportunities of investment and diversification across the Park. While it focuses the majority of development on the identified hierarchy of settlements, it goes on to set out a policy framework to guide development outwith that hierarchy. Separate policies set the standards for housing, tourism, and business development. There is however no spatial element to this framework. As a result it is a reactive, rather than proactive approach, relying on individual applications for development coming forward in an ad hoc way. It does not therefore set development within the rural parts of the Park in any context.
- 12.7 The Plan does not however go on to provide guidance in a spatial way for investment and growth outside settlements. Nor does it set out any guidance on the level of development which may be considered appropriate in different areas across the Park.

⁷⁴Scottish Planning Policy 2010 para 93-95 ⁷⁵LDP Background Evidence Report 4 Other Information

Options for change

12.8 We are keen to retain the flexibility provided by the policy framework set out in the current Plan.⁷⁶ This supports ad hoc benefits brought about by economic development and the provision of accommodation in the peripheral areas of the Park. This flexibility is often essential in securing the developments communities

need to remain sustainable and thrive in the future. However we understand the benefits of a more spatial approach to development outside the main settlements. This would allow communities to see how possible future developments might benefit them. It will help direct investors to particular locations within the Park, with a mind to ensuring their development provides benefit to the local community.

ISSUE 6 – Support for Rural Areas

How do we plan for development that supports our rural areas – follow the existing patterns of development or take a different approach?

Options

Implications

Option 1 – the current approach

Deal with development in an ad hoc way.

- Maximum flexibility.
- No spatial guidance on how development helps communities.
- Some clarity on the forms of appropriate development
- No clear direction to service providers.

Option 2

Focus development on key settlements.

Restrict development outside settlements to particular forms of development/use.

- Most sustainable way of providing services and infrastructure.
- Limits development in rural areas.
- Would allow for some suitable development which would help maintain sustainable communities in the countryside.

Option 3 – the preferred approach

Support rural communities by providing for growth which matches historic growth patterns. Use the landscape character assessment to protect these important rural areas from inappropriate development.

- Allows different approaches in different communities.
- Communities and developers understand how new growth builds on existing development.
- Restricts unacceptable development in the open countryside.
- Allows development in areas where previously dispersed development has determined the character.

Question 25

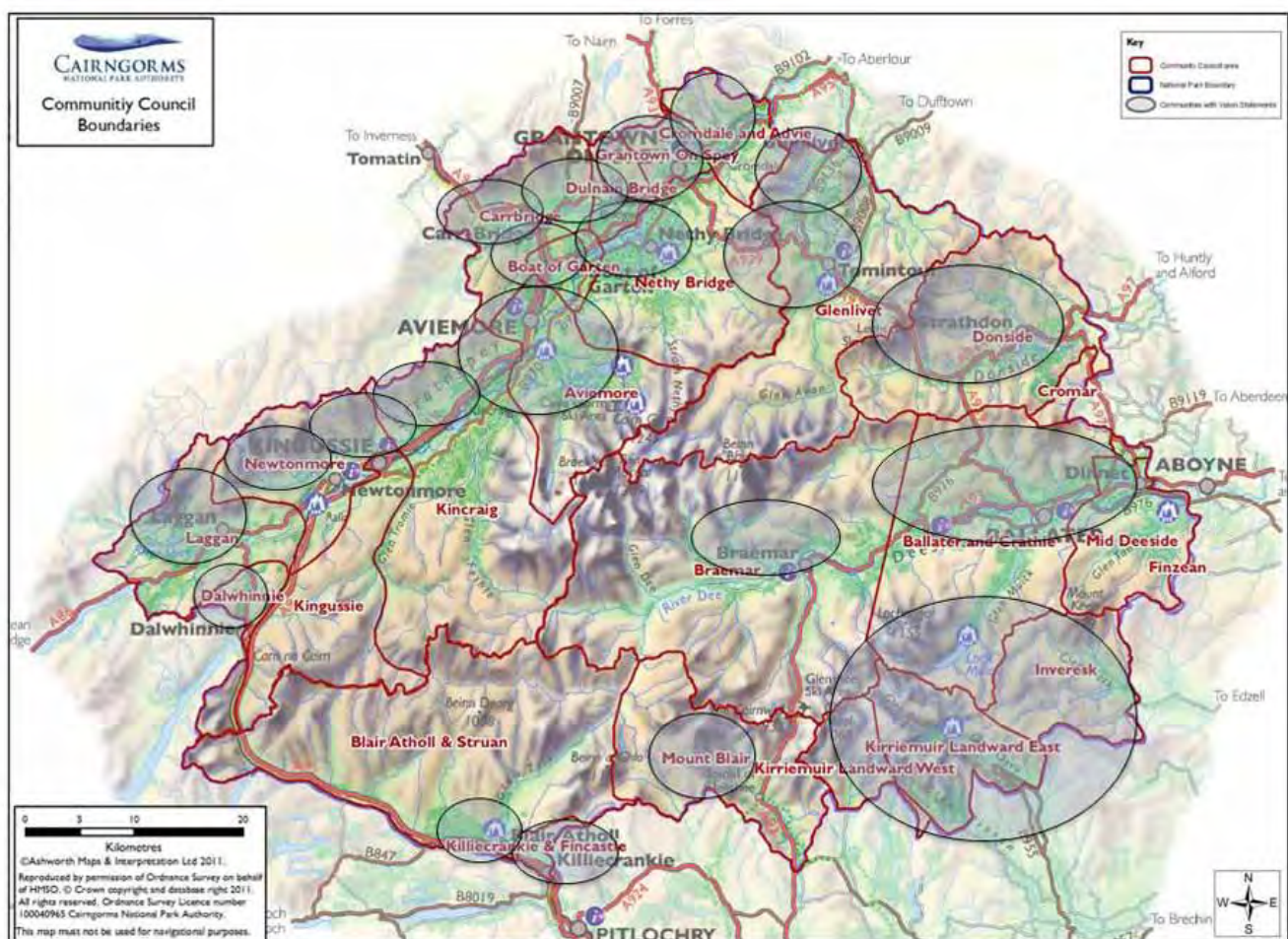
- Do you agree with the preferred option?
- If no, do you support either of the alternative option?
- If no, do you wish to put forward another option that helps us plan for development that supports rural areas.

