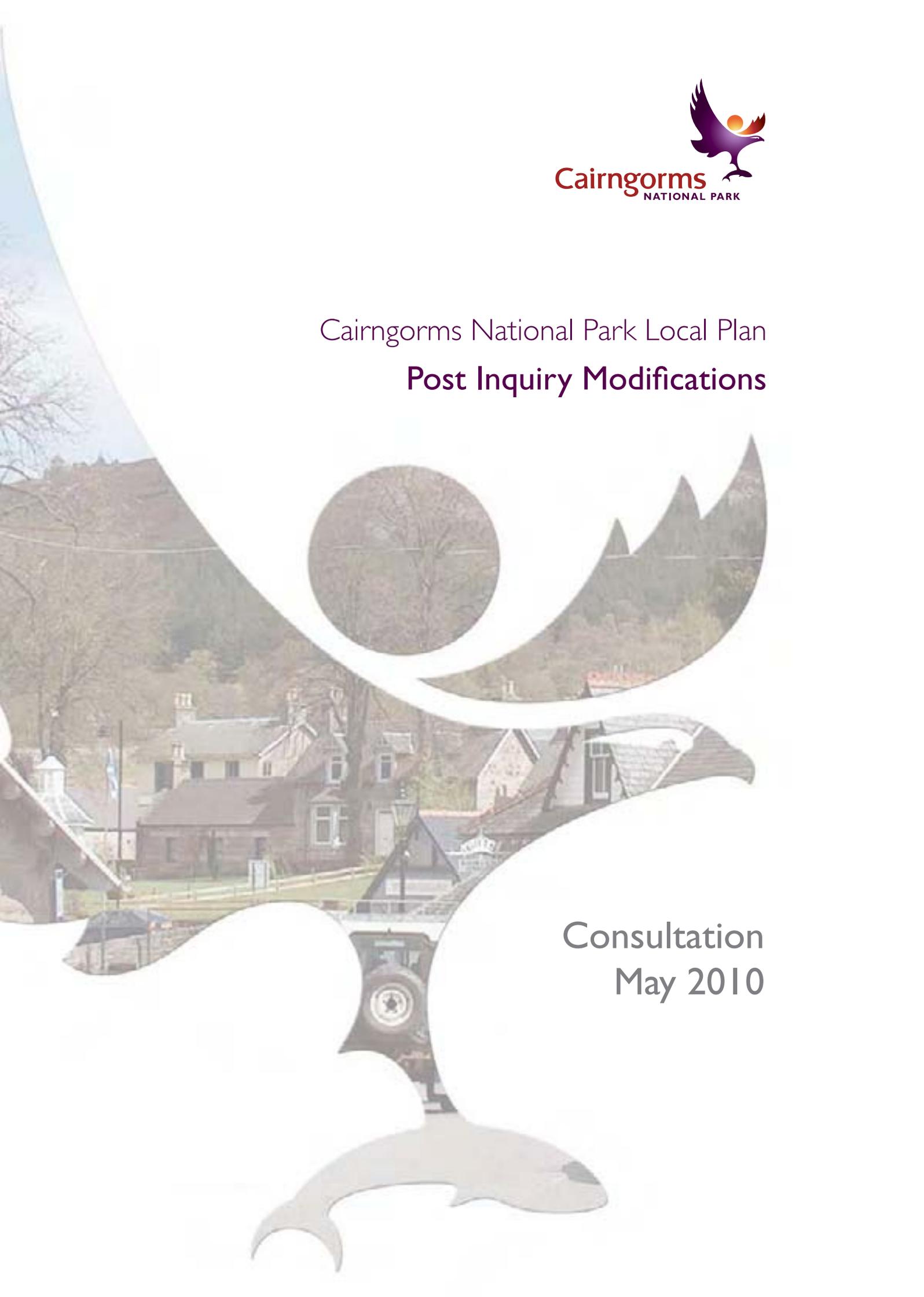




Cairngorms National Park Local Plan
Post Inquiry Modifications



Consultation
May 2010

Local Plan - Post Inquiry Modifications Public Consultation Monday 24 May to Friday 2 July 2010

The Post Inquiry Modifications document sets out further changes to the Cairngorms National Park Local Plan, which have come about as a result of the CNPA analysis of the Reporters' conclusions and recommendations following the Local Plan Inquiry. The modifications are published for a six week period of public consultation - Monday 24 May to Friday 2 July. **Please note that comments must relate only to the modifications and not on the content of those parts of the Local Plan which are not subject to modification.**

A Strategic Environmental Assessment has been carried out and an updated Environmental Report prepared to accompany this document. This is also available for public consultation.

How to Comment

- A form is available on the following page. Comments, which must include your name and address, should be returned to the CNPA by **Friday 2 July**, to the following address:

**FREEPOST (RSHS-BHKL-KXHS)
Cairngorms National Park Authority
Albert Memorial Hall, Station Square
Ballater AB35 5QB**
- You can download, or complete this form online, at **www.cairngorms.co.uk/planning/localplan**

- To discuss any aspect of the Post Inquiry Modifications, or the associated SEA or to arrange a meeting, please contact the CNPA's Ballater office.
- All Post Inquiry Modifications documents, and supporting information relating to the Local Plan and the Local Plan Inquiry are available to view at the CNPA offices in 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 all these locations.

Albert Memorial Hall
Station Square
Ballater
Aberdeenshire AB35 5QB
Tel: 013397 53601
Fax: 013397 55334
Email: localplan@cairngorms.co.uk

14 The Square
Grantown-on-Spey
Moray PH26 3HG
Tel: 01479 873535
Fax: 01479 873527
Email: localplan@cairngorms.co.uk

Data protection: These details will only be used in the development of the Local Plan. You may request to see personal information held by the CNPA at any time.

For a large print version of this publication, please contact the Cairngorms National Park Authority on 01479 873535.

Cairngorms National Park Local Plan

Consultation on Local Plan Post Inquiry Modifications Monday 24 May – Friday 2 July 2010

Comments form

How to make objections / comments

- Clearly state which part of the Post Inquiry Modifications your objection/comment relates to.
- Indicate clearly how you would like the adopted Local Plan to be changed – for example deletion of a proposal, deletion of a paragraph, amended wording, amendments to a map.
- Clearly state the reason for the objection/comment – this should relate only to the Post Inquiry Modifications. Objections to the content of the Plan which is not the subject of a Post Inquiry Modification are not valid at this stage.
- This form can be photocopied or further copies obtained from the CNPA offices.
- You can also download or complete the form online at www.cairngorms.co.uk/planning/localplan
- The deadline for submitting completed forms is **Friday 2 July 2010**.

1.

Name _____

Address _____

Telephone _____ Email _____

Existing objection reference number (if applicable) _____

2.

If you are appointing someone to act as your agent, please give their details.

Name _____

Address _____

Telephone _____ Email _____

To which address should correspondence to be sent? Own

Agent



Local Plan Post Inquiry Modifications

3.

Please identify the Post Inquiry Modification to which you object. You must include the policy number, paragraph number, settlement proposal or map reference.

4.

Please state clearly and fully the grounds for your objection/comment, using a continuation sheet if necessary.

5.

If objecting, please indicate what change(s), which could resolve your objection, you are seeking in future modifications to the Local Plan

6.

Signature _____ Date _____

Please return completed forms, by **Friday 2 July 2010**, to:

FREEPOST (RSHS-BHKL-KXHS)
Cairngorms National Park Authority
Albert Memorial Hall, Station Square
Ballater AB35 5QB

Tel: 013397 53601

Fax: 013397 55334

Email: localplan@cairngorms.co.uk

www.cairngorms.co.uk

Post inquiry modifications are shown in blue.

1. Introduction

The Cairngorms National Park

1.1 The Cairngorms National Park was designated in 2003 by the Scottish Parliament because it satisfied the conditions for a National Park set out in the National Parks (Scotland) Act 2000:

National Parks (Scotland) Act 2000 section 2.2

- a. That the area is of outstanding national importance because of its natural heritage, or the combination of its natural and cultural heritage;
- b. That the area has a distinctive character and a coherent identity;
- c. That designating the area as a National Park would meet the special needs of the area and would be the best means of ensuring that the National Park aims are collectively achieved in relation to the area in a co-ordinated way.

1.2 The Act also sets out four aims for National Parks in Scotland:

National Parks (Scotland) Act 2000 section 1

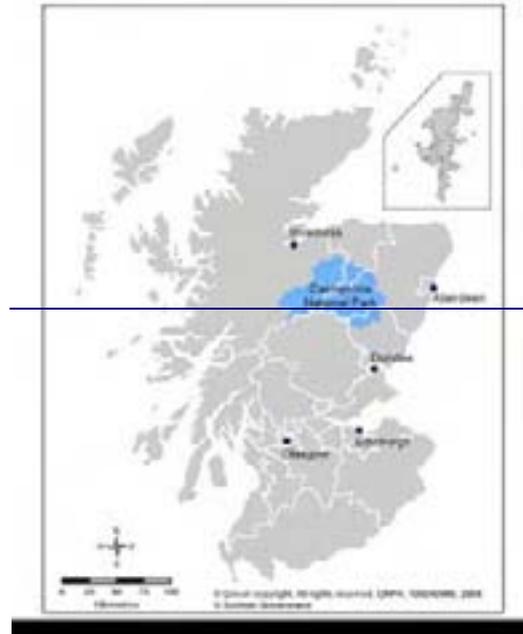
- a. To conserve and enhance the natural and cultural heritage of the area;
- b. To promote sustainable use of natural resources of the area;
- c. To promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public;
- d. To promote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

1.3 The four aims must be achieved collectively and in a co-ordinated way, and it is the statutory function of the Cairngorms National Park Authority to ensure this collective and co-ordinated approach. Policy 1 expands on the role of the 4 aims in the planning function. In carrying out all its functions, including its role as Planning Authority the National Park Authority must ensure that the four aims of the National Park are at the heart of things. In the delivery of the aims the National Park Authority is required to prepare a National Park Plan setting out how this will be achieved.

1.4 The Cairngorms National Park Plan was approved by Scottish Ministers on 15 March 2007. It provides

the context for development planning and management in the Cairngorms National Park, with general guidance and specific direction for the Local Plan.

Map 1 The location of the Cairngorms National Park



Purpose

1.5 The Local Plan provides one of the National Park Authority's tools to ensure the delivery of objectives of the National Park Plan and the collective and co-ordinated delivery of the aims of the Park. It is intended to promote sustainable development in the Park through sustainable economic and social development of its communities, the sustainable use of its natural resources and the conservation, and where possible, the enhancement of its outstanding natural and cultural heritage.

1.6 The Local Plan provides a development framework for the whole of the Park, bringing together areas where development proposals were previously considered under four separate local authority plans. It creates a clear and consistent approach to guide development proposals and opportunities within the National Park, while allowing an appropriate level of flexibility to ensure that the Plan can be reactive and accommodate good ideas which further the aims of the Park. Its duration for up to five years from adoption identifies strategic sites and land for some development

to provide certainty about the use of land in the medium to longer term beyond the next five years.

1.7 Once adopted, the Local Plan will be used by the planning authorities within the Cairngorms National Park to assess planning applications for development. The planning authorities are the four Local Authorities as well as the National Park Authority when it acts as a planning authority in calling in and determining planning applications.

Development of the Deposit Local Plan

1.8 The Deposit Local Plan has been prepared following periods of public consultation, community engagement and detailed discussions with key stakeholders, local development forums and the four Local Authorities. The National Park Authority publicised its intention to prepare the Local Plan in September 2004. Between September and December 2004, the National Park Authority held a period of 'blanksheet' public consultation and engagement with communities of the Park to find out what they wanted from a Local Plan.

1.9 In September 2004, an area profile and questionnaire was sent to all households in the Park. Between October and December 2004, 44 meetings were held across the communities in the Park to allow people to provide their views about how they would like to see their communities and the Park develop. Around 14 per cent of the questionnaires were returned to the National Park Authority and about ten per cent of the population of the Park attended the meetings. The information from the people who responded to the consultation helped to inform the development of a Consultative Draft Local Plan that was published in 2005 and consulted on between November 2005 and February 2006.

1.10 The comments received on the Consultative Draft Plan helped to refine the policies, proposals and strategy of this Deposit Local Plan. The Deposit Local Plan has also been prepared with comprehensive new and updated information, and in the light of emerging national guidance and the approval

and adoption of the Cairngorms National Park Plan.

1.11 The Local Plan has been subject to Strategic Environmental Assessment (SEA) throughout its development. EC Directive 2001/42/EC and the Environmental Assessment (Scotland) Act 2005 (preceded by the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004) require that development plans are assessed to identify potentially significant environmental effects. The SEA of the Local Plan continues throughout its lifetime.

1.12 The SEA assesses the likely significant environmental effects of the Plan. It identifies opportunities to strengthen the positive environmental effects of the Plan and ensures environmental considerations are integrated throughout. An Environmental Report of the SEA accompanied the Consultative Draft Local Plan. A revised Environmental Report accompanies the Deposit Local Plan. It takes account of the changes to the Plan and comments on the previous Environmental Report. A copy of its non-technical summary is provided with the Deposit Local Plan and the full report is available separately as a hard copy or in electronic format.

Structure of the Deposit Local Plan

1.13 The Plan provides a set of policies to manage development and a set of specific proposals for development requirements and opportunities. The Plan outlines the context for these policies and proposals as well as a vision for the Local Plan in Chapter 2. Chapter 3 links the Plan to the aims of the Cairngorms National Park. This chapter also contains the first policy of the Plan to provide an overview of the decision-making framework in the Park and highlights the difference that the Park makes to the operation of the planning system. It sets out the role of the aims of the Park in planning decisions.

1.14 The first policy is supplemented and strengthened by a range of policies dealing with particular interests or types of development. These provide more detailed guidance on the best places for development and the best ways to develop. The policies follow the three key themes of the Park Plan and are outlined

through Chapters 4 to 6 to provide a detailed policy framework for planning decisions:

- Chapter 4 – Conserving and Enhancing the Park;
- Chapter 5 – Living and Working in the Park;
- Chapter 6 – Enjoying and Understanding the Park.

1.15 The site-specific proposals of the Local Plan are provided on a settlement by settlement basis in Chapter 7. These proposals, when combined with the policies in the Deposit Local Plan, are intended to meet the sustainable development needs of the Park for the Local Plan's lifetime.

Implementing the Local Plan

1.16 The Local Plan will be implemented by a wide range of organisations, individuals and groups. The planning authorities will implement it through the determination of planning applications. The local authorities have additional responsibilities as the providers of services and in administering the mechanisms to support the successful delivery of many policies. Partners of the Cairngorms National Park and statutory consultees will be key in the delivery of the Local Plan both through advice during the planning process and through their strategic work involved in areas of work such as cultural and natural heritage, tourism, infrastructure and economic development. Developers will implement the Plan by obtaining planning permission and completing developments that comply with the Plan and contribute to the strategic objectives of the National Park Plan. Other organisations including statutory undertakers contribute to the implementation by providing the necessary infrastructure to allow development.

1.17 The Local Plan will provide the basis for planning decisions but is supplemented by other policies, strategies, and guidance. The Park Plan is a material consideration in planning decisions and has component strategies such as the Cairngorms Outdoor Access Strategy and Cairngorms Sustainable Tourism Strategy that can also be relevant to individual planning applications.

1.18 Some proposals contained in the Local Plan require additional detail to ensure development

minimises any negative environmental effects and makes a positive contribution to the aims of the Park and objectives of the Park Plan. The Cairngorms National Park Authority will work with local authorities, landowners, developers, communities and other interested parties to create development briefs, masterplans and framework plans as appropriate for such sites.

1.19 Similarly, some policies within the Local Plan will not provide sufficient detail for the long-term implementation of the Plan and will be supplemented by additional planning guidance. The National Park Authority is committed to preparing a Sustainable Design Guide and sustainability checklist for new development proposals that will supplement the Local Plan's Sustainable Development and Design Standards policies. Further supplementary guidance will be prepared to provide additional guidance on other key topics such as the development of micro generation energy production.

1.20 The planning authorities will use conditions and legal agreements, produced at the expense of the applicant, to ensure that consented developments comply with the Plan's policies. In carrying out its planning function the National Park Authority will act in line with its Codes of Conduct, and ensure that all developments are carried out in line with its obligations created through various legislation such as the Nature Conservation (Scotland) Act 2004 which places a duty to further the conservation of biodiversity in carrying out its function.

How to Use the Local Plan

Everyone applying for planning permission must look at all of the policies in the Plan. Policies are not cross referenced. You must therefore make sure your proposal complies with all of the policies that are relevant.

The settlement maps identify sites proposed for particular types of development. In considering options for these sites, proposals must comply with all relevant policies, as well as working to achieve the four aims of the Park.

1.21 Developers should incorporate measures in their proposals to comply with the policies and any relevant

supplementary guidance that has been published or referred to by the National Park Authority. The role of pre-application discussion, including with key consultees, can also be key in ensuring good quality proposals are submitted and can also assist in easing the journey of proposals through the planning process. All developers should discuss their proposal with the planning authority before submitting a planning application and consider the requirements of National guidance regarding community consultation provided in Planning Advice Note 81. This will help to ensure that developers obtain advice on:

- the most current information relating to planning policy;
- other factors material to the determination of their proposal such as measures needed to avoid harmful environmental effects; and
- what, if any, additional information they will be required to obtain and submit to the planning authority to allow their proposal to be determined.

1.22 Applications should be accompanied by any necessary supporting information. This could include traffic impact assessments, flood risk assessments, business plans, environmental impact assessments, habitat surveys, or locational justification for the development.

1.23 The plan will be constantly monitored and the effectiveness of its policies and achievements checked. New legislation, National Planning Guidance, new plans and strategies and other forecasts and evidence may influence future development management decisions. Relevant information will be published and if appropriate, policies will be reviewed.

2. Context

National Context

2.1 The Cairngorms National Park is a special part of Scotland, and while it is important to the local economy, environment and communities, it also has an essential role in delivering national objectives, set by the Scottish Government and its agencies. The National Park Plan, adopted under the National Parks (Scotland) Act 2000, lists the national policy context in which the Park is set. The Local Plan sets out the land use aspirations of the Park Plan within the legal framework provided by the Town and Country Planning (Scotland) Act 1997. It also reflects emerging changes created as a result of the Planning etc. (Scotland) Act 2006. The Local Plan has clear links to National Planning Policy provided through the National Planning Framework, Scottish Planning Policies (SPPs), Planning Advice Notes (PANs) and Circulars. The Local Plan must have due regard to this national legislation and guidance and endeavour to reflect any changes which emerge in national thinking during its preparation and delivery. It also reflects emerging changes created as a result of the Planning etc. (Scotland) Act 2006.

2.2 In addition to Planning Guidance the Local Plan must also have taken into account documents such as the UK Biodiversity Action Plan and other

Map 2 Cairngorms National Park in regional context



nationally and internationally adopted obligations to ensure due regard is taken of relevant legislation and guidance.

2.3 As the newest National Park in Scotland the National Park Authority also works closely with other National Park Authorities, both within Scotland, the rest of Britain and further afield to build on lessons from others and best practice in taking a National Park into the future.

Regional Context

2.4 The Cairngorms National Park sits at a meeting point of many cultural and administrative boundaries. The Park includes areas within four local authorities — The Highland Council, Aberdeenshire Council, Moray Council and Angus Council. Being centred on a mountain massif, communities within the Park naturally look out to, and have strong links with, the surrounding areas. The transport and social links naturally tend to follow the major river systems, and development within the Park can have impacts downstream as far as the sea.

2.5 The Park therefore looks out to the four cities of Inverness, Aberdeen, Dundee and Perth, as well as other regional centres such as Elgin. The major transport routes into the Park link to these cities and these links play an important part in the economic and social life of people in the area. Given this central position, the Cairngorms National Park has the potential to be a significant asset to the wider region.

The Structure Plans

2.6 Local plans normally take their strategic direction from structure plans. The Local Plan for the Cairngorms National Park should comply with the relevant structure plans but also takes its strategic context and direction from the Cairngorms National Park Plan.

2.7 The structure plans pre-date the National Park Plan but the local authorities would be expected to use it to inform any revisions of structure plans overlapping the Cairngorms National Park. Under the terms of the Planning etc (Scotland) Act 2006 Structure Plans will be replaced by Strategic Development Plans for the four city regions. Local Development Plans will need to provide both a vision and detailed policy outwith these. During the life of this plan however, policies must have due regard to the Structure Plans where appropriate:

The Highland Structure Plan 2001
North East Scotland Together 2001
The Moray Structure Plan 2007
Dundee and Angus Structure Plan 2002

2.8 The Cairngorms National Park Local Plan may take a different approach to that of the structure plans where the National Park Plan provides alternative guidance or direction that is material to the Local Plan.

The Cairngorms National Park Plan

2.9 The Cairngorms National Park Authority has prepared the National Park Plan, which is a key in providing a framework for partnership delivery of the Park Plan objectives and achieving the overall vision for the Park. Approved by Scottish Ministers on 15 March 2007, the Park Plan provides the overarching context for planning policy within the Cairngorms National Park. As a material consideration in the decision making process it must be taken into account when considering all planning applications. The Park Plan's long-term vision for the Park also drives the Local Plan and its shorter-term implementation.

2.10 The Park Plan is also the Cairngorms National Park's long-term aspirational management plan. It provides:

- A vision for the next 25 years and set of 25-year outcomes;
- A set of guiding principles to underpin the National Park Plan and guide its implementation;
- Strategic Objectives that provide a long-term framework for planning and management of the National Park; and
- Priorities for action for the period 2007/2012 and intended five-year outcomes.

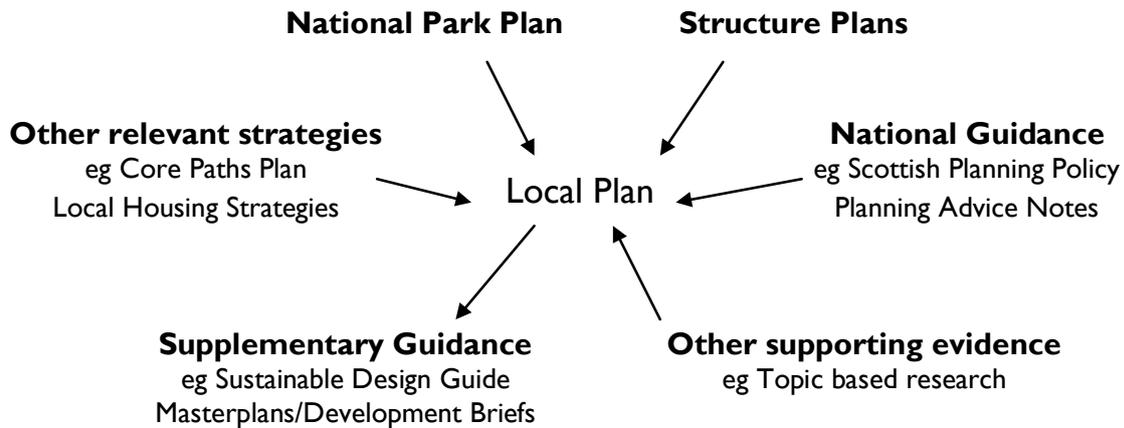
Other Plans and Strategies

2.11 While the Park Plan provides an overview of the Park and its future management, it relies on the development and implementation of existing and new plans and strategies to deliver its objectives in particular areas. These include the Local Plan and other component strategies such as the Cairngorms Outdoor Access Strategy, the Cairngorms Core Paths Plan and the Cairngorms Sustainable Tourism Strategy. In addition the National Park Authority will continue to encourage and support research and information collection and analysis in line with its objectives towards achieving the collective aims of the Park.

2.12 Once adopted the Cairngorms Local Plan will supersede the local plans of the four Local Authorities, and in the determination of development proposals both the Cairngorms National Park Authority and the four Local Authorities acting as Planning Authority, will use this plan.

2.13 In addition to its material link to the Park Plan and other plans and strategies prepared for the Park, the Local Plan has links to other plans and strategies, many of which are prepared for each Local Authority. They include Regional Transport Strategies, Waste Management Plans, Open Space Strategies and Housing Strategies and those specific to the four Local Authorities such as The Highland Community Plan, Highland Matters, and others.

Figure 1 The Local Plan in Context



The Local Plan's Vision

2.14 The Local Plan takes its vision from the Park Plan.

The Cairngorms National Park Plan's Vision for the Park:

Imagine a world class National Park – an outstanding environment in which the natural and cultural resources are cared for by the people who live there and visit; a renowned international destination with fantastic opportunities for all to enjoy its special places; an exemplar of sustainable development showing how people and place can thrive together. A National Park that makes a significant contribution to our local, regional and national identity.

This is our vision for the Cairngorms National Park in 2030.

2.15 To achieve this vision the Local Plan has a number of guiding principles which also guide the National Park Plan. In establishing these principles the Local Plan will deliver a framework for the future of the National Park.

● **Sustainable Development – A National Park for today and for the future.** All development will create a sustainable Park for people today and in the future, with a network of sustainable communities which have room to thrive but respect their heritage.

● **Social Justice – A National Park for all.** Development opportunities will be created which meet the needs of all, locally for people living and working in the Park, regionally to meet its role as a threshold to the Highlands and Royal Deeside, and nationally and internationally as a destination for visitors.

● People Participating in the Park – A

National Park for people. Opportunities will be established for the National Park to engage everyone, both local people and visitors, to create a place which engenders a sense of citizenship and ownership.

● **Managing Change – A National Park open to ideas.** Development will take advantage of the most current opportunities, technologies and best practice, and the policy framework will encourage and allow for such developments to thrive.

● **Adding Value – A National Park that makes a difference.** The development process will build on a National Park to deliver a positive future and allow for initiatives and ideas to move forward in a timely way.

2.16 This vision is supported by the Park Plan's strategic objectives but it is the Outcomes for 2012 and Priorities for Action that provide the clearest indication of how this Local Plan must work towards the vision. The Local Plan is obviously only one of the delivery tools of the Park Plan, and is not itself enough to achieve the vision.

2.17 For a comprehensive list of the Park Plan's Outcomes for 2012 or Priorities for Action, the Park Plan itself is available from the offices of the Cairngorms National Park Authority or can be downloaded from: www.cairngorms.co.uk Those Outcomes for 2012 and Priorities for Action that have a direct bearing on the Local Plan are shown in the Tables on pages 10, 11 and 12.

Selected National Park Plan's Outcomes for 2012 that guide the Local Plan:

Conserving and Enhancing Biodiversity and Landscapes Outcomes for 2012

-
- i. A Landscape Plan for the Cairngorms National Park will identify the natural, cultural and built landscape qualities, the factors influencing them and underpin actions for positive management.
 - ii. The key areas for the experience of wild land qualities will be identified, protected and enhanced as a major source of enjoyment of the Park and wild land qualities throughout the rest of the Park will be safeguarded.
 - iii. The location, scale, layout and design of all new development will make a positive contribution to the natural, cultural and built landscapes of the Park and the adverse impacts of some existing developments will be reduced.
 - iv. Species and habitats identified as the highest priorities in the Cairngorms Local Biodiversity Action Plan, the UK and Scottish Biodiversity Strategies and Action Plans and the Scottish Species Framework will be protected and under active conservation management.
 - v. There will be enhanced connectivity within habitat networks through practical implementation of a planned, landscape-scale approach, with early emphasis on lowland agricultural habitat networks and forest networks.
 - vi. All the designated nature conservation sites in the Park will be in favourable condition, or under positive management to bring them into favourable condition. This will be enhanced further by the appropriate management of the surrounding land to increase the ecological integrity and viability of these sites.
 - vii. The habitat and water quality of rivers and wetlands will be enhanced through commencement of positive management initiatives guided by catchment management planning.
 - viii. The diversity of rocks, minerals, landforms and soils of international, national and regional value will be safeguarded and more widely appreciated, together with the natural processes underpinning them.
 - ix. An active programme will be underway to safeguard and manage priority historic landscapes and archaeology sites and to promote them to the public.
-

Integrating public support for land management Outcomes for 2012

-
- i. A diverse, viable and productive land management sector will continue to provide high quality primary produce such as food and timber, whilst delivering public benefits which are compatible with the Park's special qualities and will make a growing contribution to employment and the local economy.
-

Providing High Quality Opportunities for Outdoor Access Outcomes for 2012

-
- i. A wider range of people will have the opportunity to enjoy the outdoors.
 - iii. There will be a more extensive, high quality, well maintained and clearly promoted path network so that everyone can enjoy the outdoors and move around the Park in a way that minimises reliance on motor vehicles.
 - v. There will be more effective connections between public transport and places with outdoor access opportunities.
-

Making Tourism and Business more Sustainable

Outcomes for 2012

- i. An increasing proportion of the economic activity will be based on the special qualities of the Park.
 - ii. The visitor experience in the National Park will consistently exceed expectations and will drive repeat visits/more business opportunities. The Park will compare well against the rest of Scotland and other National Parks.
 - vi. Communities will feel that quality of life is improving and that they are able to influence the direction of economic growth within the Park.
-

Making Housing More Affordable and Sustainable

Outcomes for 2012

- i. There will be a reduction in the gap between housing need and supply in the Park to meet community needs.
 - ii. There will be a reduction in the number of businesses identifying housing as a barrier to staff recruitment and retention.
 - iii. There will be more good quality private rented sector accommodation available at affordable rents to meet local need.
 - iv. New housing will be of a more sustainable design.
-

Raising awareness and understanding of the Park

Outcomes for 2012

- iv. More people who have visited the Park will have high quality experiences and will tell positive stories about the area.
 - vii. There will be more comprehensive and detailed information about the special qualities available in order to provide a better basis for conserving and enhancing them in the future.
-

I. Statutory Context

The Statutory National Park Context

1.1 The Cairngorms National Park was designated in 2003 by the Scottish Parliament because it satisfied the conditions for a National Park set out in Section 2 of the National Park (Scotland) Act 2000 (The Act):

- a) That the area is of outstanding national importance because of its natural heritage or the combination of its natural and cultural heritage;
- b) That the area has a distinctive character and a coherent identity, and
- c) That designating the area as a National Park would meet the special needs of the area and would be the best means of ensuring that the National Park aims are collectively achieved in relation to the area in a co-ordinated way.

1.2 The Local Plan has been prepared with reference to the statutory role of the CNPA under the Act, and The Cairngorms National Park Designation, Transitional and Consequential Provisions (Scotland) Order 2003, (the Order).

1.3 Section 1 of the Act lists the National Park aims:

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

1.4 Section 9 of the Act states that the general purpose of a National Park authority is to ensure that the National Park aims are collectively achieved in relation to the National Park in a co-ordinated way. In exercising its functions the authority **must** act with a view to accomplishing this purpose. If in relation to any matter it appears to the authority there is conflict between the first aim and the others, the authority must give greater weight to the first aim.

1.5 Section 7 (1) (a) of the Order makes the CNPA the sole authority within the National Park in respect of functions in relation to local plans. In discharging this role the CNPA has to act in accordance with its statutory purpose as required by Section 9 of the Act. In other words the Local Plan **must** help ensure that the National Park aims are collectively achieved in a co-ordinated way.

Map 1 The location of the Cairngorms National Park



The Cairngorms National Park Plan and the Cairngorms National Park Local Plan

1.6 The Act requires a National Park Authority to prepare a “National Park Plan” setting out its policy for managing the National Park. It requires all public bodies and office holders to have regard to the adopted National Park Plan in exercising functions affecting a National Park. Schedule 5 to the Act inserted Section 264A into the Town and Country Planning (Scotland) Act 1997 requiring special attention to be paid to the desirability of exercising any power under the planning Acts consistently with the adopted National Park Plan. This creates a link between the two pieces of legislation.

1.7 The Cairngorms National Park Plan was approved by Scottish Ministers in March 2007 and adopted by the CNPA in April 2007. It is not a CNPA plan; it is a plan for the National Park. It was prepared by an inclusive process involving a wide range of partners who continue to be involved in delivery of the Plan. The National Park Plan provides the strategic context for all of the functions of the CNPA including the provision of an overarching context for planning policy within the area.

1.8 The Town and Country Planning (Scotland) Act 1997, requires special attention to be paid to the desirability of exercising any power under the planning Acts consistently with the adopted National Park Plan. The National Parks (Scotland) Act 2000 has a duty of regard that applies, inter alia, to any public body or office holder taking decisions in relation to planning matters within the Park. All of this adds to the weight given to the National Park Plan as a material consideration under Section 25 of the Town and Country Planning (Scotland) Act 1997.

1.9 In preparing the National Park Plan as required under Section 11 of the Act, the CNPA did so with a view to securing the collective achievement of the aims in a co-ordinated way. The National Park Plan was organised under 3 overarching themes: Conserving and Enhancing the Park, Living and Working in the Park, and Enjoying and Understanding the Park. These themes taken together embrace the 4 aims of the Park. The Strategic Objectives and Priorities for Action in the National Park Plan are all grouped under them to co-ordinate activity with a view to securing collective achievement of the aims. The National Park Plan based on this approach has been approved by Scottish Ministers.

1.10 The CNPA is a planning authority for the preparation of a Local Plan. The statutory purpose of the CNPA under the Act has been outlined above and its other statutory functions, including those relating to planning, have to take place within the context of that overall purpose. The Local Plan is one of the mechanisms for contributing to delivery of the National Park Plan and hence to the collective achievement of the aims of the Park. In the interests of consistency with the National Park Plan, and to clearly demonstrate the “thread” leading from the aims in Section 1 of the Act, it was decided that the Deposit Local Plan should have policies grouped under the

same 3 overarching themes: Conserving and Enhancing the Park, Living and Working in the Park, and Enjoying and Understanding the Park.

1.11 The Local Plan is therefore clearly founded in the context within which the CNPA has been established and is obliged to operate i.e. the National Parks (Scotland) Act 2000 and The Cairngorms National Park Designation, Transitional and Consequential Provisions (Scotland) Order 2003. The Local Plan is key to delivery of the National Park Plan and the collective achievement of the Park aims.

Relationship with existing Structure Plans and the New Development Plan System

1.12 The Cairngorms National Park embraces parts of the local authority areas of Highland, Aberdeenshire, Moray and Angus. Until such time as the new development plan system is fully in place, structure plans will continue to be relevant within the National Park. The structure plan coverage is currently as follows:

- The Highland Structure Plan 2001
- Aberdeen City and Shire Structure Plan 2009
- The Moray Structure Plan 2007
- Dundee and Angus Structure Plan 2002

1.13 Circular 3/2008 “Strategic Development Plan Areas” determined that Aberdeen City and Shire is a Strategic Development Plan (SDP) Area and this does not include the National Park. The Aberdeenshire City and Shire Structure Plan 2009 will therefore be replaced by a new strategic development plan that will not include the National Park.

1.14 The Dundee and Angus Structure Plan 2002 will in due course be replaced by a Strategic Development Plan for Dundee, Perth, Angus and North Fife which has been designated as the SDP Area. That Plan will not include the National Park. Moray and Highland are not within a SDP Area so these structure plans will remain for the time

being, until the Local Development Plans are in place for the parts of the authorities excluding the National Park

1.15 The Cairngorms National Park Local Plan still has to conform to those structure plans in place. All of the structure plans predate the National Park and it is therefore for the CNPA to justify differences in policy direction in the National Park Plan and Local Plan and whether these, as material considerations, outweigh the policies in existing structure plans. Within this context, and given that the CNPA and others have very specific obligations under the Act, there is consequently a clear mechanism for justifying any difference in content or emphasis between the Local Plan and existing structure plans.

1.16 The CNPA will be preparing a Local Development Plan for the National Park. The published Development Plan Scheme programmes work to commence in March 2010, with consultation on the Main Issues Report in May 2011, and adoption by the end of 2013. The constituent local authorities will prepare Local Development Plans for those parts of their areas outside the National Park. The context within the National Park will become the Cairngorms National Park Local Development Plan along with the National Park Plan: a clear and well defined structure. The current situation should therefore be seen as work in progress, a transition towards this eventual state of affairs.

Context for Planning Decisions within the Cairngorms National Park

1.17 Whilst the CNPA is the planning authority for the preparation of a Local Plan, it is not a planning authority for all planning applications submitted within the National Park. Under the terms of the 2003 Order, planning applications are submitted to the relevant local authority as planning authority. They are obliged to notify all applications received to the CNPA, and the CNPA has to determine if an application raises issues of significance for the aims of the National Park. If it is decided that an application does raise issues of significance then the CNPA has power under the Order to “call in” the application and determine it. When an application has been “called in” by CNPA then it becomes the planning authority as far as that particular planning application is concerned.

1.18 The relevant local authority remains the planning authority for those applications not “called in”. When deciding not to “call in” an application the CNPA may make comments that it would like to have taken into account. The local authority then determines the application in the normal way, although taking account of CNPA comments and the duty of regard for the National Park Plan.

1.19 The National Park Authority and other planning authorities within the Park will use this Local Plan as the basis for decisions on planning applications along with the national Park Plan and existing Structure Plans.

2. The Vision of the Local Plan, its Preparation and its Uses

The Vision and Guiding Principles of the Local Plan

2.1 The Local Plan takes its vision from the Park Plan.

The Cairngorms National Park Plan's Vision for the Park:

Imagine a world-class National Park – an outstanding environment in which the natural and cultural resources are cared for by the people who live there and visit; a renowned international destination with fantastic opportunities for all to enjoy its special places; an exemplar of sustainable development showing how people and place can thrive together. A National Park that makes a significant contribution to our local, regional and national identity. This is our vision for the Cairngorms National Park in 2030.

2.2 To achieve this vision the Local Plan has a number of guiding principles which also guide the National Park Plan. In establishing these principles the Local Plan will deliver a framework for the future of the National Park.

- **Sustainable Development – A National Park for today and for the future.** All development will create a sustainable Park for people today and in the future, with a network of sustainable communities which have room to thrive but respect their heritage.
- **Social Justice – A National Park for all.** Development opportunities will be created which meet the needs of all, locally for people living and working in the Park, regionally to meet its role as a threshold to the Highlands and Royal Deeside, and nationally and internationally as a destination for visitors.
- **People Participating in the Park – A National Park for people.** Opportunities will be established for the National Park to engage everyone, both local people and visitors, to create a place which engenders a sense of citizenship and ownership.
- **Managing Change – A National Park open to ideas.** Development will take advantage of the most current opportunities, technologies and best practice, and the policy framework will encourage and allow for such developments to thrive.
- **Adding Value – A National Park that makes a difference.** The development process will build on a National Park to deliver a positive future and allow for initiatives and ideas to move forward in a timely way.

2.3 This vision is supported by the Park Plan's strategic objectives but it is the Outcomes for 2012 and Priorities for Action that provide the clearest indication of how this Local Plan must work towards the vision. The Local Plan is obviously only one of the delivery tools of the Park Plan, and is not itself enough to achieve the vision.

2.4 Underlying this vision and guiding principles, the National Park Authority is committed to sustainable development which supports communities that are sustainable in social, economic and environmental terms.

2.5 For a comprehensive list of the Park Plan's Outcomes for 2012 or Priorities for Action, the Park Plan itself is available from the offices of the Cairngorms National Park Authority or can be downloaded from: www.cairngorms.co.uk

Purpose of the Local Plan

2.6 The Local Plan provides one of the National Park Authority's tools to ensure the delivery of objectives of the National Park Plan and the collective and co-ordinated delivery of the aims of the Park. It is intended to promote sustainable development in the Park through sustainable economic and social development of its communities, the sustainable use of its natural resources and the conservation, and where possible, the enhancement of its outstanding natural and cultural heritage.

2.7 The Local Plan provides a development framework for the whole of the Park, bringing together areas where development proposals were previously considered under four separate local authority plans. It creates a clear and consistent approach to guide development proposals and opportunities within the National Park, while allowing an appropriate level of flexibility to ensure that the Plan can be reactive and accommodate good ideas which further the aims of the Park. Its duration for up to five years from adoption identifies strategic sites and land for some development to provide certainty about the use of land in the medium to longer term beyond the next five years.

2.8 Once adopted, the Local Plan will be used by the planning authorities within the Cairngorms National Park to assess planning applications for development. The planning authorities are the four Local Authorities as well as the National Park Authority when it acts as a planning authority in calling-in and determining planning applications.

Relationship of the Local Plan to other Plans and Strategies

Figure I



The Structure of the Local Plan

2.9 The Plan provides a set of policies to manage development and a set of specific proposals for development requirements and opportunities. The Plan outlines the context for these policies and proposals as well as a vision for the Local Plan

2.10 The Local Plan contains a range of policies dealing with particular interests or types of development. These provide detailed guidance on the best places for development and the best ways to develop. The policies follow the three key themes of the Park Plan and are outlined through Chapters 3 to 5 to provide a detailed policy framework for planning decisions:

- Chapter 3 - Conserving and Enhancing the Park;
- Chapter 4 - Living and Working in the Park;
- Chapter 5 - Enjoying and Understanding the Park.

2.11 The site-specific proposals of the Local Plan are provided on a settlement by settlement basis in Chapter 6. These proposals, when combined with the policies in the Local Plan, are intended to meet the sustainable development needs of the Park for the Local Plan's lifetime.

2.12 The Local Plan has been subject to Strategic Environmental Assessment (SEA) throughout its development. EC Directive 2001/42/EC and the Environmental Assessment (Scotland) Act 2005 (preceded by the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004) require that development plans are assessed to identify potentially significant environmental effects. The SEA of the Local Plan continues throughout its lifetime

2.13 The SEA assesses the likely significant environmental effects of the Plan. It identifies opportunities to strengthen the positive environmental effects of the Plan and ensures environmental considerations are integrated throughout. An Environmental Report of the SEA accompanied the Consultative Draft Local Plan. A revised Environmental Report accompanies the Local Plan. It takes account of the changes to the Plan and comments on the previous Environmental Report. A copy of its non-technical summary is provided with the Deposit Local Plan and the full report is available separately as a hard copy or in electronic format.

Implementation of the Local Plan

2.14 The Local Plan will be implemented by a wide range of organisations, individuals and groups. The planning authorities will implement it through the determination of planning applications. The local authorities have additional responsibilities as the providers of services and in administering the mechanisms to support the successful delivery of many policies. Partners of the Cairngorms National Park and statutory consultees will be key in the delivery of the Local Plan both through advice during the planning process and through their strategic work involved in areas of work such as cultural and natural heritage, tourism, infrastructure and economic development. Developers will implement the Plan by obtaining planning permission and completing developments that comply with the Plan and contribute to the strategic objectives of the National Park Plan. Other organisations including statutory undertakers contribute to the implementation by providing the necessary infrastructure to allow development.

2.15 The Local Plan will provide the basis for planning decisions but is supplemented by other policies, strategies, and guidance. The Park Plan is a material consideration in planning decisions and has component strategies such as the Cairngorms Outdoor Access Strategy and Cairngorms Sustainable Tourism Strategy that can also be relevant to individual planning applications.

2.16 Some proposals contained in the Local Plan require additional detail to ensure development minimises any negative environmental effects and makes a positive contribution to the aims of the Park and objectives of the Park Plan. The Cairngorms National Park Authority will work with local authorities, landowners, developers, communities and other interested parties to create development briefs, masterplans and framework plans as appropriate for such sites.

2.17 Similarly, some policies within the Local Plan will not provide sufficient detail for the long-term implementation of the Plan and will be supplemented by additional planning guidance. The National Park Authority is committed to preparing a Sustainable

Design Guide and sustainability checklist for new development proposals that will supplement the Local Plan's Sustainable Development and Design Standards policies. Further supplementary guidance will be prepared to provide additional guidance on other key topics such as the development of micro generation energy production. (Appendix 2)

2.18 The planning authorities will use conditions and legal agreements, produced at the expense of the applicant, to ensure that consented developments comply with the Plan's policies. In carrying out its planning function the National Park Authority will act in line with its Codes of Conduct, and ensure that all developments are carried out in line with its obligations created through various legislation such as the Nature Conservation (Scotland) Act 2004 which places a duty to further the conservation of biodiversity in carrying out its function.

Monitoring of the Local Plan

2.19 The plan will be constantly monitored and the effectiveness of its policies and achievements checked. New legislation, National Planning Guidance, new plans and strategies and other forecasts and evidence may influence future development management decisions. Relevant information will be published and if appropriate, policies will be reviewed.

How to Use the Local Plan

How to Use the Local Plan

Everyone applying for planning permission must look at all of the policies in the Plan. Policies are not cross referenced. You must therefore make sure your proposal complies with all of the policies that are relevant.

The settlement maps identify sites proposed for particular types of development. In considering options for these sites, proposals must comply with all relevant policies, as well as working to achieve the four aims of the Park.