⁷⁶Cairngorms National Park Local Plan 2010

Main Issues Report - Consultation

12.9 Map 25 shows the communities in the National Park based on their Community Council boundaries. It also includes an indication of the community areas which were used to inform the community visions.⁷⁷ This map is intended to illustrate

how new development supports these communities. Developers should consider how their proposal helps to meet the community vision for that area, and how it fits with other aspirations and needs in that community council area.



Map 25 Rural Communities

⁷⁷LDP Background Evidence Report 4 Other Information

13 Issue 7 – Connectivity and Communications

Introduction

13.1 The draft Cairngorms National Park Plan 2012-2017 will:

- ‘Support well planned improvements to the A9 road and main railway line (shown on the transport infrastructure map, p94, as an integral part of enhancing the connectivity of the Highlands. Ensure effective planning of improvements to safeguard natural heritage while maximising the views and enjoyment for visitors to be had from these routes.
- Support and promote improvements to IT communications.
- Support for businesses that builds capacity to use improved IT and communications infrastructure.’⁷⁸

13.2 The way we move around and through the Park, and communicate with others, is an important issue if we are to improve our efficiency and sustainability. Connectivity is vital to the way the Park functions as a tourism destination. It is fundamental to economic activity and impacts on how our communities work and play. The Cairngorms National Park is, after all, one of the best places to enjoy the outdoors.

13.3 Good connectivity is essential to the efficiency of our economy. Escalating fuel costs have a direct impact on our rural communities whose lifestyle is often car-borne. But, this is not something we have control over. However we can make sure

that development is as accessible as possible, and in doing so we can find ways to reduce our need to travel, and alternative ways to improve our connectivity.

13.4 We must also think about the impact our travel methods have on emissions, and ultimately on climate change. We need to make sure our transport system is as efficient as it can be both to meet the needs of our communities and the many visitors who come to the Park. This is important on all levels of access. It is not just our road system that is important. How we move about the Park on foot, cycle or horseback during our recreation time is vital to our understanding and enjoyment of the Park.

13.5 We increasingly rely on other forms of infrastructure to communicate. In looking to their futures, communities across the Park consistently raised the issue of improved broadband connectivity as a key constraint to their evolution.⁷⁹ Work to deliver the draft National Park Plan will help with some of this, particularly in reference to Five Year Outcome 6.⁸⁰

13.6 The draft National Park Plan has, as one of its policy directions, the need to develop sustainable patterns of settlement growth, infrastructure and communications.⁸¹

13.7 The work already completed on the development of a core paths network provides further direction on the future of this important project. The core paths network stretches to 932km and includes existing paths, proposed new paths and the

^{78, 80 & 81} Draft Cairngorms National Park Plan 2012-2017

⁷⁹ LDP Background Evidence Report 4 Other Information

Main Issues Report - Consultation

River Spey. The vision of the Cairngorms National Park Core Paths Plan is that it will: 'help people to enjoy and understand the special qualities of the Cairngorms National Park by identifying a network of paths which offer a wide range of high quality outdoor access opportunities.'⁸²

- 13.8 Monitoring core paths in the National Park will help us understand where to focus our actions in the future. It helps inform the work needed in local communities, and will in future form an integral part of the Local Development Plan.