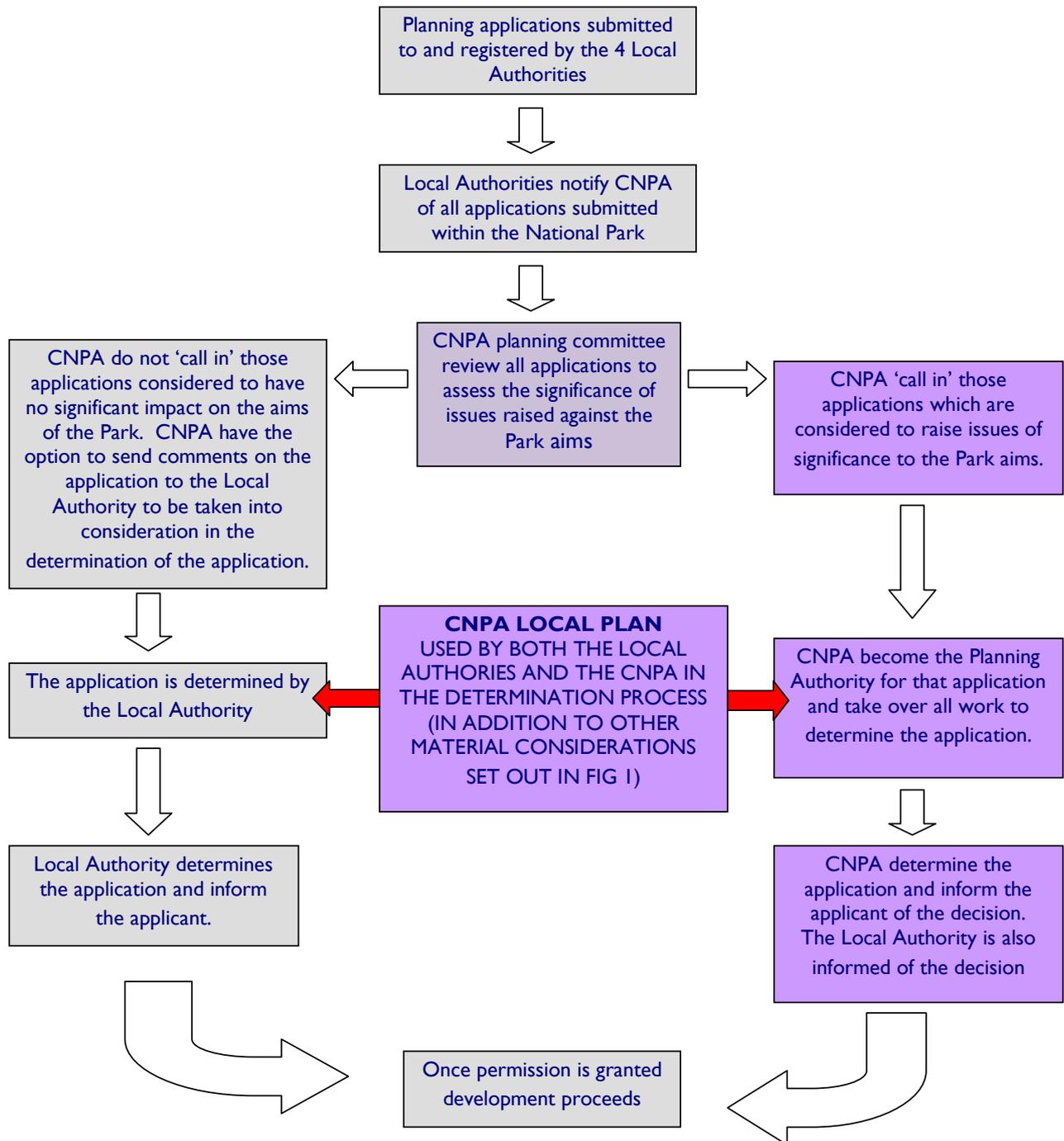
2.20 Developers should incorporate measures in their proposals to comply with the policies and any relevant supplementary guidance that has been published or referred to by the National Park Authority. The role of pre-application discussion, including with key consultees, can also be key in ensuring good quality proposals are submitted and can also assist in easing the journey of proposals through the planning process. All developers should discuss their proposal with the planning authority before submitting a planning application and consider the requirements of National guidance regarding community consultation provided in Planning Advice Note 81. This will help to ensure that developers obtain advice on:

- the most current information relating to planning policy;
- other factors material to the determination of their proposal such as measures needed to avoid harmful environmental effects; and
- what, if any, additional information they will be required to obtain and submit to the planning authority to allow their proposal to be determined.

2.21 Supplementary guidance has been produced to provide additional guidance and information. These are listed in Appendix 2. Developers are recommended to refer to this guidance when preparing their applications.

2.22 Applications should be accompanied by any necessary supporting information. This could include traffic impact assessments, flood risk assessments, business plans, environmental impact assessments, habitat surveys, or locational justification for the development.

Figure 2 How the Local Plan will be used



3. The Aims and Special Qualities of the Park

Park Facts and Figures

- The Park covers 3,800 sq km and about 5 per cent of Scotland's land area;
- Approximately 16,000 people live in the Park;
- Approximately 1.4 million people visit the Park each year;
- 39 per cent of the area of the Park is designated for nature conservation;
- 25 per cent of the area of the Park is designated as being of European importance for nature conservation;
- The Park is home to 25 per cent of the UK's rare and threatened species;
- Approximately 75 per cent of the land in the Park is privately owned.

3.1 The Cairngorms area is widely recognised and valued as an outstanding environment which people enjoy in many different ways. The Cairngorms National Park Plan acknowledges that people bring their own perceptions and interests to the Cairngorms, but that there are some special qualities of the area that are commonly recognised and referred to. It draws on the information gathered for the State of the Park Report to highlight some of the natural and cultural qualities that combine to give the Park its distinctive identity:

- Distinctive Landscapes
- Rich Biodiversity
- Mountains
- Moorland
- Forests and Woodlands
- Straths and Farmland
- Rivers and Lochs
- Recreation and Enjoyment
- The Built Environment
- Culture and Traditions

3.2 Many of these special qualities are reflected in the natural or cultural heritage designations within the Cairngorms National Park or through the number and range of features of natural and cultural significance recorded in the Park. The Local Plan takes its lead from the National Park Plan in directing development to the locations that will best deliver the Park's aims or avoid significant conflict with the aims. However, it is

The Park includes:

- Two National Scenic Areas;
- Extensive mountain areas including four of Scotland's five highest mountains and internationally renowned summer and winter climbing;
- Significant stretches of two of Scotland's major rivers, the Spey and Dee;
- Internationally important geological record and landforms;
- Most extensive area of arctic-alpine habitat in Britain;
- Most extensive area of Caledonian Forest in Britain;
- 424 listed buildings;
- 60 scheduled ancient monuments.

recognised that not all developments will make equal contributions to all Park aims, and some developments may contribute to one or more aims whilst conflicting with others.

3.3 The National Park Plan highlights the interdependence of the people, places and special qualities of the Cairngorms National Park. It takes an objective-led approach across the whole Park and seeks to establish a positive management approach for which all involved can take responsibility and which can be sustained in the long term. The National Park Plan recognises that in managing this integrated approach, there will be differing views on many matters. It also emphasises that: *"The starting point must always be to work towards all four aims collectively, rather than to assume they are not mutually achievable. If, after taking this approach, there appears to the National Park Authority to be a 'conflict' between the first aim of the Park — to conserve and enhance the natural and cultural heritage — and the other three aims, greater weight must be given to the first aim"*.

3.4 This approach reflects the requirements of section 9 of the Act:

National Parks (Scotland) Act 2000 section 9

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

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

Policy 1 Development in the Cairngorms National Park

a) Development will be supported where the aims of the Park are collectively achieved in a co-ordinated way, or where the objectives of designation and the overall integrity of the area are not compromised.

b) Development that would have any significant adverse effects on the special qualities of the Park will only be permitted if these are clearly outweighed by social or economic benefits of national importance and will be mitigated to the satisfaction of the planning authority by the enhancement of qualities or features of equal importance to the National Park.

c) Where development appears to cause conflict between the first aim of the Park and other National Park aims, greater weight will be given to the first aim to conserve and enhance the natural and cultural heritage of the area.

d) Development that is likely to conflict with the second, third or fourth aims of the Park or lead to adverse effects on the Park's special qualities, will only be permitted where it is considered that these would be clearly outweighed by the development's likely positive contribution to one or more of the other aims and the Park's special qualities, and where satisfactory measures are incorporated to minimise, mitigate or compensate the adverse effects of the development.

e) Where the potential impacts of a proposal are uncertain, but where there is an evidence base to indicate that significant irreversible damage could occur either to the current environmental or social or economic situation, the precautionary principle shall be applied.

Background and Justification

3.5 This policy supports all of the National Park strategic objectives and in considering its impact on development proposals, regard should be given to the special qualities of the Cairngorms National Park as set out in the National Park Plan section 3.2.

Implementation and Monitoring

3.6 Policy 1 sets out the role of the Park's aims and the special qualities in planning decisions;

highlighting the need to give greater weight to the first aim where it appears to the authority that there is a conflict between the 1st aim and the other aims. It is the policy that will underlie all planning decisions within the Cairngorms National Park and will be the starting point and ending point in assessing planning applications.

3.7 In accordance with the National Parks (Scotland) Act 2000 and as highlighted in para 3.4, Policy 1 and the Local Plan in total will stand as an important delivery tool in achieving collectively the aims of the Park.

3.8 The policy will be used in the assessment of all proposals, of national, regional and local significance, and in doing so, the planning authority will take into account the impact any development would have on the aims of the Park and the obligations established through National Planning Policy Guidance.

3.9 Policy 1 will be implemented in conjunction with all other policies in the Local Plan, and in line with national guidance and protocol of planning procedure. Policy 1 together with the other policies in the Local Plan is intended to support the co-ordinated delivery of the Park's aims and to promote and protect its special qualities. The detailed policies will provide a clear justification for approval or refusal of planning applications in their own right. Policy 1 will form a firm foundation for decision making and link the detailed policies back to the aims of the Park. This policy also provides a basis for the assessment of any proposals that have not been anticipated in the other policies of the Plan.

3.10 This policy will be monitored through analysis of planning approvals and how they impact on achieving the aims of the Park. To assist in this monitoring work, the Cairngorms National Park Authority will continue to support improvements to the evidence base and data collection carried out by the Authority, its Partners and others. Reference should be made to the strategic objectives of the National Park Plan 5.1j in this regard. Developments must comply with all relevant policies in the Plan to comply with Policy 1.

4.1-4.3 unchanged

Policy 2 I Natura 2000 Sites

Development likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment in accordance with the Conservation (Natural Habitats, et &c.) Regulations 1994 (as amended). Where an assessment is unable to ascertain that a development will not adversely affect the integrity of the site, the development will only be permitted where:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest including those of a social or economic nature.

Where the site has been designated for a European priority habitat or species, development will only be permitted where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers).

Para 4.4 unchanged

4.5 The Conservation (Natural Habitats, et &c.) Regulations 1994 (as amended) place a duty on public bodies to meet the requirements of the EC Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive). Detailed advice on the requirements of the Directive is contained in SED Circular 6/1995 (revised June 2000). The ~~Habitats Regulations~~ Conservation (Natural Habitats, &c.) Regulations 1994 require that where a competent authority (either local authority or National Park Authority) concludes that a development proposal is likely to have a significant effect on a Natura 2000 site, it must undertake an appropriate assessment of the implications for the conservation interests for which the area has been designated. Further guidance on assessment of proposals affecting Natura 2000 sites is set out in ~~National Planning Policy Guideline 14 Natural Heritage~~ Scottish Planning Policy and Appendix A of Annex E to Circular 6/1995.

Para 4.6-4.7 unchanged

Implementation and Monitoring

4.8 unchanged.

4.9 The precautionary principle should be applied where the impacts of a proposed development on nationally or internationally significant landscape or natural heritage resources are uncertain but there is sound evidence for believing that significant irreversible damage could occur. Where the precautionary principle is justified, modifications to the proposal which would eliminate the risk of irreversible damage should be considered. The precautionary principle should not be used to impede development unnecessarily. Where the development is constrained on the grounds of uncertainty, the potential for research, surveys or assessments to remove or reduce uncertainty should be considered.

4.10 The Planning Authority will consult Scottish Natural Heritage (SNH) for advice on both the need for appropriate assessment, and the specific requirements of individual assessments. When considering the need for an appropriate assessment, and in preparing appropriate assessments, the competent authority will take account of developments outwith the designated areas to assess possible impacts on the designation site. It will also take account of potential cumulative effects of other development proposals on Natura interests including those progressing through the planning system, and other plans and programmes. To assist in this assessment work, developers will be expected to provide the necessary information to allow the assessment to be undertaken by the competent authority. In the granting of any permission on a site with Natura interests the use of suspensive conditions cannot be used. Developers will be aware that legal agreements may therefore be used to supplement planning conditions to cover matters not properly the subject of planning conditions. .

4.11 Policy 2 I applies to development proposals on sites proposed through the Local Plan as well as development proposals on sites not identified in Chapter 7 6 of the Plan. The Local Plan itself must be subject to an appropriate assessment before it can be adopted. The planning

authorities will inform developers of any special requirements resulting from Natura interests or the appropriate assessment of the Local Plan during pre-application discussions or when the need for such requirements are recognised by the authorities. The special requirements could include mitigation measures to avoid effects on Natura interests that would be imposed as conditions on planning consent, or particular information required by the planning authority to undertake an appropriate assessment of the specific development proposal.

4.12 The Planning Authority must fully ascertain where there is any evidence of protected species on a site, and what the implications of that might be, before deciding any planning application. The Planning Authority must then satisfy itself that the development is appropriate in the context of the particular value of the Natura 2000 site, before granting any form of planning permission. Developers should therefore be aware of this position and the implications that this requirement might have on the need to carry out additional research to support any development proposal.

Policy 3 2 National Natural Heritage Designations

Development that would adversely affect the National Park, a Site of Special Scientific Interest, National Nature Reserve or National Scenic Area will only be permitted where it has been demonstrated that:

~~a) the interests of the designated area and overall integrity of the area would not be compromised; or~~

~~b) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance and are mitigated by enhancement of qualities of equal importance to the natural heritage designation.~~

a) the objectives of designation and the overall integrity of the designated area would not be compromised; or

b) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance and mitigated by the provision of features of commensurate or greater importance to those that are lost.

effects on the designated natural heritage interests and the impact on habitat networks which link designated sites and are affected by development. In implementing this policy mitigation will be taken to mean the undertaking of measures to prevent or reduce to an acceptable level, the impact of a development. The policy applies to developments affecting these sites, whether or not they are inside or outside the boundary of the designated area.

4.17 The precautionary principle should be applied where the impacts of a proposed development on nationally or internationally significant landscape or natural heritage resources are uncertain but there is sound evidence for believing that significant irreversible damage could occur. Where the precautionary principle is justified, modifications to the proposal which would eliminate the risk of irreversible damage should be considered. The precautionary principle should not be used to impede development unnecessarily. Where the development is constrained on the grounds of uncertainty, the potential for research, surveys or assessments to remove or reduce uncertainty should be considered.

4.18 The policy will be monitored by review of planning consents and refusals for proposals that could affect any of these designations.

Background and Justification

4.11-4.14 Unchanged

4.15 Map B of Appendix I shows current SSSIs, and NNRs within the National Park. Map C of Appendix I shows the areas covered by the two National Scenic Areas in the National Park. Details of these sites can be obtained from the National Park Authority or directly from Scottish Natural Heritage. Larger scale maps can be viewed online at www.cairngorms.co.uk or made available on request.

Implementation and Monitoring

4.16 This policy protects nationally designated sites from development that would compromise their integrity or objectives, unless the development proposal would have social or economic benefits of national importance. When assessing the potential effects of development proposals on national designations, the planning authority will take account of potential cumulative

Policy 4 3 Other Important Natural and Earth Heritage Sites and Interests

Policy text unchanged

4.18 -4.19 unchanged

4.20 The Ancient Woodland Inventory records areas of woodland or plantation that are on sites where woodland or plantation was recorded on General Roy's 1750 Maps or the Ordnance Survey's First Edition maps of 1860. The Semi-natural Ancient Woodland Inventory records areas of semi-natural woodland that were present during the 1970s on areas identified by the Ancient Woodland Inventory. Map D of Appendix I shows sites included in the Semi-natural Woodland Inventory and Ancient Woodland Inventory within the National Park. Details of the sites can be obtained from the National Park Authority or directly from Scottish Natural Heritage. There is a recognition that much of this information is desk based data, and the policy will be implemented in a way which allows site inspections and specialist advice to inform the decision making process. [Larger scale maps can be viewed online at www.cairngorms.co.uk or made available on request.](#)

4.21 A number of sites within the Cairngorms National Park are considered to be nationally important because of their geology or geomorphology and have been recorded through the Geological Conservation Review (GCR). GCR sites are intended to highlight the best examples of a range of geological and geomorphological features in the UK. Some GCR sites are designated as geological Sites of Special Scientific Interest, or form parts of other SSSIs. [Larger scale maps can be viewed online at www.cairngorms.co.uk or made available on request.](#)

4.22 In addition to these national records and inventories of sites, local authorities, NGOs and other organisations recognise a range of sites that have natural heritage interest or importance. These may include non-statutory Nature Reserves and Sites of Interest to Natural Science (SINS) in Aberdeenshire and Moray. [Larger scale maps can be viewed online at www.cairngorms.co.uk or made available on request.](#)

4.23 This policy is intended to prevent loss of nationally, regionally or locally important natural or earth heritage sites that are not afforded special protection by designation. However, some of these identified areas would not pass the rigorous assessment process to become designated sites and hence they are not all equally important examples or sensitive sites. When making decisions on proposals that would affect these sites, the planning authority will take into account the quality of the interests of the site and its contribution to the wider network of sites in addition to the direct effects of the development proposal. [Supplementary planning guidance will be produced which will assist in the implementation of this policy.](#)

4.24 - 4.25 unchanged

Implementation and Monitoring

Policy 5 4 Protected Species

Policy text unchanged

Supporting text unchanged

Policy 6 5 Biodiversity

Policy text unchanged

Paras 4.29- 4.31 unchanged

Implementation and monitoring

4.32 This policy is intended to ensure that development does not weaken the overall integrity and connectivity of the ecosystems of the Cairngorms National Park. The planning authority will assess the direct, indirect and cumulative effects of development proposals on habitats, networks and species. ~~If there is evidence to suggest that a European Protected Species may be present on a site, any such presence and any likely effects on the species shall be fully ascertained prior to the determination of the planning application.~~

Para 4.33 - 4.36 unchanged

Policy 7 Landscape

~~There will be a presumption against development that does not make a positive contribution to the landscape character of the National Park by virtue of its location, siting and design. Such positive enhancement will be sought in all development proposals.~~

~~Development that would have a significant adverse effect on the landscape character of the Park, including its distinctive landscape features, scenic qualities, natural beauty, amenity, historic landscape elements or qualities of wildness will only be permitted where:~~

- ~~a) there is no alternative solution; and~~
- ~~b) where the adverse effects have been minimised and mitigated to the satisfaction of the planning authority through appropriate siting, layout, design and construction.~~

Policy 6 Landscape

There will be a presumption against any development that does not complement and enhance the landscape character of the Park, and in particular, the setting of the proposed development.

Proposed development that does not complement and enhance the landscape character of the Park and the setting of the proposed development will be permitted only where:

- a) any significant adverse effects on the landscape character of the Park are clearly outweighed by social or economic benefits of national importance; and
- b) all the adverse effects on the setting of the proposed development have been minimised and mitigated through appropriate siting, layout, scale, design and construction all to the satisfaction of the planning authority.

Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- Landscape, Built and Cultural Environment
- ~~Air~~
- ~~Biodiversity~~
- ~~Geodiversity~~
- ~~Forest and Woodland Management~~
- ~~Moorland Management~~

4.37 The diverse and spectacular landscapes of the Cairngorms National Park are one of the area's key

assets and the distinctive character of the Park's landscape is one of the reasons for the creation of the Park itself. The designated area as a whole must be treated as a national designation to ensure any development occurs in a way which reflects the designation as a National Park, and to ensure also that it meets the terms of the National Park Plan. ~~A balance of landforms formed over hundreds of thousands or millions of years with more recent human influence, the resulting landscape is of primary importance to the area as a National Park.~~

~~4.38 The landscapes of the Park are attractive because of the mixture of spectacular landforms, mosaics of semi-natural and man-made habitats and the sum of the patterns and buildings of human development. In some parts of the Park, only the most recent human activities are obvious in the landscape, but in many parts of the Park, the patterns of past human activity have left a clear imprint on the landscape~~

4.39 text unchanged.

Implementation and Monitoring

4.40 -4.44 text unchanged

4.45 In implementing this policy, the landscape character of the Park includes its distinctive landscape features, scenic qualities, natural beauty, amenity, historic landscapes and qualities of wildness.

4.456 The policy will be monitored by review of planning permissions and assessment of individual and cumulative effects of development on the landscape.

Policy 9.8 Archaeology

There will be a presumption in favour of preserving in situ Scheduled Ancient Monuments and other identified nationally and regionally important archaeological resources, and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting will not be permitted unless there are exceptional circumstances.

All other archaeological resources will be preserved in situ wherever feasible. The planning authority will weigh the significance of any impacts on archaeological resources and their settings against other merits of the development proposals in the determination of planning applications.

The developer may be requested to supply a report of an archaeological appraisal prior to determination of the planning application. Where the case for preservation does not prevail, the developer will be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis and publication, in advance of development.

~~NPPG5, which recognises that not all remains are of equal importance, and will consider the various categories of archaeological remains (as described in NPPG 5), Planning Advice Note 45 42 , Scottish Historic Environment Policy (SHEP, 2009) and any other relevant national guidance, as well as specialist archaeological advice as appropriate.~~

4.55 unchanged

4.52 unchanged

4.53 All of these sites, whether scheduled or not, are fragile and irreplaceable. It is important that the setting of archaeological sites is safeguarded in addition to their physical integrity. ~~National Planning Policy Guideline 5: Planning and Archaeology (NPPG 5) states that planning authorities should ensure that archaeological factors are as thoroughly considered as any other material factor in both the development planning and the development control processes.~~ SPP states that where planning permissions is required for works to a scheduled monument, the protection of the monument and its setting are important considerations. Development which will have an adverse effect on a scheduled monument or the integrity of its setting should not be permitted unless there are exceptional circumstances.

Implementation and Monitoring

4.54 Planning authorities will take into account the potential effect of development proposals on all known archaeological sites in making decisions. They will follow the guidance of SPP,

Policy 10 Conservation Areas

Policy text unchanged

Para 4.62-4.63 unchanged

4.64 There are four designated conservation areas in the Cairngorms National Park, at Ballater, Braemar, Inverey and Grantown-on-Spey. ~~The village centres of Tomintoul, Kingussie and Newtonmore are also of historic and architectural interest.~~ The Cairngorms National Park Authority will work with the 4 local authorities to consider and consult on proposals for the designation of conservation areas in other locations in the future.

Implementation and Monitoring

4.65 The policy will be implemented through full consideration by the planning authorities of the relevant provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Planning etc (Scotland) Act 2006, ~~National Planning Policy Guideline 18, The Memorandum of Guidance on Listed Buildings and Conservation Areas 1998 and the SHEP series.~~ Scottish Planning Policy, and Scottish Historic Environment Policy 2009.

4.66 – 4.68 unchanged

Policy 12 | The Local and Wider Cultural Heritage of the Park

There will be a presumption against development that does not protect or conserve and enhance a site, feature, or use of land of local or wider or cultural historic significance, or its setting.

~~Development that seeks to protect, conserve or enhance a site, feature or use of land of local or wider cultural or historic significance or its setting will be supported.~~

Any development that would adversely affect a site, feature, or use of land of local or wider cultural or historic significance or its setting, will take reasonable measures to avoid, minimise and mitigate those effects.

Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- Landscape, Built and Historic Environment
- Culture and Traditions

4.69 The National Parks (Scotland) Act 2000 defines cultural heritage as including “*structures and other remains resulting from human activity of all periods, language, traditions, ways of life and the historic, artistic and literary associations of people, places and landscapes.*” The National Park contains many such examples that are not yet protected by designation or recorded systematically or officially. These include features such as military roads, wells, caves, trees and in particular heritage and veteran trees, traditional places of recreation or meeting, traditional or vernacular architecture, ruins or places mentioned in folklore or local history. *Planned villages including Tomintoul, Kingussie and Newtonmore are also of historic and architectural interest.* They clearly contribute to the cultural heritage of the Park and should be taken into account in planning decisions.

Implementation and Monitoring

4.70 – 4.73 text unchanged

Policy I3 I2 Water Resources

a) Use of Resources:

Development will:

- ~~i) minimise the use of treated/abstracted water;~~
- ~~ii) not result in the deterioration of the current or potential ecological status or prejudice the ability to restore water bodies to good ecological status;~~
- ~~iii) treat surface water and foul water discharge separately and in line with SUDs Manual Ciria C697;~~
- ~~iv) have no significant adverse impact on existing or proposed public or private water supplies or wastewater treatment services.~~

There will be a presumption against development which does not meet all of the following criteria in the use of resources:

- 1) minimise the use of treated and abstracted water;
- 2) not result in the deterioration of the current or potential ecological status or prejudice the ability to restore water bodies to good ecological status;
- 3) treat surface water and foul water discharge separately and in accordance with SUDS Manual Ciria C697;
- 4) have no significant adverse impact on existing or private water supplies or wastewater treatment services.

b) Flooding

~~Development will be free from significant risk of flooding, not increase the risk of flooding elsewhere, not add to the area of land that requires flood prevention measures, or affect the ability of the functional floodplain to store or move flood waters. Development in areas susceptible to flooding will require a developer-funded flood risk assessment carried out by a suitably qualified professional.~~

There will be a presumption against development which does not meet all of the following criteria relating to flooding:

- 1) be free from significant risk of flooding;
- 2) not increase the risk of flooding elsewhere;
- 3) not add to the area of land that requires flood prevention measures;
- 4) not affect the ability of the functional floodplain to store or move flood waters.

Note: Development in areas susceptible to flooding will require a developer-funded flood risk assessment carried out by a suitably qualified professional.

c) Connection to sewerage

~~Development will connect to the public sewerage network unless:~~

There will be a presumption against development which is not connected to the public sewerage network unless:

- 1) it is in a small settlement (population equivalent less than 2000) where there is no, or a limited collection system, in which case a private system may be permitted where it does not pose or add to a risk of detrimental effect, including cumulative, to the natural and built environment, surrounding uses or the amenity of the area; or
- 2) it is in a larger settlement (population equivalent over 2000) where connection is currently constrained but is within the Scottish Water investment programme.

In such cases:

- Systems must be designed and built to a standard to allow adoption by Scottish Water
- Systems must be designed so that in the future, they can be easily connected to the public sewer.

Where a private system is acceptable (within small settlements or small-scale development in the countryside) a discharge to land (either full soakaway or raised mound soakaway) compatible with the Scottish Building Standards Agency Technical Handbooks should be explored prior to considering a discharge to surface waters.

Background and Justification

This policy supports the National Park Plan’s strategic objectives for:

- Water
- Biodiversity

~~4.74 The National Park contains two major rivers, the Spey and Dee, both of which rise within the Park boundary. Elsewhere the water environment is largely pristine.~~ Appropriate management of the headwaters in the National Park is key to the protection of the river systems that flow from it. The protection of water resources is therefore a key objective of the Park Plan, which highlights the need for all development to make the most sustainable use of resources, including water resources. The need to protect and enhance the water environment has been reinforced by the EC Water Framework Directive, which established a legal framework for the protection, improvement and sustainable use of all water bodies across Europe and the Local Plan is key

to the delivery of this Directive. The Water Environment and Water Services (Scotland) Act 2003 implemented the Directive in Scotland. The Act also designated the National Park Authority as a 'responsible authority', introducing legal duties to ensure compliance with the Water Framework Directive aims and objectives, as well as a requirement to promote sustainable use of water resources and sustainable flood management. The Water Framework Directive introduces a number of new measures to ensure a higher standard of care for the water environment, including the production of River Basin Management Plans (RBMPs). The National Park lies within the North East Scotland and Tay areas for river basin planning.

4.75 Additional guidance on planning and the water environment is provided through Scottish Planning Policy ~~7 Planning and Flooding~~, Planning Advice Note 79, Water and Drainage, Planning Advice Note 61, Sustainable Urban Drainage; SEPA policy WAT-PS-06-08 on the provision of wastewater drainage in settlements; and also Water Environment (Controlled Activities) (Scotland Regulations) 2005 (as amended), Sewers for Scotland Manual 2nd edition, and Drainage assessment – a Guide for Scotland (SUDSWP). This wide range of guidance focuses on improving the current situation, and ensuring that new development gives proper consideration to the impacts of water, in terms of its provision, disposal, and management. Reference should also be made to the Rivers Spey and Dee Catchment Management Plans. Further information can also be obtained from SEPA regarding licences, and other controlled works.

~~4.76 It is also key to the success of this policy that there is general recognition that almost all the Park lies within the catchment of 3 River SACs and as such almost all proposals that involve water abstraction and wastewater treatment must comply with the requirements of the Conservation (Natural Habitats, etc &c.) Regulations 1994 as amended.~~

Implementation and Monitoring

4.77 -4.78 text unchanged.

4.79 The Local Plan avoids allocating sites for development in areas at risk of flooding wherever possible. However, in some locations, the Local Plan identifies land where there is uncertainty about the risk of flooding. In such cases the Local Plan highlights the need for developers to fund detailed flood risk assessments. For clarity development in areas susceptible to flooding are as defined by ~~SPP7's Flood Risk Framework~~, SPP, SEPA's Flood Risk maps, or other flood risk information.

4.80 text unchanged

~~4.81 It is also key to the success of this policy that there is general recognition that almost all the Park lies within the catchment of 3 River SACs and as such almost all proposals that involve water abstraction and wastewater treatment must comply with the requirements of the Conservation (Natural Habitats, etc &c.) Regulations 1994 as amended.~~

4.81 – 4.84 Text unchanged

Policy 14 Mineral and Soil/Earth Resources

a) Soil and Peat

Development should avoid unnecessary disturbance of soils, peat and vegetation, and will adopt best practice for the movement, storage, management and reinstatement of the same.

Proposals for new areas of commercial mechanised peat extraction will not be permitted.

b) Minerals

There will be a presumption against proposals for new mineral extraction, processing or recycling developments, or extensions to existing mineral developments unless:

- i) the developer can demonstrate the market within the Cairngorms National Park where the extracted or processed material will be used or provide other social or economic benefits; and
- ii) no suitable and reasonable alternatives to the material are available; or
- iii) the material furthers conservation or restoration of the distinctive landscape character and built environment of the Park as set out in the National Park Plan.

Developers will incorporate measures to minimise potential effects on the environment and communities and ensure appropriate restoration, aftercare and after use. Bonds will be used where appropriate and secured by a Section 75 Agreement.

Development likely to prevent the future viable extraction of a workable mineral reserve will only be permitted where:

- iv) There is no alternative site for the development; and
- v) The value of the development to the delivery of the aims of the Park is considered to outweigh the value of the mineral resource; and
- vi) The opportunity has been provided for the extraction of the mineral resource before the development commences.

Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- ▲ Geodiversity
- ▲ Biodiversity
- ▲ Water

4.83 The resources found within the earth's surface, comprising soils, minerals and peat, are an important natural resource, essential to support all forms of biodiversity and provide the substrate for plant growth.

4.84 Soils support and form the habitats for many other organisms, including mammals, invertebrates, plants and fungi. The Cairngorms National Park has a rich diversity of soils, from the agricultural soils that are confined to the more fertile valleys, to undisturbed patterns of often fragile soils extending under ancient woodland, moorland, mountain slopes and summits. Some are recognised as being of European significance.

4.85 Most forms of development and change in land use will disturb soils and affect their physical, chemical and biological characteristics. In extreme cases, this can lead to permanent loss of soil or the destruction of soil biodiversity and environmental functionality through wash-out, sedimentation and pollution of watercourses that can significantly increase the permanent footprint of a development. All developments must carefully consider their impact on this valuable resource.

4.86 The Cairngorms National Park also has large areas of mire and fen which store and create peat. These accumulations of peat may be active (forming peat), or non-active, and occur both as blanket bog over gentle slopes on the hills and within topographic hollows and on valley sides on lower ground. The rarity and range of species and associated plant communities on these areas of mire, and their history of formation and use, make them both ecologically and culturally important.

4.87 In addition to the direct ecological value of the peat-forming habitats, all areas of peat play a role in the world's climate through storing carbon. The removal or disturbance of peat allows release of carbon to the atmosphere which may contribute to global climate changes. Domestic peat-cutting has been a traditional activity in parts of the Park. The practice has declined, becoming a relatively small-scale activity with only a few participants.

4.88 Commercial extraction of peat for sale involves large-scale stripping of layers of peat using machinery. The practice removes peat far faster than it can form, is ecologically destructive and releases a large amount of carbon dioxide into the

~~atmosphere, which may contribute to global climate change. There is one commercial peat extraction operation within the National Park, and the Cairngorms Biodiversity Action Plan notes that at its current level it is not a significant threat to the habitat within the Park.~~

~~4.89 The need to extract some minerals for development, and the economic benefits gained from extraction and processing minerals, must be carefully considered in the Cairngorms National Park. The Park and its immediate surroundings have a market need for a number of mineral products, principally aggregates for the construction industries, which can be met by local mineral workings. However, mineral extraction can have a wide range of negative environmental impacts that may harm the special qualities of the National Park. Although the main mineral resources currently extracted commercially are sand, gravel and hardrock, in the future other deposits may become commercially viable and the safeguarding of these deposits is an important consideration in any future planning.~~

Implementation and Monitoring

~~4.90 The policy will be used to ensure that soil and mineral resources within the National Park are used in the most sustainable manner. In order to minimise potential negative effects on the environment of the Park and minimise the transportation of materials from the National Park to other areas, developments within the Park or its surrounding areas, or that the Park will derive other social or economic benefits, and that there are no suitable alternative (and lower impact) solutions available. The policy will be monitored by reviews of planning permissions for minerals developments.~~

~~4.91 The impact of any further peat extraction from existing sites will be monitored to assess the environmental impact of works, both on the site and its surroundings.~~

~~4.92 The planning authorities may use conditions to ensure that developments avoid unnecessary disturbance of soils and peat and employ best practice for the movement, storage, management and reinstatement of soils, peat and vegetation. Developers may be required to prepare a soil management statement to describe the soils management measures that will be adopted. The detail and complexity of the management statement will be determined by the size and complexity of the proposed development.~~

Policy 13 Mineral and Soil/Earth Resources

a) Minerals

There will be a presumption against approvals for new mineral extraction or processing and any extension to existing development unless:

- i) the developer can demonstrate the market within the Cairngorms National Park where the extracted or processed material will be used or provide other social or economic benefits; and
- ii) no suitable and reasonable alternatives to the material are available; or
- iii) the material furthers conservation or restoration of the distinctive landscape character and built environment of the Park as set out in the National Park Plan.

Developers must incorporate measures to minimise potential effects on the environment and communities and ensure appropriate restoration, aftercare, and after use. Bonds will be used where appropriate and secured by a Section 75 Agreement.

Development likely to prevent the future viable extraction of a workable mineral reserve will only be permitted where:

- i) There is no alternative site for the development; and
- ii) The value of the development to the delivery of the aims of the Park is considered to outweigh the value of the mineral resource; and
- iii) The opportunity has been provided for the extraction of the mineral resource before the development commences.

b) Soil and Peat

New areas of commercial peat extraction will not be permitted.

All development must avoid unnecessary disturbance of soils, peat and any associated vegetation. Where disturbance is necessary best practice must be adopted in their movement, storage, management and reinstatement.

Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- Geodiversity
- Biodiversity
- Water

4.83 National guidance is provided in SPP which requires Local Plans to minimise significant negative impacts from mineral extraction on the amenity of local communities, the natural heritage and historic

environment and other economic sectors important to the local economy, and should encourage sensitive working practices during extraction.

4.84 Minerals – the need to extract some minerals for development, and the economic benefits gained from extraction and processing minerals, must be carefully considered in the Cairngorms National Park. The Park and its immediate surroundings have a market need for a number of mineral products, principally aggregates for the construction industries, which can be met by local mineral workings. However, mineral extraction can have a wide range of negative environmental impacts that may harm the special qualities of the National Park. Although the main mineral resources currently extracted commercially are sand, gravel and hardrock, in the future other deposits may become commercially viable and the safeguarding of these deposits is an important consideration in any future planning.

4.85 Soil - The Cairngorms National Park has a rich diversity of soils, from the agricultural soils, to undisturbed patterns of often fragile soils extending under ancient woodland, moorland, mountain slopes and summits. Most forms of development and change in land use will disturb soils and affect their physical, chemical and biological characteristics. All developments must carefully consider their impact on this valuable resource.

4.86 Peat - The Cairngorms National Park also has large areas of mire and fen which store and create peat. In addition to the direct ecological value of the peat-forming habitats, all areas of peat play a role in the world's climate through storing carbon. The removal or disturbance of peat allows release of carbon to the atmosphere which may contribute to global climate changes. Commercial extraction of peat for sale involves large-scale stripping of layers of peat using machinery. The practice removes peat far faster than it can form, is ecologically destructive and releases a large amount of carbon dioxide into the atmosphere, which may contribute to global climate change. All developments must carefully consider their impact on this valuable resource.

Implementation and Monitoring

4.87 The policy will be used to ensure that soil and mineral resources within the National Park are used in the most sustainable manner. In order to minimise potential negative effects on the environment of the Park and minimise the transportation of materials from the National Park to other areas, developments will need to demonstrate that there is a market within the Park or its surrounding areas, or that the Park will derive other social or economic benefits, and that there are no suitable alternative (and lower impact) solutions available. In the implementation of this policy, planning authorities will employ the most up to date best practice methods, in accordance with SPP. The policy will be monitored by reviews of planning permissions for minerals developments.

4.88 The impact of any further peat extraction from existing sites will be monitored to assess the environmental impact of works, both on the site and its surroundings.

4.89 The planning authorities may use conditions to ensure that developments avoid unnecessary disturbance of soils and peat and employ best practice for the movement, storage, management and reinstatement of soils, peat and vegetation. Conditions attached to mineral permissions will be reviewed every 15 years, in accordance with SPP, Circular 34/1996 and Circular 1/2003. Developers may be required to prepare a soil management statement to describe the soils management measures that will be adopted. The detail and complexity of the management statement will be determined by the size and complexity of the proposed development.

Policy ~~16 Energy Generation~~ 15 Renewable Energy Generation

Developments for **small scale** renewable energy schemes which support the aims of the Park and the National Park strategic objective regarding energy production will be favourably considered where they contribute positively to the minimisation of climate change, and where they complement the sustainability credentials of the development.

Development, including any ancillary works, will be sited and designed to have no significant adverse visual or landscape impact, including any cumulative impact, caused as a result of energy generation, transmission or distribution measures, and will not have an adverse impact on the amenity of neighbouring properties or any unacceptable impact on the environment.

Financial bonds will be used where appropriate to secure decommissioning.

4.97 – 4.98 text unchanged

Implementation and Monitoring

4.99 Whilst the National Park Authority is supportive of the drive to minimise climate change, it is considered that the National Park status of the Park, together with the numerous natural heritage designations contained within it, and the duty placed on the National Park Authority under international and national statutory obligations to protect its many special and outstanding qualities, make it an area incompatible with the development of ~~large-scale energy production schemes such as commercial wind farms:~~ windfarms.

~~Implementation and Monitoring~~

4.100 In addition there may be opportunities for developments such as biomass, waste and hydro which are designed in a sympathetic way to have no adverse landscape, visual or environmental impact. Also there may be opportunities for the production of energy from waste and the key consideration throughout the development of proposals of all such forms of generation is the impact that development will have on the environment in which is it sited.

4.101 -4.103 text unchanged

Policy 17 Improvements to Settlements

Within settlements, development proposals will demonstrate how they contribute to the following criteria:

- a) developing prosperity, eg by improved economic viability; increase the range and variety of shops and services; develop quality open spaces; include appropriate landscaping; safeguard existing services; and
- b) increasing accessibility, eg encourage a range of multi-use paths and transport options; provide adequate vehicle and cycle parking; provide for special needs groups; provide for delivery of goods; and
- c) improving amenity, eg make centres suitable for non motorised traffic; introduce high standards of management and maintenance; promote good design; make the centre safe and secure.

Developments which would result in a loss of vitality, viability and amenity of settlements and their communities will be resisted unless the effect can be mitigated.

Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- Sustainable Communities
- Economy and Employment
- Outdoor Access and Recreation

5.5 To ensure that town centres and other settlements are appealing, and support this economic function, the creation and protection of attractive townscapes is important. All developments should therefore consider both the economic and visual impacts on settlements, and any wider impacts on the centre as a whole. All developments, including new build and renovations, and works within the settlements should have a sense of local identity and character.

5.6 Proposals should also ensure that the vitality and viability of settlements, and the amenity enjoyed by their residents and visitors are not undermined.

Implementation and Monitoring

5.7 This policy will be applied when considering the wider impacts of developments on settlements and their communities.

5.8 The policy will be monitored by assessing the quality of design of all developments to ensure this respects local character and has a positive impact on the built environment. The use of surveys and assessments will be used to measure whether communities are sustainable and have a good range of facilities and amenities.

Policy 18 16 Design Standards for Development

Design of all development will seek, where appropriate, to:

- a) minimise the effect of the development on climate change;
- b) reflect and reinforce the traditional pattern and character of the surrounding area, and reinforce the local vernacular and local distinctiveness, whilst encouraging innovation in design and use of materials;
- c) use materials and landscaping that will complement the setting of the development ;
- d) demonstrate sustainable use of resources (including the minimisation of energy, waste and water usage) throughout construction, within the future maintenance arrangements, and for any decommissioning which may be necessary;
- e) enable the storage, segregation and collection of recyclable materials and make provision for composting;
- e-f) reduce the need to travel;
- f) ~~take account of the amenity enjoyed by neighbouring properties and ensure all proposals are designed to help create healthy, safe, affordable environments that can be enjoyed by everyone;~~
- g) protect the amenity enjoyed by neighbouring properties and all proposals will be designed to help create environments that can be enjoyed by everyone;
- g h) accord with the design standards and palette of materials set out in the Sustainable Design Guide and any other supplementary guidance produced relating to design for new developments.

All proposals must be accompanied by a design statement which sets out how the requirements of the policy have been met.

expectations of the Cairngorms National Park Authority. Following robust consultation this guide will be adopted as supplementary planning guidance. ~~The guide will contain a checklist which must be filled in and submitted with every planning application. This checklist will generate a 'sustainability score' and all proposals will be expected to attain an agreed score as a minimum standard. Proposals which exceed this minimum will be encouraged. The average score of developments within the National Park will be used to monitor improvements in this field. Innovative and exemplar examples of sustainable design will also be highlighted within Park publications to help others learn from local best practice.~~ The policy will be implemented in conjunction with the Sustainable Design Guide to assess the sustainability credentials of proposals.

Para 5.9 – 5.13 unchanged

5.14 These policies are important to all development taking place in the Cairngorms National Park, and will be taken into consideration when assessing all planning applications, to establish their environmental and sustainability credentials. To assist in this a Sustainable Design Guide looking specifically at the sustainable aspects of all development, and encouraging innovation, will be developed to ensure that all applicants are aware of the

Policy 19 17 Reducing Carbon Emissions in Development

Development with a total cumulative floorspace of 500 square metres or more should incorporate on-site zero and low carbon equipment contributing at least an extra 15% reduction in carbon dioxide emissions beyond the 2007 Building regulations carbon dioxide emissions standard.

Proposals will be exempt from this standard only where developers are able to demonstrate that technical constraints exist. In such circumstances, developers will be required to meet the standard by providing equivalent carbon savings elsewhere in the area.

5.15 Standards relating to the siting of all new development, and how carbon reduction targets can be met, will be developed and published as supplementary planning guidance. This, in addition to the Sustainable Design Guide, will set out in more detail how these policies will be implemented.

Policy 20-18 Developer Contributions

Development which gives rise to a need to increase or improve public services, facilities or infrastructure, or mitigate adverse effects, will normally require the developer to make a fair and reasonable contribution in cash or kind towards the additional costs or requirements. Such contributions will be consistent with the scale and nature of the development proposed and may be secured through a Section 75 Agreement or other legal agreement where necessary.

Development which necessitates decommissioning of plant, structures or associated infrastructure will be required to provide an appropriate bond to cover the costs of remedial, restoration or reinstatement works.

5.16 Many developments may lead to additional infrastructure or service requirements that would need to be met to allow the development. If these issues cannot be resolved through planning conditions imposed on the planning permission then a Section 75 or other legal agreement may be an appropriate mechanism to secure the development.

5.17 Scottish Government guidance on such agreements is provided in Circular 12/1996 which states that planning authorities should only seek contributions from developers if, in land use planning terms, it would be wrong to grant planning permission without them. Any agreement and contribution arising from this policy will only occur where the matter in

question relates to the impact of the proposed development and where that impact could not be dealt with through other legislation or the use of planning conditions. Developer contributions can help to overcome problems in granting planning permission by reducing, eliminating or compensating for some negative impacts. The contribution will be based on meeting the costs of infrastructure which is necessary as a consequence of that development.

5.18 Although it is unrealistic for the local authorities in the Cairngorms National Park to anticipate every situation where the need for a developer contribution will arise, a number of themes will generally need to be considered. These are set out with other information and guidance in the supplementary guidance which accompanies this policy. listed in Table I below

Para 5.19-5.20 unchanged

5.21 In the implementation of this policy, a pragmatic approach will be taken to the payment of contributions against the phasing of the developments. This is to ensure proposals can progress and adequate account is taken of particular economic constraints or funding regimes affecting development proposals. Supplementary Guidance will be provided to assist in the understanding of this policy and how it will apply to developments.