Current policy approach

- 13.9 The adopted Local Plan directs the majority of development to main settlements where services and infrastructure are focused. Separate policies then set standards for all development, looking separately at transport, telecommunications, and outdoor access. We promote the importance and use of active travel plans. We also endeavour to link close communities through active travel, not simply through the use of paths. Supporting guidance is provided in the Cairngorms National Park Core Paths Plan.
- 13.10 The Core Paths Plan has provided the priority framework for investing in improvements to the existing path network and reflects the needs of both local communities and visitors.
- 13.11 However, the Plan does not look holistically at the issue of connectivity and access. It does not direct development to build on existing infrastructure provision. It does not address in a proactive way existing

problems in areas of particular pressure in visitor management. Nor does it deal with the issues raised by communities relating to telecommunications, other than to provide a policy framework.

Options for change

- 13.12 There is a need to take a more spatial approach to looking at connectivity across the Park. But we will still need some flexibility to ensure that all developments make a positive contribution to this issue where they can.
- 13.13 Map 26 shows the key transport routes through and within the National Park, and also includes the core paths network. It is proposed that new development contribute to this existing network in a positive way. Developers can see how their development might impact on the existing network and make a contribution to it. Please refer to www.cairngorms.co.uk to view this map in an interactive way. This allows you to zoom in and view the layers of this map over any site you might be interested in.

⁸²Cairngorms National Park Core Paths Plan 2010

ISSUE 7 – Connectivity and Communications

How can we help people move around the Park – local access, tourists, people travelling through the Park?

Options

Implications

Option 1 – the current approach

Secure improvements to the transport and access routes throughout the Park by providing a clear framework for development.

- Maximum flexibility.
- Does not address the needs of different communities.
- Does not encourage a balanced provision of access across all Park communities.

Option 2 – the preferred approach

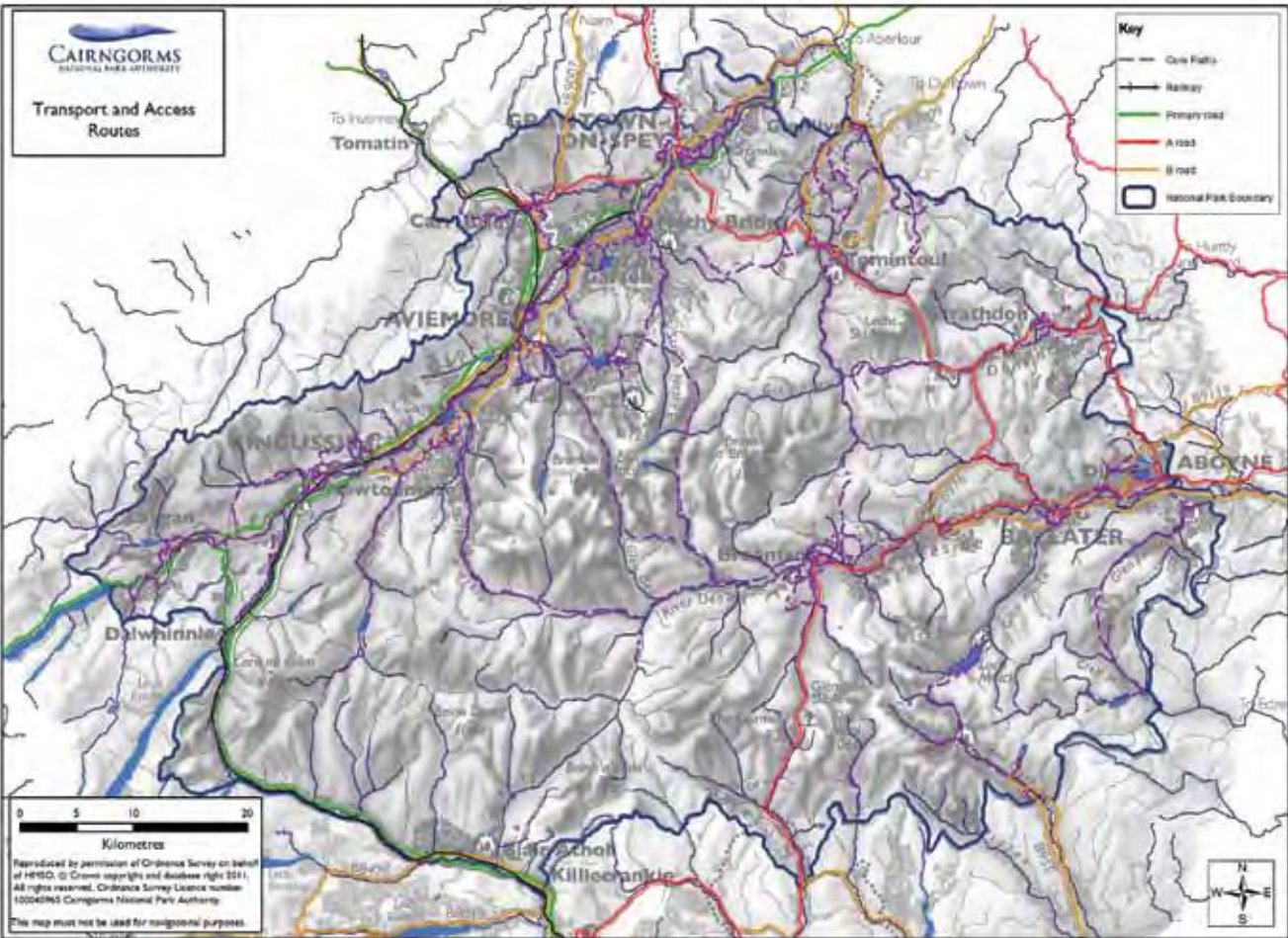
Identify weaknesses in the communications network, focus on the 'hot spots' of activity and key links/routes across the Park, including review of the core paths network to ensure it is sufficient to meet the needs of residents and visitors. Where key improvements are needed by requiring developments to make a contribution towards existing and new routes.