5.22 The policy will be monitored by assessing the contributions received and analysing their impact in eliminating or compensating the negative impacts of developments

Delete Table I in full

Housing Land Requirement and Supply

5.35 The Park Plan directs the Local Plan to provide enough effective land for market and affordable housing to meet the economic and social needs of the Park's communities, encouraging proactive settlement growth in the main settlements (Newtonmore, Kingussie, Aviemore, Grantown-on-Spey and Ballater) and the provision of land for housing growth to meet the social and economic needs of other settlements/communities. The Park Plan also encourages a population level and mix in the Park that meets the current and future needs of its communities and businesses and seeks increased accessibility of rented and owned housing to meet the needs of communities throughout the Park.

5.36 There is no exact measure of how many dwellings will be required in the future, nor any accurate method of predicting how many dwellings will be built during the lifetime of a Local Plan. The National Park Authority must make an estimate of the likely need and demand, as well as the implications of its own housing or economic objectives and allocate appropriately. When making this estimate it must consider the likely growth in

households, the need for housing, demand for housing, any infrastructure or other constraints or risks to the effectiveness of land and the historical operation of the housing market.

5.37 The Local Plan has identified a land supply that will, in combination with the housing, economic development and other policies, and specific settlement proposals, provide for a more effective supply of housing and a wider range of affordable housing options for those who wish to find a house in the Park. This supports the National Park aim for creating and supporting sustainable communities.

5.38 Table 2 calculates the land required to meet the housing need based on the estimates of household growth established in para 5.33 at 950 between 2006 and 2016. A further allowance is also needed to allow for units built which does not provide housing to meet this need, for example vacant properties and provision which cannot be controlled by the planning system. To allow for any uncertainty in market or population conditions an additional 15% is also included, giving a total requirement of approximately 1640.

Table 2 Housing land requirement calculation	
Source of requirement and rationale for figure	
No of units to 2016	
1. Household projection	
The upper household projection has been chosen to reflect both the backlog of demand for housing from recent years and the effect of inward migration	
	950
2. Open Market housing allowance	
A 50 per cent allowance for sectors of the open market which cannot be controlled through the planning system and which do not form part of the household projection, and vacant property	
	475

Table 3 Phased land supply by local authority area				
Local Authority Area		2006-2011		2011-
2016	Total	Consented New land supply		
		supply	supply	
Highland (Badenoch & Strathspey)		405		486
	678		1569	
Moray		0		12
	12		24	
Aberdeenshire		32		98
	127		257	
Angus		0		0
n	n			

Add reference for figures from studies.

Table 4 Phased land supply by local authority area

Settlement or Local Authority	approximate consented supply not yet built	indicative capacity of additional sites identified	2006-2011 target numbers of units (consented and new)	2011-2016 indicative target	capacity for medium to longer term
Aviemore	235	80	250	50	15
An Camas Mor		1500	100	300	1100
Grantown on Spey		250	75	90	85
Kingussie		300	75	75	150
Newtonmore		220	75	75	70
Boat of Garten		70	50	20	0
Carrbridge	117	0	117	0	0
Cromdale		80	30	30	20
Dalwhinnie		23	12	11	0
Dulnain Bridge		40	20	20	0
Kincraig		40	34	6	0
Nethy Bridge	53	0	53	0	0
Total Highland	405	2603	891	677	1440
Target new land supply to 2016		1163	916	678	Not estimated
Ballater		250	90	100	60
Braemar	32	35	40	27	0
Total Aberdeenshire	32	285	130	127	60
Target new land supply to 2016		225	130	127	Not estimated
Tomintoul		40	12	12	16
Total Moray		40	12	12	16
Target new land supply to 2016		24	12	12	Not estimated
Angus Glens		0	0	0	0
Total Angus		0	0	0	0
Target new land supply to 2016		0	0	0	Not estimated
Total CNP	437	2928	1033	816	1516
Target CNPA			1033	817	Not estimated
For clarity	a	b	x	y	z

Figures included are indicative projected time scales of sites. Final densities will be calculated taking into account best use of available serviceable sites and analysis of best practice in terms of sustainable development. Development of sites may occur at different speeds, dependent on market conditions, demand and developer aspirations.

(For clarity $a + b = x + y + z$)

~~5.39 The land requirement translates to a land supply for each local authority area over ten years as described in Table 3. Because the sites of the consented land supply were approved under different policies, they are assumed to make only a partial contribution to the strategy of the Cairngorms National Park Local Plan.~~

~~5.40 The Local Plan must therefore allocate land to accommodate the potential development of around 1040 dwellings during its five-year lifetime. It must also identify land for a further 817 dwellings approximately to secure an ongoing five-year land supply during its lifetime. The rate of land use will be monitored through annual housing land audits. An indicative schedule of the housing land allocated through the Local Plan is shown in Table 4.~~

Housing Land Requirement

5.35 The National Park Plan sets the strategic direction for the Local Plan for housing. It establishes that “*The need to ensure greater access to affordable and good quality housing to help create and maintain sustainable communities is a key challenge in the National Park.*” One of the Strategic Objectives directs the Local Plan to make appropriate provision for land for housing, in particular to meet the need to increase the accessibility of rented and owned houses to meet the needs of communities throughout the Park.

5.36 The Scottish Government through SPP, gives it commitment to increasing the supply of new homes and to achieve this requires the planning system to identify a generous supply of land for the provision of a range of housing in the right places.

5.37 SPP goes on to require that the identification of land for housing in development plans should be effective and capable of development to meet the housing land requirement for a minimum of 5 years at all times. The use of housing land audits is recommended as the way to monitor the availability of effective sites, the progress of sites through the planning process, and housing completions. Effective sites are sites which, within the 5 year period beyond the date of the housing land audit, can be developed for housing and will be free of constraints. The constraints listed are ownership, physical, contamination, deficit funding, marketability, infrastructure and land use. This is the definition used in drawing up the housing land audits.

5.38 To this end Appendix 2 sets out Tables 1-4 which set out the most up to date position regarding the effective supply of sites as identified in the Local Authority Housing Land Audits and within this Plan. From these it is clear that the Local Plan must provide sufficient land to provide 774 units to meet the need to 2016.

5.39 The National park Authority is required to allocate sufficient land to provide an effective supply of land for a 5 year period at all times. The Plan covers the period 2006 – 2016. To ensure an effective 5 year supply of land is provided during the last half of the plan period the National Park Authority must look beyond 2016.

5.40 Table 4 sets out those sites which are being taken forward in this Local Plan to meet the housing need in accordance with the need identified in Table 3, and the requirement to look beyond 2016 in ensuring a 5 year supply of effective land at all times. On this basis the Plan allocates sufficient land for 835 units. The allocation will be monitored annually to ensure the Plan is supplying the required 5 year supply at the time of each annual housing audit.

Table 1 – Baseline effective housing land supply at the commencement of the plan preparation.

Table 2 – the most current information regarding completions

Table 3 – Current effective land supply

Table 4 – Current effective land supply reflecting the Post Inquiry Modifications. This table provides the basis for all allocations in the Local Plan.

Policy 21 19 Contributions to Affordable Housing

Policy wording unchanged

Background and Justification

5.42 text unchanged

5.43 Research into housing need in the Cairngorms National Park ~~carried out by Heriot-Watt University~~ demonstrated that the number of households considered to be in housing need (including being unable to access housing on the open market) was greater than the number of dwellings being built through programmed delivery of affordable housing by public subsidy agencies, the housing associations and local authorities. ~~In support of this research, the subsequent study 'Planning for Affordable Housing in the Cairngorms National Park' by the School of the Built Environment, Heriot-Watt University and Three~~

~~Dragons, 2007 identified~~ Further research went on to identify an estimated need of 121 affordable dwellings per annum, and this policy supports the proposed land requirement of the Local Plan by ensuring an increased rate of supply of housing for those in need in the Park. The local plan policy also supports the ongoing objectives of the Local Housing Strategies affecting the Park area. A full version of the research work is available – www.cairngorms.co.uk

Implementation and Monitoring

5.44 This policy will be used by planning authorities to ensure that many housing units built in the Cairngorms National Park will be for households in housing need who wish to live and work in the Park or areas close to its boundary. ~~To assist in this supplementary guidance looking at the mechanics of delivery affordable housing will be produced.~~ In delivering the policy, the National Park Authority will work closely with housing providers to seek as high a proportion of affordable units as possible to meet local demand. Proposals for affordable housing alone will not be required to incorporate open market housing.

5.45 – 5.46 text unchanged

5.47 The planning authority ~~will~~ ~~may~~ make use of conditions and Section 75 Planning Agreements to secure the implementation of these policies with

developers and retain the units as affordable in perpetuity. To retain the mixture of stock provided through this policy, the ability to extend such dwellings ~~will~~ ~~may~~ also be controlled by the removal of permitted development rights.

5.48 ~~It is proposed that~~ Applicants and those eligible for any of the forms of affordable housing developed under this policy will be taken or nominated from the housing waiting lists of the local authorities, housing associations or from another organisation with an allocations policy appropriate to the Cairngorms National Park. The National Park Authority will continue to work with the relevant organisations within the Park to develop their allocations policies to ensure they are as responsive to the needs of individuals and communities in the Park as possible.

5.49 – 5.51 text unchanged

Policy 22 20 Housing Development within Settlement Boundaries

Settlement boundaries have been identified which indicate the extent to which these settlements may expand during the Local Plan period and new housing development should be contained within these boundaries. Housing proposals within these settlement boundaries will be considered favourably where the development:

- a) occurs within an allocated site identified within the proposals maps; or
- b) is compatible with existing and adjacent land uses, and comprises infilling, conversion, small scale development, the use of derelict or underused land or the redevelopment of land. The proposal should reinforce and enhance the character of the settlement ~~and not detract from the landscape setting of that settlement,~~ and ~~can~~ accommodate within the development site appropriate amenity space, and parking and access arrangements.

Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- Landscape, Built and Historic Environment
- Sustainable Communities
- Housing

~~5.52 The policy is intended to allow for new housing development within the settlements of the National Park, including strategic, intermediate and rural settlements, where the proposal preserves the settlement pattern. These settlements may have existing services that can be used, supported or improved through sensitive development and their growth is key to the aims of achieving and encouraging sustainable communities across the Park.~~

5.52. Within the Proposals maps of the Local Plan a series of settlements are identified, each of which has an identified settlement boundary. The policy provides for the assessment of housing development proposals made within those settlement boundaries. This includes both sites identified within the proposals maps as being allocated for housing development, and also windfall sites which can provide opportunities for new housing on smaller sites not identified on the proposals maps.

5.53 Creating quality residential environments which support sustainable and thriving communities is key to the delivery of the housing objective contained within the National Park Plan. This must be matched with

the sustainable use of resources, integration with services and facilities, and promotion of highest standards in design and environmental quality. The reinforcement of current settlement patterns found across the Park area is key to this ~~and settlements with a particular pattern of development, such as the planned village of Tomintoul, and the use of bothies in Braemar should be protected.~~ The policy will allow for growth in areas in a sustainable way which best uses existing resources, while allowing choice and incremental growth to meet local demand.

~~5.54 Across the National Park, settlements have a wide variety of services, resources, and ability to accommodate growth. In general terms it is expected that strategic settlements will accommodate the majority of housing to meet the need identified for the Park, with intermediate and rural settlements incorporating growth to support these settlements as sustainable and vibrant communities.~~

~~5.55 Within settlements there will also be opportunities for new housing on smaller sites not identified on the proposals maps. Such windfall sites can create opportunities to supplement housing land supply while reinforcing the settlement pattern. Such development should be well designed, and should not have any adverse impact on the landscape setting of the settlement or features of natural and cultural heritage importance within the settlement boundary. The development of such sites should not result in the loss of amenity of surrounding land uses and should be readily serviced.~~

Implementation and Monitoring

5.56 The policy will be used to allow the development of housing within settlements which reinforce and enhance the character of the settlement. Settlements with a particular pattern of development, such as the planned village of Tomintoul, and the use of bothies in Braemar should be protected. Developments should be well designed, should not have any adverse impact on the features of natural or cultural heritage important within the settlement boundary, and should ~~will therefore have to~~ complement the existing scale, materials, and landscaping. Development should not result in the loss of amenity of surrounding land uses and should be readily serviced. For sites allocated in the proposals maps, the National Park Authority will work closely with developers and partners to produce and agree development briefs which detail

the approach to be used in developing these key sites.

5.57 In developing housing proposals within settlements it will be expected that a range of house sizes is provided to reflect the needs of the communities of the Park. ~~The household projections for the Park show that the increase in numbers of households are dominated by one person households and two person 'all adult' households made up of older and also young new households. Many recent developments have focussed on the market's ability to develop higher value homes that are larger and more costly than the homes required to meet this need.~~

~~5.58~~ Proposals should take into account local community needs surveys, local housing needs studies, local waiting lists or any other information on local housing need collated by the Cairngorms National Park Authority or local authority within the past three years. ~~Where no such information exists a benchmark of 75% two and three bed units will be used as a guide to reflect the findings of 'Planning for affordable housing in the Cairngorms National Park' Communities Scotland, March 2008.~~

5.59 This policy approach endeavours to secure a supply of smaller units while still retaining the financial viability of developments. The principle of achieving a sustainable balance of house sizes will apply to both affordable housing and open market housing.

5.60 The effects of this policy will be monitored through review of planning consents and housing completions within settlement boundaries. ~~The effects of the policy will be reviewed against future housing needs surveys. Through such monitoring the effectiveness of the five year land supply will be kept under review, and land considered to have capacity for medium to long term growth will be assessed to ensure adequate effective land supply at all times.~~

Policy 23 21 Housing Development in Rural Building Groups

Proposals for new housing development as a part of an existing rural building group which comprises three or more occupied dwellings will be permitted where the proposal reinforces and enhances the character of the group, does not detract from the landscape setting, and does not add more than ~~33%~~ **one third** to the existing size of the group within the plan period (based on the size of the group on the date the policy is implemented).

5.61 text unchanged

Implementation and Monitoring

~~5.62 The policy will be used to allow the development of housing attached to small building groups in rural settings where it would reinforce and enhance the character of the group, and would not detract from the landscape setting. To do this developments will need to carefully reflect or complement the scale, materials and details of existing development.~~

~~5.63~~ 5.62 For a development proposal to form a part of a small rural building group it must be demonstrated by the developer that it is connected to the existing building group through integration with existing built form, settlement pattern and landscape features. ~~and therefore will not lead to ribbon development.~~ Proposals that are not demonstrated to be connected in this way to the satisfaction of the planning authority will not be determined using this policy.

5.63 Developments will need to carefully reflect or complement the scale, materials and details of existing development. To assist in the implementation of this policy, supplementary guidance defining a rural building group, and looking at siting, design, and other development considerations will be produced.

5.64 The effects of this policy will be monitored through review of planning consents and housing completions.

Policy 24 22 Housing Developments Outside Settlements

Affordable Housing outside settlements

Developments for new affordable housing outside settlements will be considered favourably where there are no suitable sites within settlements where the development does not detract from the landscape setting, and/or they meet a demonstrable local need in the rural location.

Other housing outside settlements

Developments for other new housing outside settlements will be permitted where:

- a) the accommodation is for a worker in an occupation appropriate to the rural location; and
 - the presence of the worker on site is essential in order to provide 24-hour supervision of the rural business; and
 - there is no suitable alternative residential accommodation available including reuse and conversion of other buildings on site; and
 - the proposed dwelling is within the immediate vicinity of the worker’s place of employment; or
- b) The dwelling is for a retiring farmer or crofter, on land managed by them for at least the previous ten years or for a person retiring from other rural businesses, where their previous accommodation is required for the new main operator of the farm, croft or rural business. Where relevant such proposals will be secured through planning condition or legal agreement; or
- c) The development is sited on rural brownfield land.

Background and Justification

This policy supports the National Park Plan’s strategic objectives for:

- Landscape, Built and Historic Environment
- Sustainable Communities
- Economy and Employment
- Housing

5.65 text unchanged

Implementation and Monitoring

5.66 For affordable housing outside settlements, the policy will be used to allow the development of affordable housing outside settlements and building groups where there is a clear local need and no suitable sites exist within nearby settlements. The use of community needs assessments, housing needs and demand assessments and other information will be used in the justification of affordable housing under this policy.

5.67 In considering the use of the policy for other housing outside settlements, in determining development proposals, applicants should demonstrate that other sites, including those within settlements, open market dwellings in the area, and land within allocated sites contained in the local plan for housing, have all been considered and discounted. The reuse of existing buildings on the site should also be considered and discounted before new buildings will be permitted.

~~5.68 In demonstrating local need for affordable housing in particular, the use of community needs assessments, local housing needs and demand assessments and other information should be used in the justification of proposed developments.~~

5.69 In demonstrating a need for other housing associated with a) applicants must demonstrate a land management need for the accommodation through the use of independent experts, such as the Scottish Agricultural College. A business case must also be provided for proposals seeking development related to rural businesses other than farming.

~~5.70 For clarity, ‘brownfield’ is taken to mean land previously used for industrial or commercial uses that has the potential to be reused once any contamination, waste or pollution has been cleaned up. Reuse of abandoned rural dwellings will not be considered as brownfield and applications on such sites will be considered under Policy 25.~~

5.71 text unchanged.

Policy 25-23 Replacement Houses

~~The replacement of an existing house with a new house will be permitted where:~~

~~There will be a presumption against the replacement of an existing house with a new house unless:~~

- ~~a) the existing house is demonstrated to be structurally unsound or incapable of rehabilitation; and has been occupied at some stage in the previous twenty five years; and~~
- ~~b) the existing house is not a listed building~~
- ~~c) the new house is located to incorporate the footprint of the original house, unless an alternative adjacent site would minimise any negative environmental, social or economic effects of the development~~
- ~~d) the existing house has been vacant for at least ten years~~

- ~~b) the new house is located on the site of the existing house unless an alternative adjacent site would minimise any negative environmental, social or economic effects of development; and~~
- ~~c) the existing house is not a listed building.~~

~~If an adjacent site is permitted, the planning authority will normally condition the demolition of the existing house prior to occupation of the new house, unless the redundant building is to be used as part of the redevelopment scheme, or holds significant cultural heritage merit. The proposal should not normally increase the number of dwellings on the site. The replacement development must also reflect the siting and scale of the original and should salvage materials from the original to incorporate into the new development where appropriate.~~

Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- Landscape, Built and Historic Environment
- Housing

5.72 The policy is intended to allow for the replacement of existing houses which are structurally unsound or cannot be rehabilitated.

The policy only applies to houses that are in existence and have been permanently lived in at some stage during the past ~~twenty five~~ ten years. Development proposals on abandoned house sites and ruins will be considered as new housing development.

Implementation and monitoring

5.73 The policy will be implemented taking into account the impact the development has on the site of the original dwelling. The development should not normally increase the number of dwellings on the site. The replacement must reflect the original in terms of siting and scale, and should incorporate all or part of the original footprint.

~~5.73. In considering proposals for replacement houses, the planning authority will require supporting information to justify the need to demolish the existing property from an qualified structural engineer. Evidence will be required to demonstrate that the property has been occupied in the previous twenty five years.~~

5.74 If an alternative adjacent site is permitted, the planning authority will normally use conditions to ensure the demolition of the exiting house prior to the occupation of the new house, unless the redundant building is to be used as part of the redevelopment scheme, or holds significant cultural heritage merit.

5.75. Supporting evidence will be required as part of the planning application to justify the need to demolish the existing property (from a qualified structural engineer), to demonstrate that the property has been occupied in the previous ten years, and to explain why materials from the original house cannot be salvaged and reused in the replacement house.

5.76 The effects of this policy will be monitored through review of planning permissions and housing completions.

Economic Development

5.77 – 5.78 text unchanged

5.79 In considering the strategy for economic development, the local plan takes its impetus from the National Park Plan. Policies then set out the framework for the assessment of development proposals, and proposals maps identify particular opportunities for growth. Enterprise strategies for the area establish aspirations to increase the population, improve the demographic structure, create new employment opportunities, raise income levels and be an exemplar of the best the country has to offer. The National Park Authority in support of this establishes a number of objectives to improve opportunities for economic development within the Park, and the Local Plan approach must therefore be flexible enough to ensure that enterprise can occur in harmony with the important natural and cultural environment. The National Park Authority will continue to review the need to allocate land to support the economy and will bring forward new land for consideration as the need arises.

Policy 27 25 Business Development

Proposals which support economic development will be considered favourably where the proposal is compatible with existing business uses in the area, supports or extends an existing business, is located within an allocated site identified on the proposals maps, or where the following criteria are met:
~~proposed development:~~

a) In identified settlements

- i) is located within an existing settlement boundary; and
- ii) supports the economic vitality and viability of that centre.

Exceptions to this should demonstrate social or community need for the proposal. The potential cumulative impact of similar proposals will also be taken into account;

or

b) Outwith settlements

- i) is in an existing business park or industrial estate; or
- ii) where it can be demonstrated that there are no more sequentially appropriate sites available.

Developments should have no adverse impact on the existing vitality or viability of the settlement, or neighbouring existing business parks or industrial estates;

or

c) Other business opportunities

- i) supports the vitality and viability of a farm, croft or other businesses in a rural location; or
- ii) is complementary to that current rural business activity; or
- iii) promotes diversification within that business; or
- iv) creates new small scale development which supports the local economy.

d) Loss of business

Development proposals which would result in a loss of business use on the proposal site will be resisted unless it can be demonstrated that the retention of the business on the existing site is not viable.

Policy 28 Retail Development

Development proposals which support local economic vitality will be favourably considered where the following criteria are met:

a) Town/village centres

within identified town/village centres, proposals for new retail developments, extensions to existing developments and forms of development which add to the economic and vitality and have no adverse impact on neighbouring properties, will be favourably considered. Proposals should consolidate the traditional high street found within the centre in terms of visual impact and built form and take into account any settlement statement and supplementary guidance relating to that settlement.

b) Other sites within settlements

where no town/village centre site is available, edge of centre locations which are within settlement boundaries will be considered preferable to sites outwith settlement boundaries, in line with the sequential approach to site identification. Such developments should not undermine the commercial vitality and viability of the town/village centre.

c) Sites outwith settlements

outwith town/village centres and settlements, where there is no town/village centre sites, edge of town/village sites or other more sequentially appropriate sites available; or the proposal is associated with a rural business. Such development should not undermine the commercial vitality and viability of town/village centres.

Policy 26 Retail Development

Retail development proposals which support the local economy will be favourably considered where the following criteria are met:

a) within identified town/village centres

i) the proposal adds to the economic vitality and viability of that town/village centre; and
 ii) has no adverse impact on neighbouring properties. Proposals should consolidate the traditional high street found within the centre in terms of visual impact and built form and take into account any settlement statement and supplementary guidance relating to that settlement.

b) within edge of town centre

Where there is no suitable site within the town/village centre in line with the sequential

approach and

ii) where there would be no detrimental impact on the vitality and viability of the town/village centre.

c) out of centre locations

i) where there are no suitable sites in town/village centres or within edge of town centre locations in line with the sequential approach; and

ii) where there would be no detrimental impact on the vitality and viability of the town/village centre.

5.80 text unchanged.

5.81 ~~Scottish Planning Policy 8 ‘Town Centres and Retailing’ SPP encourages areas characterised by a mixture of urban and rural development and supports the identification of a hierarchy of centres, and the use of policies which encourage the most appropriate scale of development within the areas identified in this hierarchy. Further, Scottish Planning Policy 2 ‘Economic Development’ (sec 30) refers directly to the situation found in National Parks:~~

~~“Experience from National Parks outwith Scotland indicates that their clean and attractive environment can be a positive influence on the locational decisions of some businesses. Developments should be accommodated where they are appropriate to the purposes and character of the Park. Their siting and design should be of a high quality and support the Park’s image and appearance”.~~

5.82 – 5.84 text unchanged

Implementation and Monitoring

5.85 text unchanged

5.86 Applications may be required to be accompanied by supporting information to illustrate the need for the development, and the impact it will have on the economy of both the local and wider areas. Any relevant masterplans/settlement statements or supplementary guidance for the application or policy area should also be referred to, to ensure that developments are in line with the most up to date guidance available from the Cairngorms National Park Authority. Additional information regarding site selection, and any sequential testing which has been carried out to ensure the development of the most appropriate site, should be included within the development proposals. Further additional information assessing current retail space, geographical catchment areas, and potential new retail demand that is unmet, should also be included.

5.87 text unchanged

Policy ~~29~~ 27 Conversion and Reuse of Existing Traditional and Vernacular Buildings

Policy text unchanged

Supporting text unchanged

Policy 30 Gypsies/Travellers and Travelling Show people
Policy 28 Gypsies and Travellers, and Travelling Showpeople

Policy text unchanged

Background and Justification

These policies support the National Park Plan's strategic objectives for:

- ~~Landscape, Built and Historic Environment~~
- ~~Air~~
- ~~Transport and Communications~~
- Housing

5.92 ~~SPP3~~ SPP makes it clear that planning authorities should identify suitable locations for sites for ~~Gypsies/Travellers and travelling showpeople~~, Gypsies and Travellers, and Travelling Showpeople where a need has been identified in the relevant local authority housing strategy. It also states that policies should set out how to deal with planning applications for small privately-owned sites.

Implementation and Monitoring:

5.93 – 5.94 text unchanged

Policy 31-29 Integrated and Sustainable Transport Network

~~Development proposals should make a positive contribution towards the improvement of the sustainable transport network within the Cairngorms National Park through the use of:~~

Development proposals will be favourably considered where the planning authority is satisfied that adequate consideration has been given to maintaining or improving the sustainable transport network within the Cairngorms National Park through the use of:

- a) methods to reduce car dependency;
- b) promotion of sustainable transport modes;
- c) creation of or linking to any existing hierarchy of travel modes based on walking and cycling including core paths network, safe routes to schools and workplaces, public transport and then motorised modes; and
- d) mechanisms to reduce the need to travel.

Where the transport impacts of a proposed development are considered to be significant, by virtue of its size, nature or location, developers will be required to submit a transport assessment covering the local transport impacts of the development, including those during the construction phase, and also where appropriate, submit a green transport plan indicating measures to reduce the impact of travel to the development. Such proposals should make a positive contribution towards the sustainable transport network in the Cairngorms National Park.

Supporting text unchanged

Policy 3-30 Telecommunications

Policy wording unchanged

Supporting text unchanged

Policy 32 Waste Management

Developments will be considered favourably where a) they are appropriately designed, sited (demonstrating a sequential approach to site selection);

b) assist businesses to manage their waste;

c) assist local authorities to meet or surpass their Area Waste Plan targets or which include site waste management plans or create other waste management facilities. This will include municipal solid waste schemes, and local waste management schemes particularly where they involve the production of compost and/or energy from the waste, and also where there is a direct community benefit including local recycling centres;

d) they demonstrate their consistency with the National Waste Strategy, National Waste Plan and Area Waste Plans.

There will be a presumption against the development of new landfill sites within the National Park unless the development

a) includes appropriate measures for site restoration;

b) has fully considered site selection to ensure reinstatement of derelict or despoiled land;

c) includes the principles of self sufficiency in terms of capacity and location; and

d) provides on site facilities to allow on site recycling/waste treatment.

Proposals for the extension of existing landfill sites may be considered acceptable, subject to the consideration of a full Environmental Impact Assessment (EIA). Prior to the closure of an operational landfill site (once it becomes full or redundant) details for its site restoration, after-care and after-use will be required for approval by the planning authority.

There will be a presumption in favour of the protection of existing strategic waste management facilities and all sites required to fulfil the requirements of the Area Waste Plans.

Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- Waste management

5.102 The careful use of our natural resources is important to all development proposals, and the reduction of waste goes hand in hand with this. Supporting the constituent local authorities in the

delivery of their Area Waste Plans/Strategies, the Local Plan seeks to make adequate provision within the Park for the reduction in the amount of waste produced.

5.103 National guidance regarding waste management is given in Scottish Planning Policy 10 Planning for Waste Management, and Planning Advice Note 63 Waste Management and Planning. Through these the importance of promoting sustainability in all development is reinforced, and national aims of reduce, re-use and recycle are identified as key to all waste management developments. All new waste management developments also require to comply with the objectives of the National Waste Strategy and National Waste Plan.

5.104 The National Park Plan identifies the reduction in waste produced as important, and recycling facilities within communities is supported, with all communities being able to access such facilities easily.

5.105 There are three Waste Strategy Areas that are each partially covered by the Cairngorms National Park: Highland; North East (Moray and Aberdeenshire) and Tayside (Angus). They all have individual Area Waste Plan targets as well as lists of best practicable environmental options. The Local Plan policy is therefore designed to assist in the delivery of these targets and options.

Implementation and Monitoring

5.106 This policy will be applied where it is relevant to the implementation of the area waste strategies, and the National Park Authority will work closely with local authorities, and will devise a consistent approach to waste strategies and targets across the Park. The principle of development of waste transfer stations within recognised industrial areas will be supported in line with current best practice regarding such developments.

5.107 The success of the policy will be measured against the reaching of targets within the National Park boundary.

Policy 31 Waste Management

There will be a presumption in favour of safeguarding the protection of existing strategic waste management facilities and all sites required to fulfil the requirements of the Area Waste Plans.

Allocations for waste management installations are appropriate generally on the existing or planned supply of employment and industrial land and specifically on:

- Class 5 General Industrial land (where additional protection can be provided by Pollution Prevention and Control (PPC) and through more stringent controls over noise, vibration and hazardous substances);

And in the case of waste transfer stations and materials recycling facilities;

- Class 6 Storage or Distribution land (where the distinction with Class 5 is on the basis of a higher level of lorry or van movements).

Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- Waste management

5.102 The careful use of our natural resources is important to all development proposals, and the reduction of waste goes hand in hand with this. Supporting the constituent local authorities in the delivery of their Area Waste Plans/Strategies, the Local Plan seeks to make adequate provision within the Park for the reduction in the amount of waste produced. This may include opportunities to exploit emerging technologies, for example combined heat and power proposals.

5.103 National guidance regarding waste management is given in Scottish Planning Policy 10 Planning for Waste Management, and Planning Advice Note 63 Waste Management and Planning. Through these the importance of promoting sustainability in all development is reinforced, and national aims of reduce, re-use and recycle and see waste as a valuable resource are identified as key to all waste management developments. All

new waste management developments also require to comply with the objectives of the Area Waste Plans, National Waste Strategy and National Waste Plan.

5.104 – 5.105 text unchanged

Implementation and Monitoring

5.106 This policy will be applied where it is relevant to the implementation of the area waste strategies, and the National Park Authority will work closely with local authorities, and will devise a consistent approach to waste strategies and targets across the Park. The principle of development of waste transfer stations within recognised industrial areas will be supported in line with current best practice regarding such developments.

5.107 Developments for waste management facilities should be appropriately designed and sited, demonstrating the sequential approach to site selection, which considers the options of siting facilities on employment land; brownfield land; contaminated or despoiled land; or locations close to sources of waste arising; and, in the case of energy from waste, locations close to users of heat and power.

5.108 Developments should assist businesses to manage their waste, assist local authorities to meet or surpass their Area Waste Plan targets or include site waste management facilities. This should include municipal solid waste schemes and local management schemes particularly where they involve the production of compost and/or energy from the waste, and also where there is a direct community benefit including local recycling centre. They should also demonstrate their consistency with the National Waste Strategy, National Waste Plan and Area Waste Plans.

5.109 The success of the policy will be measured against the reaching of targets within the National Park boundary.

Policy 32 Landfill

There will be a presumption against the development of new landfill sites and for amendments to or extensions of existing landfill sites within the National Park unless the development

- a) includes appropriate measures for site restoration;
- b) has fully considered site selection to ensure reinstatement of derelict or despoiled land;
- c) includes the principles of self sufficiency in terms of capacity and location; and
- d) provides on site facilities to allow on site recycling/waste treatment.

Background and Justification

This policy supports the National Park Plan's strategic objectives for:

- Waste management

5.110 National Guidance regarding landfill is given in SPP and this requires Planning Authorities to ensure that new landfill sites or extensions to existing landfill sites do not lead to a disproportionate burden of negative environmental impacts on nearby settlements or other sensitive receptors such as the landscape.

5.111 The National Park Plan identifies the reduction in waste produced as important and every effort should therefore be made to reduce the need for new landfill sites or extensions to existing facilities.

Implementation and Monitoring

5.112 Proposals for the extension of existing landfill sites may be considered acceptable, subject to the consideration of a full Environmental Impact Assessment (EIA). Prior to the closure of an operational landfill site (once it becomes full or redundant) details for its site restoration, after-care and after-use will be required for approval by the planning authority.

5.113 The success of the policy will be measured against the reaching of targets within the National Park boundary.

Policy 33 Tourism Related Development

~~Development of tourism-related facilities / attractions, and proposals which support such facilities, will be favourably considered where they enhance the range and quality of tourism attractions and facilities, and/or lengthen the tourist season, have a beneficial impact on the local economy and do not have any adverse impact on the special qualities of the National Park.~~

~~All proposals should contribute to the development and protection of sustainable communities and maintain and enhance the quality of the visitor's experience. Any proposal which would reduce the tourist facilities of an area will be resisted unless it can be demonstrated to the satisfaction of the planning authority that the effects will not have an adverse impact on the sustainability of the surrounding community.~~

Tourism related development which has a beneficial impact on the local economy through enhancement of the range and quality of tourism attractions and related infrastructure including accommodation will be supported provided that the development will not have an adverse impacts on the landscape, built and historic environment, or the biodiversity, or the geodiversity, or the culture and traditions of the National Park which, in the judgement of the planning authority, outweigh that beneficial impact.

Any proposal which would reduce the range and quality of tourism attractions and facilities will be resisted unless it can be demonstrated to the satisfaction of the planning authority that there will be no adverse impact on the local economy.

Background and Justification

This policy supports the National Park Plan's Strategic objectives for:

- Sustainable Tourism

~~6.8 Scottish Government guidance given in Planning Advice Note 73 sees tourism as being of vital importance to the social, economic, environmental and cultural wellbeing of rural Scotland.~~ The National Park Plan identifies the fact that tourism accounts directly and indirectly for a significant part of the area's economy and has the potential to make a significant contribution to the regional and national economy. The key objectives of the National Park Plan relating to sustainable tourism promote high quality services created through a collaborative approach.

6.9 – 6.14 text unchanged

Policy 35 Sport and Recreation Facilities

Text unchanged

Background and Justification

These policies supports the National Park Plan's strategic objectives for:

- Landscape, Built and Historic Environment
- Biodiversity
- Sustainable Communities
- Outdoor Access and Recreation

6.18 The Cairngorms National Park hosts a wide range of formal recreational facilities, from sports pitches and sports centres to ski centres, golf courses and mountain bike centres. There are also many other public and amenity open spaces, ranging from public parks, landscaping schemes within large-scale developments, and formal equipped play areas.

6.19 Scottish Government policy given through SPP highlights the importance of providing play space and other opportunities for children and young people to play freely, explore, discover and initiate their own activities. The policy therefore aims to ensure the needs of local communities for recreational space and facilities are accommodated, and protected where facilities exist. This should include informal and formal recreation provision, as well as adequate provision of open space.

6.20 The National Park Plan recognises that it is vital to many aspects of the National Park's environment, communities and economy that there are a range of high quality opportunities for people who enjoy the area in ways that conserve the special qualities and maximise the benefits to all sectors.

Implementation and Monitoring

6.21 Through the determination of planning applications, the Local Plan will seek to protect existing and future additions to formal recreational provision, including playing fields and other sports and recreation facilities.

6.23 With regard to formal recreation provision, the Cairngorms National Park Authority recognises the economic and recreational benefits that these centres provide to residents and visitors. The Local Plan recognises that many of these facilities are constrained by their sensitive location and supports their development where

this is done in harmony with the location, and where the proposal extends the tourist season and the availability of facilities to communities, and is designed to the highest standards.

6.24 The policy will be monitored using analysis of developments permitted which affect recreation opportunities within the Park, and which have had an impact on existing facilities

Policy 36 Other Open Space Provision

Text unchanged

Background and Justification

These policies supports the National Park Plan's strategic objectives for:

- Landscape, Built and Historic Environment
- Biodiversity
- Sustainable Communities
- Outdoor Access and Recreation

6.25 The Cairngorms National Park contains a wide range of public and amenity open spaces, ranging from public parks, landscaping schemes within large-scale developments, and formal equipped play areas. The importance placed on open space and recreation development is evident through various National and International conventions and strategies. These focus on improving opportunities to access outdoor play areas, increasing the amount of physical activity undertaken by the population and improving participation and performance. Reference should therefore be made to the latest national and internationally productions relevant to planning policy development.

6.26 Planning Advice Note 65 'Planning and Open Space' gives guidance on how best to ensure open space is provided for in the planning process. This also places a duty on planning authorities to prepare an Open Space Strategy, and this will become supplementary to the Local Plan. The Local Plan policies therefore aim to ensure the needs of local communities for recreational space and facilities are accommodated, and protected where facilities exist. This should include informal and formal recreation provision, as well as adequate provision of open space.

Implementation and Monitoring

6.27 Through the determination of planning applications, the Local Plan will seek to protect public and amenity open space. For the avoidance of doubt the sites referred to in this policy are those allocated as ENV within the proposal maps.

6.28 To assess the existing and future provision of both formal and other forms of public and amenity open space within settlements, the National Park Authority will work with the relevant Local Authorities to carry out an open space audit. From this, and any community needs assessments, an open space strategy will be developed to guide the future development of such spaces and set out design

standards to be adopted. Developers should refer to this and any other relevant supplementary guidance such as site specific design briefs, in support of any applications.

6.29 Adequate arrangements will also be made for long term maintenance of open space within and associated with new developments, and these arrangements will be in place prior to the granting of any permission.

6.30 The policy will be monitored using analysis of developments permitted which affect recreation opportunities within the Park, and which have had an impact on existing facilities.

Settlement Proposals

~~7.9 Table 4 in section 5 of the Local Plan provides a list of the indicative capacity for housing available within each settlement, with a guide for the numbers of dwellings required within the lifetime of the Local Plan.~~

An Camas Mor

i. The Local Plan continues the proposal for a new sustainable community at Cambusmore (now named An Camas Mor), on the east side of the River Spey opposite Aviemore, that was identified in the Badenoch and Strathspey Local Plan 1997 and in the Highland Structure Plan 2001.

ii. The Local Plan identifies an indicative settlement boundary for the site, within which it is expected that development of a community of up to 1500 homes could be developed over time. ~~The Local Plan identifies a need for the development of An Camas Mor to start within the lifetime of the Local Plan and sets a target of 100 homes to be completed within the next five years.~~ The National Park Authority will continue to work closely with the developers for the site, interested parties and consultees, to ensure realistic and appropriate timescales are set and adhered to, and that through such partnership workings, the effectiveness of the site is realised ~~within the predicted timescales.~~

iii. Development of the site will require a detailed transport assessment and this should examine the various access issues facing the site, including the impact of the development on the trunk road and local road network, the impact on the nearby rail network, and the need for non motorised access across the Spey to link the community with Aviemore.

iv. In addition to housing, the settlement will provide commercial and community uses. The National Park Authority will work with partners to produce a detailed masterplan for the site. Within this the requirements to create a sustainable community including economic development opportunities, community facilities and other forms of development will be detailed, within design guidance for all forms of development, which should attain the highest design and sustainable development credentials. The masterplan will also include mitigation measures required as a result of the development.

v. The development of An Camas Mor presents an excellent opportunity to provide opportunities for large and small scale developers and builders to work together to bring forward the delivery of the settlement. This will be recognised in the masterplan.

vi. Development of the An Camas Mor site has potential to have significant effects on the River Spey SAC. Permission for development will only be permitted if the planning authority is satisfied that proposals have been designed to the highest standards that do not adversely affect the integrity of the River Spey SAC.

vii. The whole of An Camas Mor also sits within the Cairngorm Mountains National Scenic Area. As such development will only be permitted if the planning authority is satisfied that proposals have been designed to the highest standards that avoid and mitigate any significant adverse effects on the environment and protect the overall integrity of the Cairngorm Mountains National Scenic Area.

viii The development of the site must accord with the approved development principles which were approved by CNPA in December 2008. (Appendix 4)

ix Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Aviemore

Aviemore is a strategic settlement within the settlement hierarchy. It is the largest settlement in the National Park, and is almost a small town. It is identified as a main settlement in the National Park Plan, and is recognised as playing a strategic role in the wider region. It is a significant economic driver and a growth centre for the wider region and the city of Inverness.

Much of the western edge of Aviemore is covered by the Tree Preservation Order. Many of the attractive and mature trees enhance local amenity and are therefore the subject of explicit and statutory protection. Any development in this area must therefore ensure that adequate provision is made for their preservation and for the planting of new trees.

Proposals

AV/H1: Situated to the north of Aviemore Highland Resort, this site has detailed planning permission for 161 dwellings. A flood risk assessment has shown the site to be marginally affected by flooding. Any future development proposals will be required to avoid the area identified at flood risk.

AV/H2 and H3: as a combined site these have an outstanding outline planning permission for up to 104 dwellings.

AV/H2: ~~An outline planning application is with the National Park Authority for the development of this 1.7ha site.~~ The consideration of reserved matters on this site or any further application for development of this site, will need to work within the existing woodland clearings to minimise the loss of trees and retain the natural screening and setting of the site. Part of this site lies within SEPA's indicative I in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site.

AV/H3: ~~An outline planning application is with the National Park Authority for the development of this 5.5ha.~~ The consideration of reserved matters on this site or any further application for development of this site, will have to take into consideration the SEPA indicative 1:200 year flood risk maps and a detailed flood risk assessment will be required.

AV/ED1- The existing Dalfaber Industrial Estate and Cairngorm Technology Park provide opportunities for economic development proposals to support the economy of Aviemore and the surrounding area. An area of 0.5Ha to the north of Dalfaber Industrial Estate is included to allow for future expansion when the current site reaches capacity. Currently used for informal recreation, pedestrian links through the site should be protected.

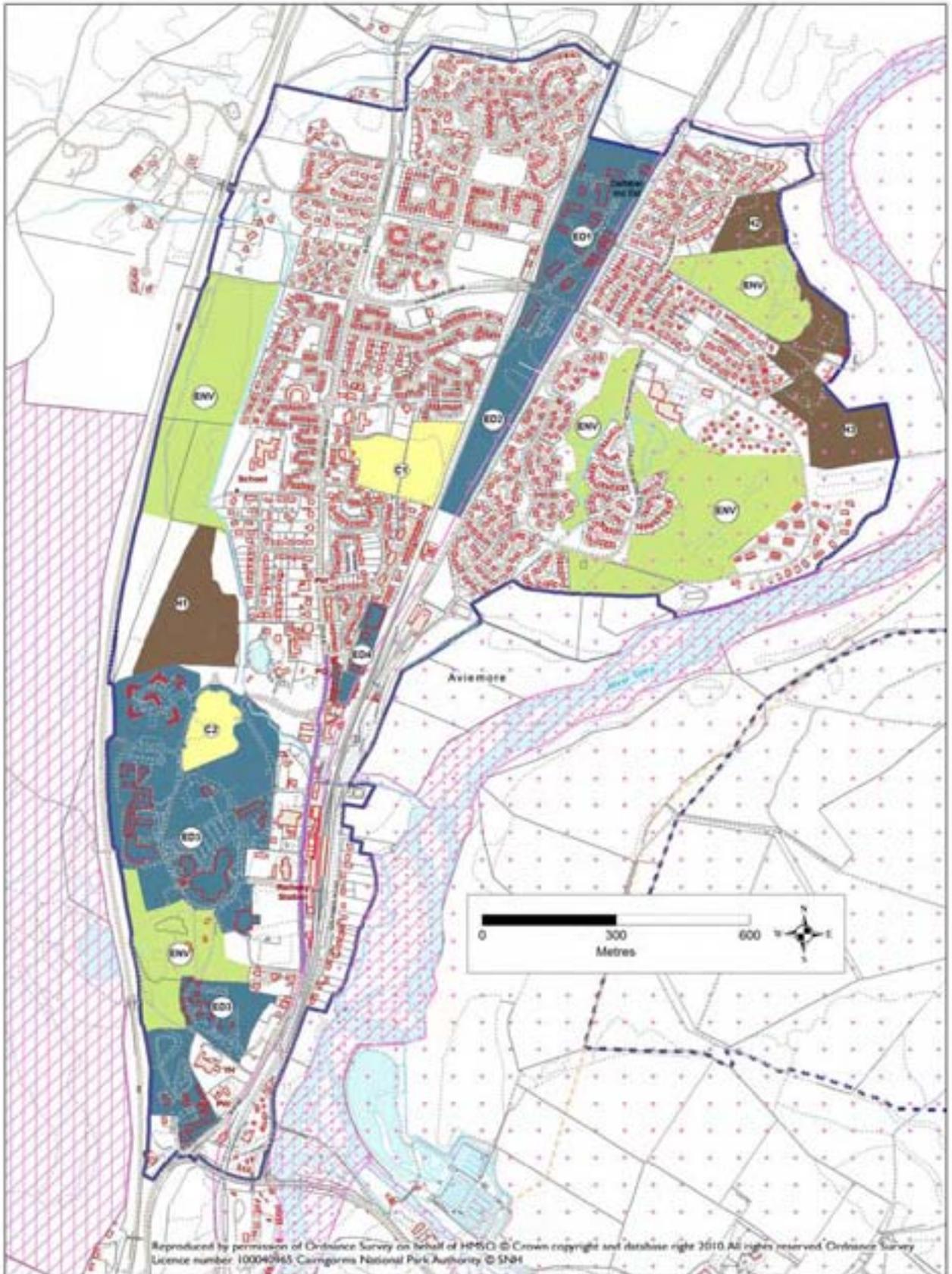
ED2 – ED4 : text unchanged

AV/C1- C2 : text unchanged

AV/Env: text unchanged

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Other relevant planning documents – The Aviemore Masterplan September 1997. This document is currently being reviewed in the form of the Aviemore Design Framework and will be adopted in support of the Local Plan. It will then be considered as a material consideration in the determination of planning applications within Aviemore.