- Shows the areas of pressure and opportunity.
- Focuses development on areas best placed to accommodate it.
- Flexibility.
- Allows infrastructure providers to focus investment in key areas.
- It may increase problems in pressured areas.

Question 26

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us improve the communications links across, into and out of the National Park in the future?

Main Issues Report - Consultation



Map 26 Transport Infrastructure

14 Other Issues

Introduction

14.1 The Main Issues Report deals with seven broad planning issues. These are the main issues which the Local Development Plan must address. There are also a number of other policy areas and approaches which we propose to take forward from the current adopted Plan into the Proposed Local Development Plan, or Supplementary Guidance associated with it.

General Topics to be Carried Forward

- **Cultural Heritage** – will include issues associated with archaeology, conservation areas, listed buildings and other cultural heritage which is of local or wider cultural importance to the Park.
- **Developer Contributions** – will include direction on the types of development that will require the making of a contribution, the way that contribution can be made and the levels of contribution to be made by the developer.
- **Design** – will include guidance on all aspects of design in the landscape, and design to improve sustainability.
- **Development Standards** – to set any required standards for development which will be taken into account during the assessment of planning applications.
- **House Extensions and Alterations** – will set out the standards to be reached for common household modifications which require planning consent.
- **Replacement Houses** – will set out the circumstances when an existing house can be replaced by a new one.
- **Conversion and Reuse of Existing Traditional and Vernacular Buildings** – will set out the standards to be reached for this form of development.
- **Gypsies and Travellers and Travelling Showpeople** – will set out the standards to be reached for this form of development.
- **Tourism Related Development** – will support appropriate development to enhance the range and quality of tourism attractions, infrastructure and accommodation.

Question 27

- Do you agree with the topics to be taken forward from the adopted Local Plan and the general approach they set out?
- Should the general direction given under these topics be revisited? If so, please indicate the way in which the direction should change to better achieve the guidance provided.
- Do you wish to put forward alternatives or additions which you think would be more appropriate?

15 Supplementary Guidance

15.1 To support the adopted Local Plan we currently have a suite of supplementary planning guidance. It is our intention to have similar guidance to support the next Local Development Plan. It is the view of Scottish Government that the Plan itself should be more focused on vision, spatial strategy, overarching and other key policies and proposals. It is therefore intended to expand the topics covered by supplementary guidance at present. This guidance will then be formally adopted by the Cairngorms National Park Authority and will become part of the Development Plan in a more formal way than is currently the case.

15.2 The topics to be included as supplementary guidance include:

- Cultural Heritage
- Water Resources
- Sustainable Design
- Landscape
- Carbon Emissions
- Development Standards

- Housing
- Use of Resources
- Natural Heritage
- Sustainable Communities
- Developer Contributions
- Core Paths

15.3 We will use the existing supplementary planning guidance as the basis for some of these. We will revisit all guidance to ensure it provides the best guidance to support the new Local Development Plan. Our current guidance covers:

- Sustainable Design Guide
- Open Space
- Core Paths Plan
- Natural Heritage
- Water Resources
- Conversion and Reuse of Existing Traditional and Vernacular Buildings
- Housing Development in Rural Groups
- Wildness
- Developer Contributions
- Carbon Emissions
- Site Specific Development Briefs