Aviemore

Ballater

BL/HI

~~i. This 16.12Ha site to the north east of Monaltrie Park provides an opportunity for housing and mixed use land for the longer term in Ballater and to ensure a planned approach to development.~~

~~ii. The site has capacity for around 250 units, with 90 dwellings envisaged during the life of the Plan. The site has been the subject of an 'Enquiry by Design' (EbD) workshop run by the Prince's Foundation for the Built Environment and involved the local community and other stakeholders. The EbD process indicated a proposed layout for the development of the site incorporating a variety of densities and designs, and pockets of mixed uses to support the growth of sustainable communities, and this approach is supported.~~

~~iii. In the development of the site, proposals must ensure that adequate provision is made for the existing park which is envisaged as forming a core part of the development, linking the existing settlement with the new development. The park plays an important role in the community and this must be protected and enhanced. The development of site must also provide adequate links to the school, and provides an opportunity to improve links to the Deeside Way. The design and layout of development must also respect the planned nature of Ballater, and the historic quality of its built environment. Key listed buildings and their settings affected by the development of the site must also be protected. An innovative approach to design and layout, including access and movement within the site, is encouraged.~~

~~iv. The National Park Authority will work with the community, developers, and the Prince's Foundation, to ensure that a masterplan that reflects the community's needs and the special character of Ballater is prepared for the site. The development of this site presents an excellent opportunity to provide opportunities for large and small scale developers and builders to work together to bring forward the delivery of the proposal. This will be recognised in the masterplan.~~

~~v. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site.~~

Ballater is a strategic settlement within the settlement hierarchy. It is the largest village in the eastern side of the National Park. It is identified as a main settlement in the National Park Plan, and is recognised as playing a strategic role in the wider region. The residents of Ballater are relatively well served in terms of the range of shops, medical centre and a primary school.

Proposals

BL/HI

Site BL/HI, of 16.12 hectares, is located to the northeast of Monaltrie Park and provides an opportunity for housing and mixed use. The site has a capacity for around 250 units with 90 dwellings envisaged for construction during the life of the local plan. It is expected that a further 100 houses will be built in the period between 2011-2016 leaving capacity for 60 for the longer term.

A flood risk assessment has shown the site to be affected by flooding. Any future development proposals will be required to avoid the area identified at flooding risk, i.e. no development is to take place below the 193.8 metre contour and minimum finished floor levels are to be 194.3 metres or above OD.

The National Park Authority will work with the community, developers and all other interested stakeholders to ensure that a masterplan that reflects all of the following as well as the community's needs and the special character of Ballater is prepared for the site.

i) The area allocated is intended to provide for a range of needs for the community, including housing, business and recreation. There will be scope for the provision of services for residents, day visitors and tourists. An innovative approach to design and layout including access and movement within the site will be encouraged; and a variety of densities and designs and pockets of mixed uses will be supported.

ii) The masterplan approach to detailed implementation will facilitate the achievement of a high quality layout and consistent design. It will respect the historic quality of the existing built environment including the conservation area. Listed buildings, including the B listed Monaltrie House, and their settings will also be protected.

iii) Monaltrie Park will form a core part of the new development. The area identified as open space will

allow for provision of sports pitches and parking for events including the Ballater Games.

iv) There will be a network of pedestrian and cycle paths throughout the development. Particular attention will be paid to linking the park with the historic core of the village; and there will be links to the primary school and to the Deeside Way.

v) The masterplan will incorporate a full range of sustainability measures. The provision for biodiversity throughout the development will include special attention to relevant habitats and wildlife networks.

vi) The masterplan will incorporate a comprehensive landscaping strategy which will include structure planting on the edges of the site and within the development to integrate it with the existing landscape and ensure that there is no hard edge when viewed from the east.

vii) The development of the site will present an excellent opportunity for large and small scale developers and builders to work together to bring forward the delivery of the masterplan.

~~BL/ED1: The existing business units owned by Aberdeenshire Council will remain, with vacant space reserved for business uses.~~

~~BL/ED2: This site is allocated for additional economic development opportunities.~~

~~BL/ED3: The bus station between Golf Road and Viewfield Road will remain as a site for business use or another use appropriate to a town centre, should it be vacated by its current occupiers.~~

~~BL/ED4: The existing caravan and camping site provides continued support to the provision of tourism accommodation within Ballater and will be protected from adverse development. Where appropriate, enhancement opportunities will be supported.~~

BL/ED1: The existing business units owned by Aberdeenshire Council will remain, with vacant space reserved for business uses. Part of this site lies within SEPA's indicative I in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposal for this site.

BL/ED2: The bus station between Golf Road and Viewfield Road will remain as a site for business use or another use appropriate to a town centre, should it be vacated by its current occupiers.

BL/ED3 The existing caravan and camping site provides continued support to the provision of tourism accommodation within Ballater and will be protected from adverse development. Where appropriate, enhancement opportunities will be supported. The site lies wholly within SEPA's indicative I in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposal for this site.

BL/C1: text unchanged

BL/Env: text unchanged

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Ballater



Grantown-on-Spey

Grantown on Spey is a strategic settlement within the settlement hierarchy and it is identified as a main settlement in the National Park Plan.

Proposals

~~GS/H1: A detailed planning application is with the National Park Authority for the development of this 9.6ha site. The application will now be considered in line with the current adopted local plan (Badenoch and Strathspey Local Plan 1997), but will assist in providing housing for this local plan and its housing needs.~~

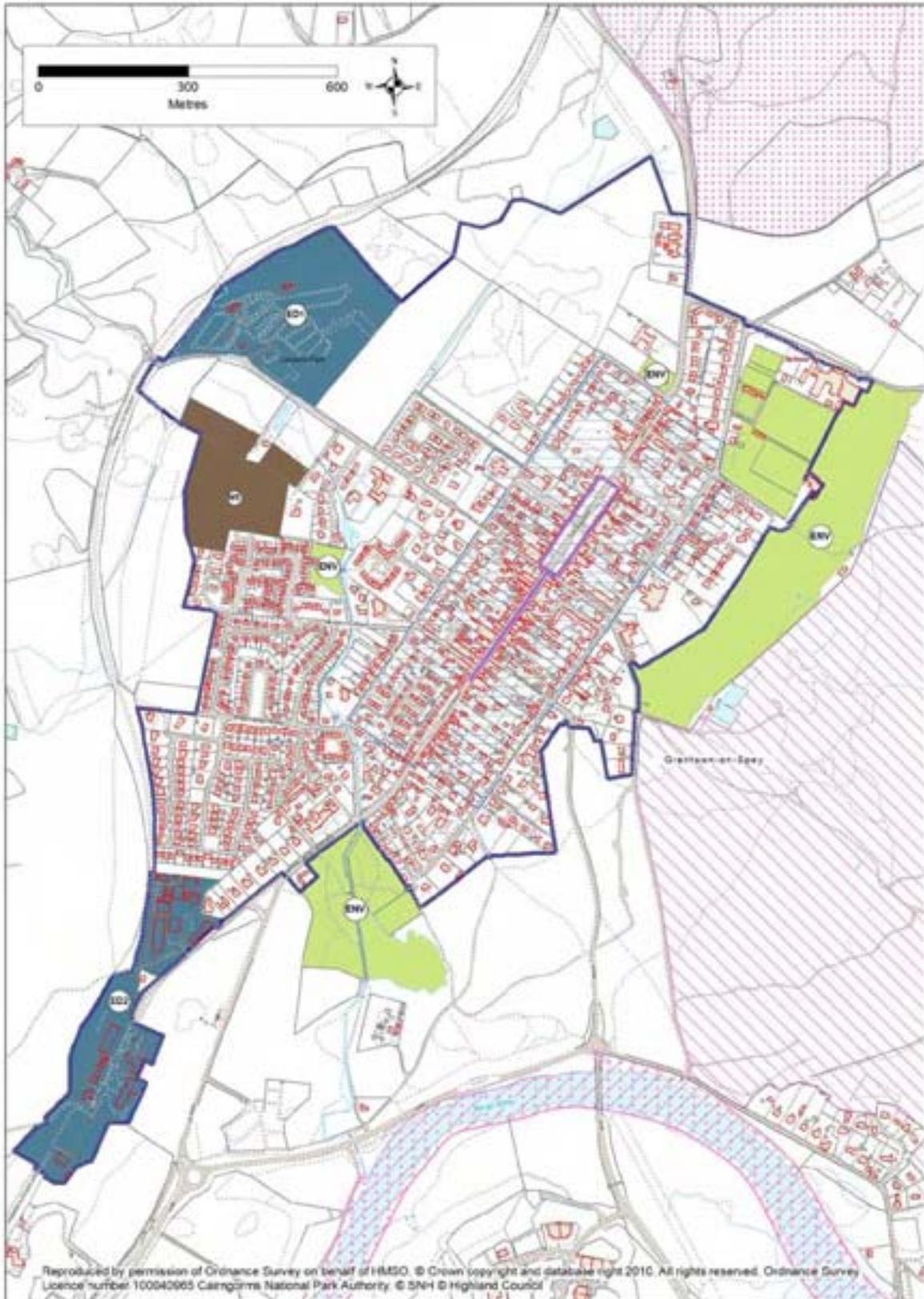
~~GS/H2 HI: A 3.25Ha~~ This site to the north of Beachen Court with capacity for around 50 dwellings. The site is known to be used by wading birds and would require more detailed survey to establish the ecological importance of the site and the impact of any development.

GS/ED1: The existing caravan and camping site provides continued support to the provision of tourism accommodation within Grantown on Spey and will be protected from adverse development. Where appropriate, enhancement opportunities will be supported. A flood risk assessment for the adjacent HI site has shown this site to be partially affected by flooding. A detailed flood risk assessment may be required to accompany any further development proposals for this site.

GS/ED2: Text unchanged

GS/Env: Text unchanged

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.



Grantown on Spey

Kingussie

Kingussie is a strategic settlement within the settlement hierarchy and it is identified as a main settlement in the National Park Plan.

Proposals

KG/HI

i. This 16.05Ha site would provide land for short and longer term housing supply in Kingussie. It could provide land for around 300 dwellings, with 75 of these provided during the life of the Plan. The phasing of the site will be required to take into account access provision to the site and the capacity of the existing road network.

ii. The site runs north from the A86 by Craig an Darach towards Kerrow Farm and west from Kerrow Farm to the rear of properties bounding Ardbroilach Road and is bounded by forestry to the north. The site is currently improved grassland grazed by livestock.

iii. Access to this site should be taken from the local road network. A traffic impact assessment will be required to ensure development of this site and others in neighbouring Newtonmore do not create an unacceptable cumulative impact on the A86 or A9.

iv. The National Park Authority will work with partners to produce a masterplan for the site to ensure effective provision of housing ~~in line with the phasing outlined in Table 4.~~ This masterplan should clarify the position regarding key infrastructure issues. The development of this site presents an excellent opportunity to provide opportunities for large and small scale developers and builders to work together to bring forward the delivery of the proposal. This will be recognised in the masterplan.

KG/ED1: text unchanged

KG/ED2: A small area of land to the west of Spey Street and adjacent to the railway line could also provide some opportunity to support the economic development of the settlement. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site.

KG/Env: text unchanged

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Newtonmore

Newtonmore is a strategic settlement within the settlement hierarchy and it is identified as a main settlement in the National Park Plan.

Proposals

NM/H1:

i. A 11.7ha site would provide land for around 120 dwellings. A detailed planning application is with the National Park Authority for the development of part of this. This application will now be considered in line with the current adopted local plan (Badenoch and Strathspey Local Plan 1997), but will assist in providing housing for this local plan and its housing needs. This visually prominent site will be the subject of a development brief, and any development within the site will ensure adequate access is provided to the rest.

ii. The development of this site presents an excellent opportunity to provide opportunities for large and small scale developers and builders to work together to bring forward the delivery of the proposal. This will be recognised in the development brief. The brief will also address any mitigation required as a result of the prominent nature of this site.

iii. Part of the site may be prone to flooding. The railway bridge and embankment downstream of the site have not been modelled as part of the SEPA indicative I in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any additional development proposals for this site.

NM/H2: A 5.2Ha site between Perth Road and Laggan Road that would provide land for around 100 dwellings. The site is visually prominent and the National Park Authority will prepare a

development brief to ensure a layout that minimises and mitigates the effects of any development. Access for this development should be taken from the local transport network.

iii. There also remains within the community an aspiration that the A86 should bypass the village centre. This would be achieved by means of a new road link to the B9150 along the boundary of area H2 and a new road link to the industrial site at ED2 through H1. Development of H1 or H2 may provide opportunities to bring this forward. Any transport intervention requiring Scottish Minister / Scottish Government / Transport Scotland consent and/or funding would require to undergo an appropriate transport appraisal. Further discussions will be required in the development of development briefs for these sites to include the views of both the community and road engineers, among others to clarify the options for such a development.

NM/ED1-NM/ED2: text unchanged

NM/ED3: the role of the Highland Folk Museum is important to the economic success of the area as a whole, and proposals to expand and enhance the facility will be supported. Part of this site lies within the SEPA's indicative I in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any development proposals for this site.

NM/Env: text unchanged

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Boat of Garten

Boat of Garten is an intermediate settlement in the settlement hierarchy. The village services currently include a school, shops, post office, hotel, other tourist facilities including the steam railway and a new community centre.

the most appropriate way to take forward proposals.

Proposals

~~BG/H1: This 5.8Ha site to the west of the existing settlement is identified for housing development and would provide land for around 70 units. The site should provide housing land for Boat of Garten's needs for the lifetime of the Local Plan, with an initial phase of 50 dwellings. Additional capacity will then provide a further 20 dwellings to meet future need. The site contains and is affected by important natural heritage interests and any development must ensure that appropriate mitigation and access management is incorporated to ensure adequate protection is ensured. The design of any development will also retain as much of the existing woodland on the site as possible and ensure access to BG/C1.~~

BG/ED1: text unchanged

BG/ED2: text unchanged

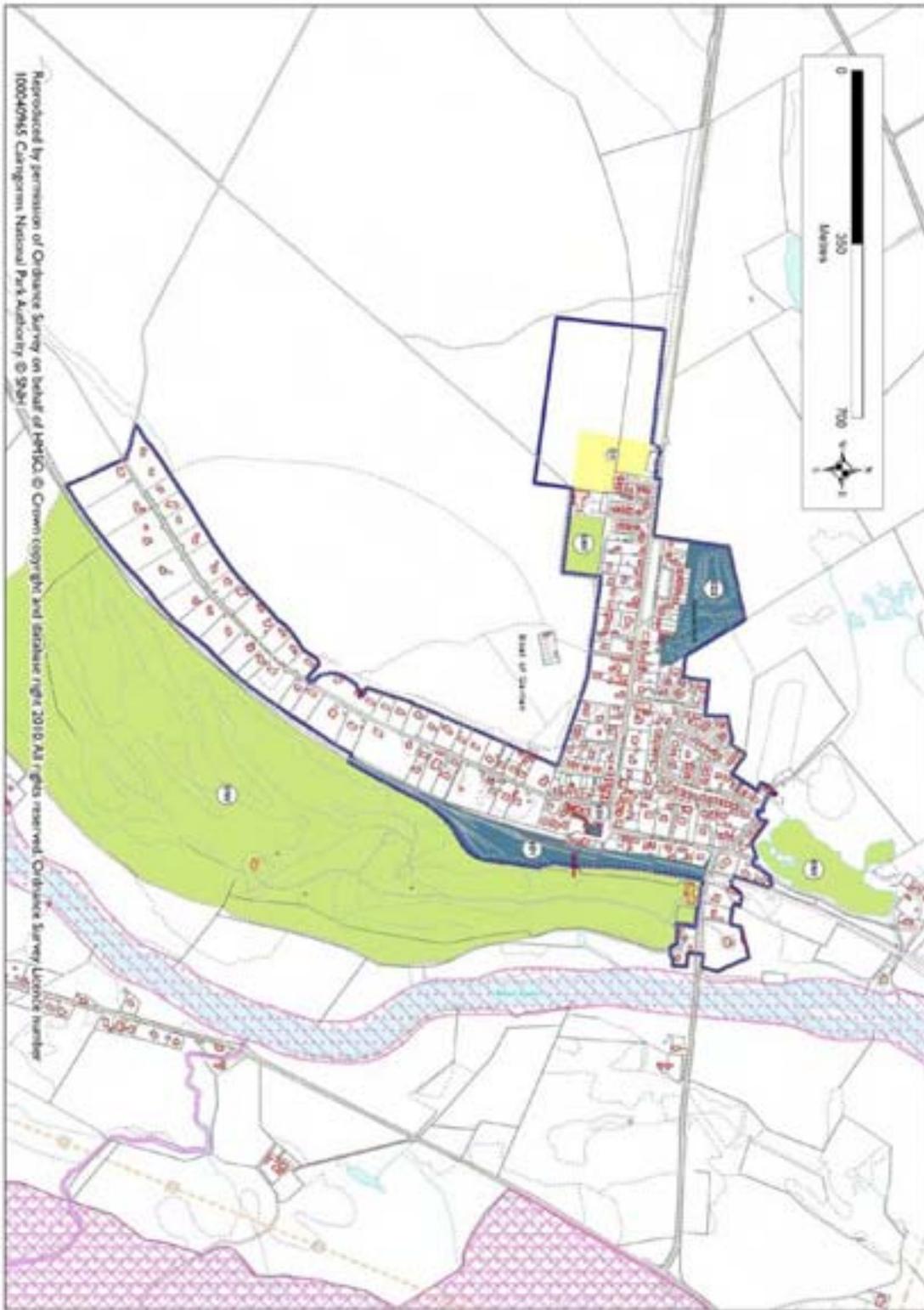
BG/ED3: The Boat of Garten Hotel offers tourist accommodation, non –residents dining, function facilities, conference rooms, as well as sports and other related facilities. It is a community asset and a source of employment and economic support for Boat of Garten.

BG/C1: The site to the west of the village and immediately west of the new village hall is to be retained in order to support the community and would be appropriate for a new school and/or other uses which support the economic development of the settlement and its sustainable community. Any proposal must take accordance of the high environmental sensitivity of its context. The design of any development will retain as much of the existing woodland of the site as possible.

BG/Env: text unchanged

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be

Boat of Garten



Braemar

Braemar is an intermediate settlement in the settlement hierarchy. It is situated in the heart of the national Park and there is a recognised need to ensure the community remains sustainable with improved facilities and housing provision to meet local needs. To progress this in a co-ordinated way a masterplan is proposed to assess development options for the medium and long term, drawn up in consultation with the community and key stakeholders.

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Proposals

BM/H1: A site to the south and west of Braemar Lodge Hotel has outline consent for 20 dwellings although capacity could be increased to at least 25. ~~A detailed planning application is with the National Park Authority. The application will now be considered in line with the current adopted local plan (Aberdeenshire Local Plan 2006),~~ but The development will assist in providing housing for this local plan and its housing needs.

BM/H2: A detailed planning application is with the National Park Authority for the development of this site for 30 dwellings, and is linked to the provision of off site affordable dwellings at Kindrochit Court. ~~The application will now be considered in line with the current adopted local plan (Aberdeenshire Local Plan 2006),~~ but development will assist in providing housing for this local plan and its housing needs.

(An additional permission of 12 houses at Invercauld Farm will also be included as providing housing for this local plan and its housing needs)

BM/ED1: text unchanged

BM/ED2: text unchanged

BG/ED3: text unchanged

BM/C1: text unchanged

BM/ENV : text unchanged

Carr-Bridge

Carrbridge is an intermediate settlement in the settlement hierarchy. The village services currently include a school, shops, tourist facilities and some industrial type activities.

Proposals

C/H1: This site has an outline planning permission for up to 117 dwellings and a detailed application is now with the National Park Authority for the development of this number across the site. This ~~application will now be considered in line with the current adopted local plan (Badenoch and Strathspey Local Plan 1997), but~~ will assist in providing housing for this local plan and its housing needs. The site is broken up by an area of bog woodland habitat and the entire area has a range of habitats and UK biodiversity action plan species that need to be safeguarded within the development.

C/ED1: text unchanged

C/ED2: The site provides an important contribution to the local economic position, and should be retained. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposals for this site.

C/ED3: text unchanged

C/Env: text unchanged

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Cromdale

Cromdale is an intermediate settlement in the settlement hierarchy. The services currently include a community hall, shop, post office, hotels, and some employment uses.