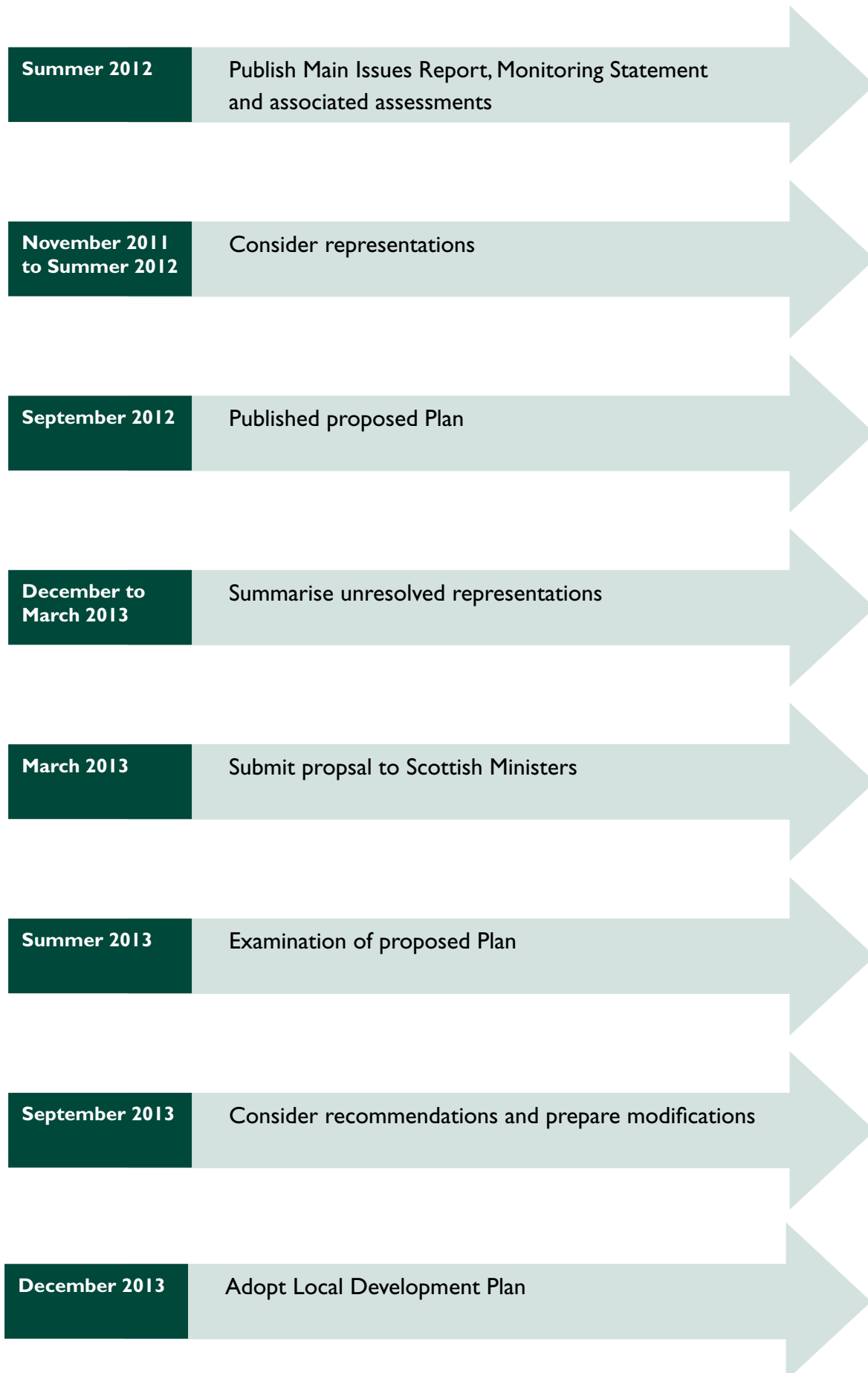
Question 28

- Do you agree with the topics to be covered by supplementary guidance which will support the Local Development Plan?
- Do you agree that we use the general direction given in our current supplementary guidance as a starting point? Should the general direction given under these be revisited? If so, please indicate the way in which the direction should change to better achieve the guidance provided.
- Do you wish to put forward alternatives or additions which you think would be more appropriate?

16 Next Steps

- the next stage of the Local Development Plan process – the preparation of the Proposed Plan.
- 16.1 This Main Issues Report is the start of the process, not its conclusion. It is the focus for consultation on the options for the Local Development Plan, and is not the final view of the proposed Local Development Plan that will be published in 2012.
- 16.2 The Main Issues Report is intended to stimulate debate of how we should plan for the future of the National Park. Although we have posed 28 questions throughout the text, we are sure that people will want to raise other issues. We are happy to receive any representation on the Main Issues Report, and have provided a response form to capture key information we need to take forward your comments. Using this form will help us deal with your response effectively, and will help us understand what the comment is about.
- 16.3 The closing date for submissions to us on the Main Issues Report is 5pm, Friday 9 December 2011. All submissions will be acknowledged. All submissions will be summarised and catalogued to group similar issues together. For example, comments on a particular settlement will be grouped together. This will mean that some representations will be split up to ensure that the issues that they raise are considered in an appropriate context.
- 16.4 All summarised comments will be considered and an individual response developed. All comments will be presented to the CNPA board, as the CNPA develops
- 16.5 All those making submissions will be notified when the next stage is reached, and will be invited to comment on the Proposed Plan when it is published.
- 16.6 The timetable for this work will be updated via the online Local Development Plan Scheme (www.cairngorms.co.uk). It is anticipated that the Proposed Plan will be published in September 2012 for formal objection. An examination may then be required to look into any remaining formal objections. See page 98 for details.

Main Issues Report - Consultation



17 Summary of Issues/Questions

ISSUE 1 – Special Qualities of the Park

How can we protect the special qualities of the Park and provide clarity on where development should and should not go?

Options

Implications

Option 1 – the current approach

Protect the special qualities from inappropriate development through a policy-based approach.

- Clarifies what is expected from all developments.
- Deals with the whole Park in an even way.
- Allows for ad hoc development in a flexible way.
- Does not highlight or promote particular sites.
- May not provide adequate confidence for developers, communities, or those thinking about the National Park and its future.

Option 2 – the preferred approach

Protect the special qualities through a policy based approach. Provide additional spatial guidance to conserve and enhance designated nature conservation sites, habitat connectivity, wildness and landscape character.

- Maintains clear expectations for all developments.
- Provides greater help in identifying some of the special qualities and their sensitivities to development.
- Protects designated sites through a clear spatial approach.
- Restrictions in sensitive areas may restrict specific appropriate ad hoc development.

Question 1

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us protect the special qualities of the Park for the future?

Main Issues Report - Consultation

ISSUE 2 – Resources

How do we plan for the sustainable use of the existing resources and respond to the effects of climate change such as water, energy, waste, carbon?

Options

Implications

Option 1 – the current approach

Protect those resources which are important to the National Park through a policy based approach, and set out options for appropriate development opportunities.

- Clarifies what is expected from all developments.
- Deals with the whole Park in an even way.
- Allows for ad hoc development in a flexible way.
- Does not highlight or promote particular sites.
- May not provide adequate confidence for developers, communities, or those thinking about the National Park and its future.

Option 2

Provide an 'areas of search' analysis to direct developers to specific opportunities by providing spatial information looking at particular resources (water, energy sources, agricultural land, waste, forestry, etc).

- Gives positive direction to developers.
- May be difficult to identify opportunities for all forms of development.
- Risk of implying that the areas of opportunity have unconstrained options for development and may conflict with other policy directions.

Option 3 – the preferred approach

Combine a policy based approach with clear spatial guidance identifying sensitivities and opportunities, building on the existing Sustainable Design Guide.

- Clearly shows the resources we are concerned about and their constraints on development.
- Explains what must be considered when looking at development affecting each resource.
- Provides clear information on sensitivities that should be considered and where greater opportunities lie.

Question 2

- Do you agree with the preferred option?
- If no, do you support an alternative option?
- If no, do you wish to put forward another option that helps us reduce our consumption and conserve the finite resources found in the Park?

ISSUE 3 – Supporting our Communities

How and where can we make sure communities have what they need – jobs, tourism options, facilities etc?

Options

Implications

Option 1 – the current approach

Highlight the general opportunities for economic development that fit in key settlements, and also support our rural communities.

- Maximum flexibility.
- Does not address the needs of different communities.
- Provides some direction to large investment sites.

Option 2 – the preferred approach

Highlight the different communities in the Park and support appropriate opportunities for economic development, services and facilities within them.

- Promotes/highlights the different communities across the Park.
- Opportunities for investment can be focused on communities.
- Provides some structure for the needs of communities and for the assessment of development proposals.

Question 3

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us identify what communities need to secure prosperity for the future?

Main Issues Report - Consultation

ISSUE 4 – Affordable Housing

How and where can we meet the housing need in our communities – open market, affordable, local needs?

Options

Implications

Option 1 – the current approach

Limit new housing development to provide only that identified as required in the housing assessments. This will take into account those sites with permission, focus new development opportunities on sites which are allocated in the existing adopted Local Plans. On those sites we would require a proportion of between 25-40 per cent affordable units.

- Shows sites that have planning permission already.
- Gives continuity to the allocation of sites in existing plans which are yet to gain permission.
- There will be little new development other than that which has permission already limiting the amount of affordable development.

Option 2

Focus all new development on the provision of affordable housing by only identifying sites for 100 per cent affordable housing (bearing in mind the existing consents).

- Shows sites that have planning permission already.
- Focuses new development solely on the provision of much needed affordable development.
- Relies on all new development finding appropriate funding streams to ensure projects are economically viable.
- With limited land identified there will be little new development other than that which has permission already, limiting the amount of affordable development.

Option 3 – the preferred approach

Support the needs of communities by ensuring all main and other settlements have some options for future development. Focus new housing on those sites already in adopted Local Plans. On these sites require a benchmark of 25 per cent affordable development (again, bearing in mind existing consents).

- Shows sites that have planning permission already.
- Gives continuity to the allocation of sites in existing plans which are yet to gain permission.
- Gives additional flexibility to make sure all communities have options for new development.
- Ensures a reasonable number of affordable units within all new developments.

Question 4

- Do you agree with the preferred option?
- If no, do you support either of the alternative options?
- If no, do you wish to put forward another option that helps us increase the supply of affordable houses?

ISSUE 5 – Spatial Strategy

How and where should development happen in the National Park?

Options

Implications

Option 1 – preferred option

Clarify the settlement hierarchy so communities are clear what they are likely to see in the future. This would include land for housing and economic investment.

Clarify what is anticipated in rural communities outwith identified settlements.

- Focuses development on areas most suitable to accommodate it.
- Gives a sustainable approach to the development of housing and economic development.
- Shows sites that have planning permission already.
- Provides for ad hoc development outside the settlement hierarchy to meet local need.
- Maintains the status quo – follows the spatial strategy set out in the adopted Local Plan.
- Does not raise unrealistic expectations on alternatives which are not deliverable.

Question 5

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us set out a reasonable spatial strategy for the future?

ISSUE 5 Spatial Strategy – An Camas Mòr

What are the options for growth in An Camas Mòr?

Preferred Option

- Use the land with an existing permission (pending completion of legal agreement) to provide opportunities for housing and economic growth.
- Use the Development Principles to guide a masterplan for the whole settlement.

Question 6

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the long-term growth demands in An Camas Mòr for the next 20 years?

Main Issues Report - Consultation

ISSUE 5 Spatial Strategy – Aviemore

What are the options for growth in Aviemore?

Preferred Option

- Use the land with an existing permission to provide opportunities for housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no additional land.

Question 7

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Aviemore?

ISSUE 5 Spatial Strategy – Ballater

What are the options for growth in Ballater?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for housing and economic growth.
- Identify no additional land.

Question 8

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Ballater?

ISSUE 5 Spatial Strategy – Grantown-on-Spey

What are the options for growth in Grantown-on-Spey?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for housing and economic growth.
- Identify no additional land.

Question 9

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Grantown-on-Spey?

ISSUE 5 Spatial Strategy – Kingussie

What are the options for growth in Kingussie?

Preferred Option

- Use the land with existing permission to provide opportunities for housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no additional land.

Question 10

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Kingussie?

Main Issues Report - Consultation

ISSUE 5 Spatial Strategy – Newtonmore

What are the options for growth in Newtonmore?

Option 1 – Preferred Option

- Use the land with existing permission to provide opportunities for housing in the short-term.
- Use the land identified in the current Local Plan to provide opportunities for housing in the long-term.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no new land.

Option 2 – Alternative Option

- Use the land with existing permission to provide opportunities for housing in the short and medium-term
- Use only part of the land identified in the current Local Plan to provide opportunities in the long-term.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no new land.

Question 11

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Newtonmore?

ISSUE 5 Spatial Strategy – Blair Atholl

What are the options for growth in Blair Atholl?

Option 1 – Preferred Option

- Include the site to the south-east of the village to provide opportunities for housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Option 2 – Alternative Option

- Retain the sites included in the current Local Plan to provide opportunities for housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no new land.

Question 12

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Blair Atholl?

ISSUE 5 Spatial Strategy – Boat of Garten

What are the options for growth in Boat of Garten?

Option 1 – Preferred Option

- Include the sites identified to provide options for short and medium-term development of housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Option 2 – Alternative Option

- Include only some of the sites identified for short-term development of housing.
- Add longer-term phasing on the remainder of site to provide for a more incremental level of housing growth.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Question 13

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Boat of Garten?

Main Issues Report - Consultation

ISSUE 5 Spatial Strategy – Braemar

What are the options for growth in Braemar?

Option 1 – Preferred Option

- Use land with existing permissions to provide for the housing needs in the short-term.
- Include the sites identified to provide options for medium and long-term development of housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Option 2 – Alternative Option

- Use land with existing permissions to provide for the housing needs of the village.
- Identify no additional land for housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Question 14

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Braemar?

ISSUE 5 Spatial Strategy – Bruar and Pitagowan

What are the options for growth in Bruar and Pitagowan?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no additional land.

Question 15

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Bruar and Pitagowan?

ISSUE 5 Spatial Strategy – Carr-Bridge

What are the options for growth in Carr-Bridge?

Preferred Option

- Use land with existing permissions to provide for the housing needs in the future.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Question 16

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Carr-Bridge?

ISSUE 5 Spatial Strategy – Cromdale

What are the options for growth in Cromdale?

Option 1 – Preferred Option

- Use land with existing permission to provide for the housing needs in the short-term.
- Include one additional site to provide options for medium and long-term development of housing.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Option 2 – Alternative Option

- Use the land with existing permission to provide opportunities for housing in the short and medium-term
- Use **only part** of the land identified in the current Local Plan to provide opportunities in the long-term.
- Use the land identified in the current Local Plan to provide opportunities for economic growth.

Question 17

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Cromdale?

Main Issues Report - Consultation

ISSUE 5 Spatial Strategy – Dalwhinnie

What are the options for growth in Dalwhinnie?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for economic growth.
- Identify no additional land.

Question 18

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Dalwhinnie?

ISSUE 5 Spatial Strategy – Dinnet

What are the options for growth in Dinnet?

Preferred Option

- Include the sites identified to provide options for short and medium-term development of housing.
- Use the land identified to provide opportunities for economic growth.

Question 19

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Dinnet?

ISSUE 5 Spatial Strategy – Dulnain Bridge

What are the options for growth in Dulnain Bridge?

Preferred Option

- Use the land with existing permission to provide opportunities for housing in the short-term.
- Use the land identified in the current Local Plan to provide opportunities for housing in the short, medium and long-term.

Question 20

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Dulnain Bridge?

ISSUE 5 Spatial Strategy – Killiecrankie

What are the options for growth in Killiecrankie?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for housing and economic growth.
- Identify no additional land.

Question 21

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Killiecrankie?

ISSUE 5 Spatial Strategy – Kincaig

What are the options for growth in Kincaig?

Preferred Option

- Use the land identified in the current Local Plan to provide opportunities for housing and economic growth.
- Identify no additional land.

Question 22

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Kincaig?

ISSUE 5 Spatial Strategy – Nethy Bridge

What are the options for growth in Nethy Bridge?

Preferred Option

- Use land with existing permissions to provide for the housing and economic needs in the future.
- Identify no additional land.

Question 23

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Nethy Bridge?

Main Issues Report - Consultation

ISSUE 5 Spatial Strategy – Tomintoul

What are the options for growth in Tomintoul?

Preferred Option

- Use land with existing permissions together with the land identified in the current Local Plan to provide opportunities for housing and economic growth.
- For the long-term, include an additional site for housing.

Question 24

- Do you agree with the preferred option?
- If no, do you wish to put forward another option that helps us provide for the right amount of growth in Tomintoul?

ISSUE 6 – Support for Rural Areas

How do we plan for development that supports our rural areas – follow the existing patterns of development or take a different approach?

Options

Implications

Option 1 – the current approach

Deal with development in an ad hoc way.

- Maximum flexibility.
- No spatial guidance on how development helps communities.
- Some clarity on the forms of appropriate development
- No clear direction to service providers.

Option 2

Focus development on key settlements.

Restrict development outside settlements to particular forms of development/use.

- Most sustainable way of providing services and infrastructure.
- Limits development in rural areas.
- Would allow for some suitable development which would help maintain sustainable communities in the countryside.

Option 3 – the preferred approach

Support rural communities by providing for growth which matches historic growth patterns. Use the landscape character assessment to protect these important rural areas from inappropriate development.

- Allows different approaches in different communities.
- Communities and developers understand how new growth builds on existing development.
- Restricts unacceptable development in the open countryside.
- Allows development in areas where previously dispersed development has determined the character.

Question 25

- Do you agree with the preferred option?
- If no, do you support either of the alternative option?
- If no, do you wish to put forward another option that helps us plan for development that supports rural areas.

Main Issues Report - Consultation

ISSUE 7 – Connectivity and Communications

How can we help people move around the Park – local access, tourists, people travelling through the Park?

Options

Implications

Option 1 – the current approach

Secure improvements to the transport and access routes throughout the Park by providing a clear framework for development.

- Maximum flexibility.
- Does not address the needs of different communities.
- Does not encourage a balanced provision of access across all Park communities.

Option 2 – the preferred approach

Identify weaknesses in the communications network, focus on the 'hot spots' of activity and key links/routes across the Park, including review of the core paths network to ensure it is sufficient to meet the needs of residents and visitors. Where key improvements are needed by requiring developments to make a contribution towards existing and new routes.

- Shows the areas of pressure and opportunity.
- Focuses development on areas best placed to accommodate it.
- Flexibility.
- Allows infrastructure providers to focus investment in key areas.
- It may increase problems in pressured areas.

Question 26

- Do you agree with the preferred option?
- If no, do you support the alternative option?
- If no, do you wish to put forward another option that helps us improve the communications links across, into and out of the National Park in the future?

Other Issues

Question 27

- Do you agree with the topics to be taken forward from the adopted Local Plan and the general approach they set out?
- Should the general direction given under these topics be revisited? If so, please indicate the way in which the direction should change to better achieve the guidance provided.
- Do you wish to put forward alternatives or additions which you think would be more appropriate?

Supplementary Guidance

Question 28

- Do you agree with the topics to be covered by supplementary guidance which will support the Local Development Plan?
- Do you agree that we use the general direction given in our current supplementary guidance as a starting point? Should the general direction given under these be revisited? If so, please indicate the way in which the direction should change to better achieve the guidance provided.
- Do you wish to put forward alternatives or additions which you think would be more appropriate?



For a large print version of this publication, please contact the Cairngorms National Park Authority at the Grantown-on-Spey office address below or telephone 01479 873535.

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