Proposals

~~CD/H1: The site on the north-eastern edge of the settlement between the Old Inn and Tom-an-uird View is appropriate for around 50 dwellings. Access to the site should utilise the existing local road network where possible, and should not have an adverse impact on the trunk road. A small watercourse runs through the site and potential flood risk has not been adequately quantified. A flood risk assessment may be required in support of any further planning application or reserved matters.~~

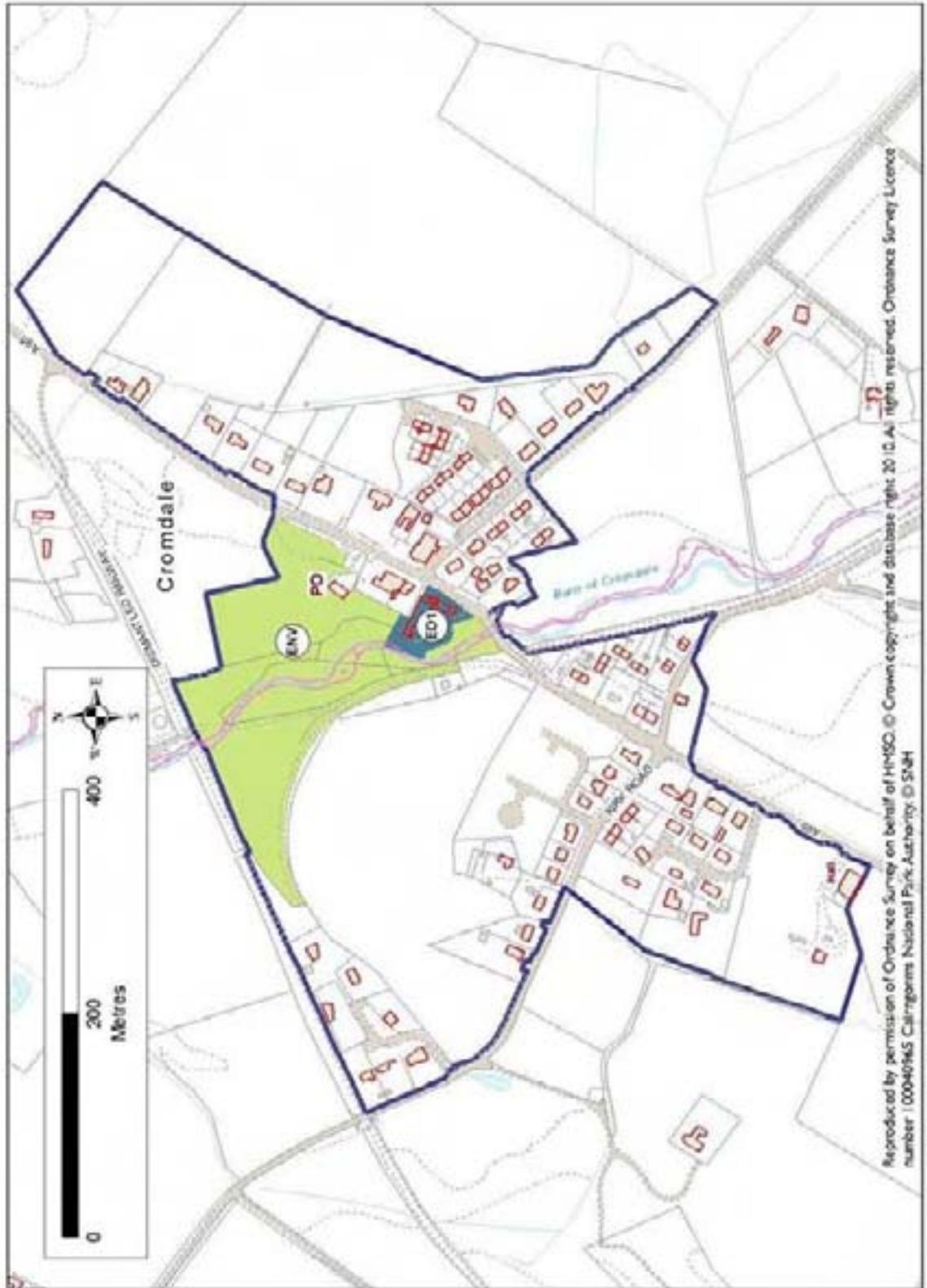
~~CD/H2: A 3.03Ha is appropriate for around 30 dwellings. Development of this site should ensure connection to the core paths network and the Speyside Way.~~

CD/EDI: a small site at the Smoke-House has some potential to provide for economic development in the village and any proposals must ensure that issues regarding contamination and access are adequately addressed. Part of this site lies within SEPA's indicative I in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any further development proposals for this site.

CD/Env: text unchanged

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Cromdale



Dalwhinnie

Dalwhinnie is a rural settlement in the settlement hierarchy.

Proposals

DW/H1: text unchanged

DW/~~H3~~ H2: text unchanged

DW/~~H4~~ H3: text unchanged

DW/ED1: text unchanged

DW/ED2: The Loch Ericht Hotel provides an important tourist and community opportunity and appropriate proposals to enhance this will be supported. Part of this site lies within SEPA's indicative I in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposal for this site.

DW/ED3: The distillery provides an important economic and tourist provision within the settlement and proposals to enhance this facility will be supported. Part of this site lies within SEPA's indicative I in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposal for this site.

DW/Env: text unchanged

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Dalwhinnie



Dulnain Bridge

Dulnain Bridge is an intermediate settlement in the settlement hierarchy. The range of local services available include a village hall, church, garage and post office/shop.

Proposals

Existing text unchanged

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Kincraig

Kincraig is an intermediate settlement in the settlement hierarchy. It offers services that currently include a primary school, shop, post office, hotel and sports pitch. .

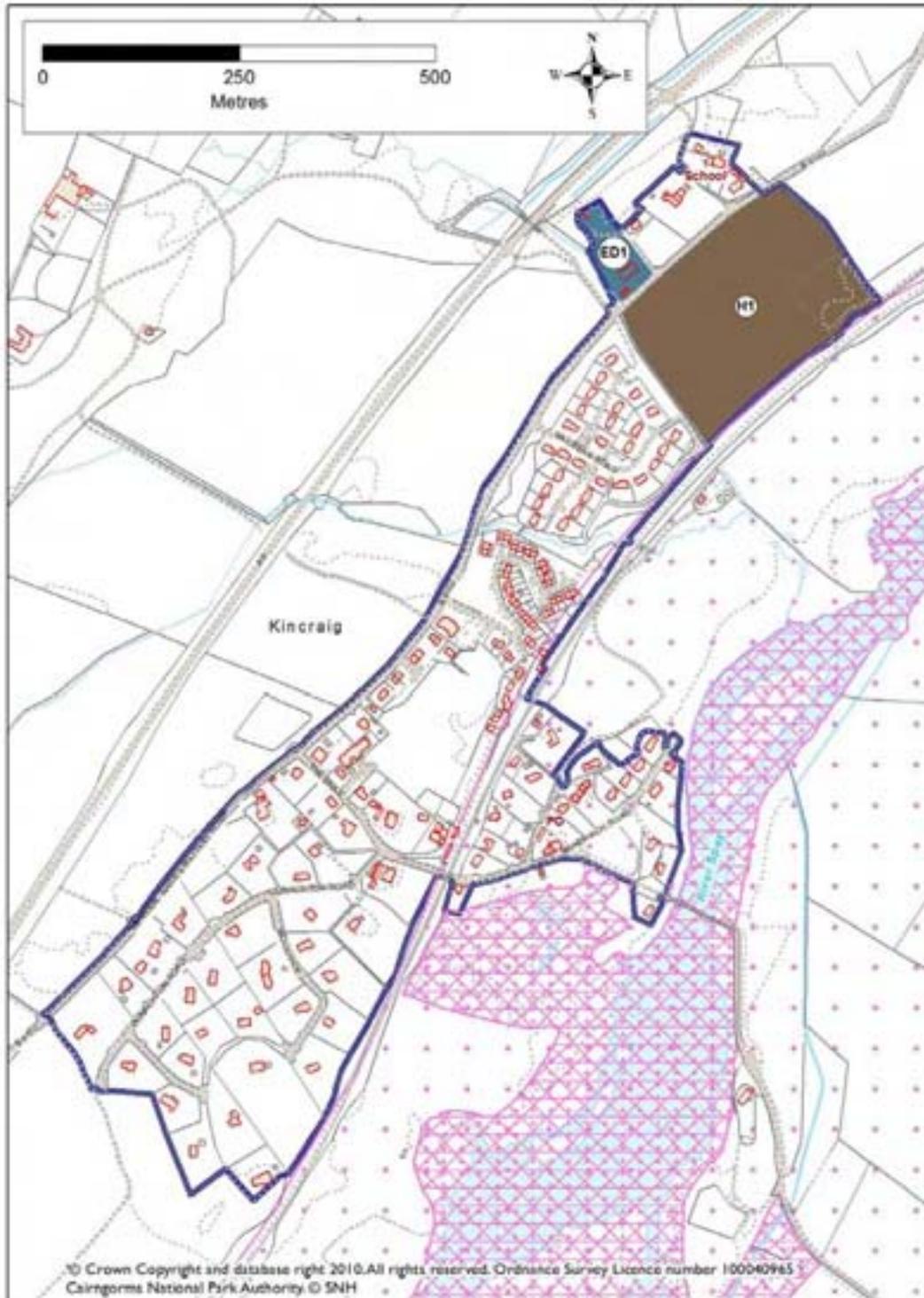
Proposals

KC/HI: This 5.7Ha site will consolidate the housing in Kincraig around the School. It would be suitable for around 40 dwellings, 25 of which are considered effective for this plan period. Development of the site will have to incorporate the wetland area towards the south of the site into its Sustainable Urban Drainage System (SUDS).

KC/EDI: text unchanged

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Kincraig



Nethy Bridge

Nethy Bridge is an intermediate settlement in the settlement hierarchy.

Proposals

NB/H1: This 0.47Ha site opposite the football pitch has detailed planning consent for 13 amenity dwellings. Part of this site lies within SEPA's indicative I in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any further development proposal for this site.

NB/H2: These two sites have outline consent for a total of 40 dwellings. Development on these sites will retain enough woodland to allow for movement of species between areas of woodland to the sides of the sites, and retain the woodland setting of this part of the village. A small water course runs through the site and potential flood risk has not been adequately quantified. A flood risk assessment may be required in support of any further planning application or reserved matters.

NB/ED1: A .076Ha site adjacent to H2 is identified for business use. Any development of the site will need to take account of its site within the woodland and at an entry point to the village. Development on this site will retain enough woodland to allow for movement of species between areas of woodland to the sides of the sites, and to retain the woodland setting of this part of the village.

NB/C1: This 1.09Ha site west of the playing fields which plays an important role in supporting the Abernethy Games is identified for community use and will be protected from development.

NB/Env: A number of open spaces within Nethy Bridge are identified as contributing to the setting of the village and will be protected from adverse development. Open space adjacent to the Mountview Hotel is also protected by means of a planning condition.

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

There is a need to review the level of development which is permitted in Nethy Bridge. To complete this work in a comprehensive way, and to allow full engagement of the local community, the National Park Authority will work with partners to produce a masterplan for the village. This will be drawn up in consultation with the community and key stakeholders.

Nethybridge



Tomintoul

Ti

Tomintoul is a rural settlement in the settlement hierarchy. It is situated within the Crown Estate's Glenlivet Estate and most land in the area is under the Crown Estate's stewardship. ~~It~~ There is an aspiration of the Crown Estate to develop Tomintoul into a larger and more sustainable community with improved facilities and housing provision. To take this forward the ~~Crown Estate intend to~~ National Park Authority will work with partners to produce ~~complete~~ a masterplan for the village, in consultation with the community and key stakeholders, ~~and the National Park Authority is supportive of this approach to planned medium and long term growth.~~

Proposals

T/H1, H2, H3, H4: Four housing land sites that provide land for around 40 dwellings in total. It is expected that these will provide land for Tomintoul's needs during the lifetime of the Local Plan in line with table 4, and for future growth and expansion. During the period 2006-2011, 12 dwellings would therefore be expected, ~~although the phasing of development may occur at different speeds, dependent on market conditions, demand and developer aspirations.~~

T/ED1: text unchanged

T/ED2 and ED3: text unchanged

T/ED4: text unchanged

T/CI: text unchanged

T/Env: text unchanged

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Dinnet

Dinnet is a rural settlement in the settlement hierarchy. It supports a range of businesses including a hotel, self-catering accommodation, a restaurant, an antique shop, the offices of Dinnet and Kinord Estate and a public hall

Dinnet commands an important location at one of the key entrances to the National Park. The local economy is largely land based, but there are opportunities to enhance tourism and recreation facilities, and consolidate the settlement, providing additional housing to secure a sustainable community.

For all Rural Settlements mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

Appendix I – Designation Maps

Map A – International Nature Conservation Designations – www.snh.org.uk/snh

Map B – Sites of Scientific Interest and National Nature Reserves – www.snh.org.uk/snh

Map C – Gardens and Designed Landscapes and National Scenic Areas – www.snh.org.uk/snh

Map D – Semi-Natural and Ancient Woodland Inventories - www.snh.org.uk/snh

Appendix 2 – Affordable Housing

Affordable Housing

For the purposes of the Local Plan, affordable housing is defined as housing of a reasonable quality that is affordable to people on modest incomes. Where houses are for purchase, savings and existing equity may also impact on this. To achieve this affordable housing will be offered to households in housing need who are unable to afford to buy or rent a home on the open market, and will cost less than market sale price or rent in perpetuity to the owner/tenant and subsequent owners/tenants.

There are a wide range of delivery options available. The following list is extensive but not exhaustive as changing funding streams, and innovative forms of delivery are being developed continually, and the National Park Authority are keen to ensure that no realistic mechanism is excluded. For the purposes of the Local Plan affordable housing can therefore include:

- I. **Social housing for rent** provided by Registered Social Landlords and/or local authorities;
- II. **Low cost home ownership properties funded by public subsidy** (eg Shared Equity, Rural Home Ownership Grant, Grant for Ownership);
- III. **Housing rented at affordable levels** agreed with Scottish Government and based on local income levels (eg proposed Scottish Rural Property and Business Association – SRPBA – rent model) as well as property condition, management arrangements and allocation policies;
- IV. **Low cost home ownership properties funded by developers.** The homes will be built to an agreed standard and sold at fixed prices (agreed with the local authorities to be affordable to a particular group and in line with local housing strategies) to buyers nominated by local authorities or bodies appointed by them. The discount in the property is the difference between the fixed sale price and the market price of an identical property. Future sale of such properties will be retained as affordable through the use of legal agreement or burden placed on the property;
- V. **Housing built on serviced plots that have been discounted** so that the gross cost of land and a completed house would be less than or equal to the Scottish Government benchmark costs for an equivalent house – plots of this type would normally be sold to self-builders. Future sale of such sites will be retained as affordable through the use of legal agreement or burden placed on the property.

In addition any other housing that costs less than the market rate to the first buyer/tenant will be considered by the Cairngorms National Park Authority in conjunction with the local authority and Scottish Government, as an alternative form of affordable housing delivery.

How we plan to identify those in need of affordable housing:

Policy 21 aims to increase the total supply of affordable housing for rent and for purchase. This means that more people will be able to rent or buy affordable homes. The most effective way of ensuring a fair selection of potential tenants and owners of affordable houses within the National Park is by using the existing housing waiting lists or common housing register. Anyone can put their name on to the housing waiting list, and it is proposed that all potential tenants and buyers of affordable housing in the Park do so in order to be nominated into an appropriate form of housing developed through the Local Plan's policies.

Potential tenants and buyers are then ranked in accordance with local authority housing allocation policies or other criteria for low cost home ownership set by them.

How we established the need for affordable housing

To work out how many houses to provide for in the Local Plan, the Cairngorms National Park Authority commissioned Heriot Watt to look at both need for housing and, in particular, how much of that should be affordable housing. The study considered a wide variety of influences including economic and demographic changes. Population and household projections based on local authority figures and a separate study undertaken for the National Park Authority by the University of Manchester indicate significant growth in the period to 2016, with the number of households growing by 20% between 2002-2016. Particular growth is expected in single person households and the population is expected to be an ageing one.

The supply within the existing stock is affected by two key influences. Second or holiday homes make up approximately 20% of the housing stock which cannot be considered effective as it does not provide permanent housing to meet the local demand. Secondly the area has a high proportion of owner occupiers who own their properties outright. This affects the amount of houses that come onto the open market, as such owner occupiers are less inclined to move as they are not normally seeking advancement on the housing ladder. The private rented sector is relatively large, but, as in other areas, the council house sector is in continual decline.

In summary therefore the housing needs results showed the net need per annum of 132 units across the area. This figure is fairly large, particularly when compared to current house completion projections are looked at. These stand at 115 completions a year, which could indicate that all new houses would need to be affordable to meet the need. However, clearly this would not be achieved as public funding would not stand such subsidy, and without it some level of open market housing must therefore subsidise affordable provision.

How we set the requirement for affordable housing

Two standards have been set as a requirement for affordable housing. The first, where less than a third of the necessary funding for the development is available through public subsidy a 25% requirement is in line with the standards set by the Scottish Government in Planning Advice Note 74.

On sites where more than one third of the necessary funding for the development is available through public subsidy a 40% requirement is set. This is based on a study commissioned by Communities Scotland and the Cairngorms National Park Authority and undertaken Heriot Watt University and Three Dragons Consultancy. The work used a model based on residual land values, or the bottom line for discussing the viability of development. In very simplistic terms, the study supports the standard of 25% where no grant or public subsidy is available. If a higher level is set, public subsidy must be assured. The study considered two alternative standards, 40% and 50% and concluded that neither would be realistic without grant. Even with grant in place, a 50% requirement would not normally be a realistic option. This scale of affordable provision would therefore only work in cases where normal costs did not apply, such as situations where land is provided at less than market value for example. Where the requirement is set at 40% the provision on site does however remain viable, as long as grant funding is in place.

These standards have therefore been incorporated into the policy. There is however a recognition that the model and the calculations were based on a particular set of economic conditions, and where it alters, for example a fall in house prices, some adjustment may be required. To this end, the Cairngorms National Park Authority is commissioning a toolkit based on the model used, and it will be used internally to ensure that the requirements set reflect the most up to date information regarding economic conditions. The model will allow for a more detailed consideration of development economics and will also be used in the monitoring of the policy and will influence any review of policy for future local plans.

A full version of the study 'Cairngorms Housing System Analysis' February 2006 is available on request. A full version of the study 'Planning for affordable housing in the Cairngorms National Park' March 2008 can be viewed at www.communitiesscotland.gov.uk as Report 99 in the research publications section.

Appendix 2

Table 1 sets out the baseline effective housing land supply at the commencement of plan preparation. This table, using the housing land audits published by the constituent Local Authorities, includes all sites identified in both the adopted plans when work commenced on the preparation of this plan, and also those sites carried forward into the current Local Plan. It identifies an effective supply of housing land of 904 units to meet the need of 950 units to meet the need to 2016. (para 5.33).

Table 2 sets out the most up-to-date information regarding house completions taken from the most recent housing land audits at the time of preparation on this plan. This identifies 176 completions since the baseline effective land supply was identified, which count towards the requirement for 950 units..

Table 3 - Having therefore established an initial need of 950 units, with 176 having been built and contributing to meeting this need, the Local Plan must therefore provide land for 774 units to meet the need to 2016. (950-176). To make sure the plan is meeting this need the most up to date housing land audits have been studied to identify the effective land supply. This is set out in Table 3.

Table 4 sets out those sites which are being taken forward in this Local Plan to meet the need to 2016. (774). This table is the basis for all allocations within the Plan. The Plan allocates sufficient land to supply 835 units, which ensures adequate provision to meet the current need, and allows a degree of flexibility to provide an effective supply of land for a 5 year period at all times. The allocations will be monitored annually to ensure the Plan is supplying the required 5 year supply at the time of the annual audit.

Table 1 Baseline Effective Land Supply

Settlement	Site	2006-2011 land audits programme	completions in 2006	Effective supply 2006- 2011	sites not included in CNPA local plan	Effective supply less those sites not carried forward into CNPA local plan ie: <u>the effective supply for this plan</u>
	The Highland Council 31st Dec 2006 - 31st Dec 2011 (2006 Audit)					
Aviemore	Aviemore North	200	87	113		113
	Edenkillie	75	0	75		75
	Dalfaber North	100	0	100		100
	West of Burn	20	0	20	*	0
	Centre lands	75	0	75		75
Granttown on Spey	Seafeld Ave/Beachen Court	30	0	30		30
	Seafeld Ave/Castle Rd E	90	0	90		90
	Mossie Road	30	0	30		30
Kingussie	N & E of Dunbarry Rd	60	0	60		60
	Craig an Daroch	0	0	0	*	0
	Ardvonie Road	12	0	12	*	0
	St Vincents House	0	0	0		0
Newtonmore	Perth Rd - Station Rd	60	0	60		60
	Perth Rd - Laggan Rd	0	0	0		0
	Clune Terrace	0	0	0	*	0
Boat of Garten	South of Deishar Road	15	0	15	*	0
Carrbridge	Dalrachney Lodge	3	1	2		2
	Off Crannick Place	90	0	90		90
Dalwhinnie	Ben Alder Rd	2	0	2	*	0
	Grampian Hotel	2	0	2		2
	Loch Ericht Hotel	2	0	2	*	0
	Loch Ericht Road	0	0	0		0
	Post Office	0	0	0	*	0
	North of substation	0	0	0	*	0

	North and East of hall	0	0	0	0	*	0	0
Dulnain Bridge	Fraser Road	10	0	0	10		10	10
	Waulkmill	8	0	0	8		8	8
	School Road	10	0	0	10	*	10	0
Kincraig	NE of MacRae Crescent	20	18	0	2		2	2
	off Suidhe Crescent	18	10	0	8		8	8
	Opp primary school	0	0	0	0		0	0
Nethybridge	Duack Bridge	0	0	0	0	*	0	0
	Nethybridge Hotel	10	0	0	10		10	10
	Former Nursery	8	0	0	8	*	8	0
	West of B970	30	0	0	30		30	30
	School Road	4	0	0	4		4	4
	Craigmore Road	12	0	0	12		12	12
Other	Insh	8	0	0	8	*	8	0
	Lynchat	6	0	0	6	*	6	0
Sub total					894		894	809
	Aberdeenshire Council 31st March 2007 - 31st March 2012 (2007 Audit)							
Ballater	Monaltrie Hotel	35	0	0	35		35	35
Braemar	Balnellan Road	20	0	0	20		20	20
	St Andrews/Fife Brae	30	0	0	30		30	30
Sub Total					85		85	85
	Moray Council 31st March 2007 - 31st March 2012 (2006 Audit)							
Tomintoul	Conglass Lane (N)	4	0	0	4		4	4
	Tomnabat Lane	6	0	0	6		6	6
Sub Total								10
Totals	Total							904

Table I Footnotes and explanation

1. Information gathered from Local Authority Housing Land Audits at the commencement of plan preparation
 - The Highland Council Housing Land Audit (baseline date 31st December 2006)
 - Aberdeenshire Council Housing Land Audit (baseline date 1st January 2007)
 - The Moray Council Housing Land in Moray (baseline date 1st January 2006)
2. * Site not included in CNP Local Plan and not therefore contributing to the effective housing land supply for this plan.
3. Underlying assumption that there is a need for 950 units (para 5.33).

Table I demonstrates that at the commencement of preparation of the local plan, once those sites which were not carried forward from the existing local plans into this plan have been removed, there was an effective housing land supply of 904 units, 46 units short of the need.

Table 2 Information on completions from latest housing land audits

Settlement	Site	Site ref in CNPA Local Plan	Effective supply identified in 2006/7	completions from latest audits
The Highland Council 31st Dec 2007 - 31st Dec 2012 (2007 Audit)				
Aviemore	Aviemore North		113	73
	Edenkillie		75	0
	Dalfaber North	H2/H3	100	0
	West of Burn		0	0
	Centre lands	H1	75	0
Grantown on Spey	Seafield Ave - Beachen Court	H2	30	0
	Seafield Ave - Castle Road E	H1 (part)	90	0
	Mossie Road	H1 (part)	30	0
Kingussie	N and E of Dunbarry Road	H1	60	0
	Craig an Daroch		0	0
	Ardvonie Road		0	0
	St Vincents House		0	0
Newtonmore	Perth Road - Station Road	H1	60	0
	Perth Road - Laggan Road	H2	0	0
	Clune Terrace		0	0
Boat of Garten	South of Deishar Road		0	0
		H1	0	0
Carrbridge	Dalrachney Lodge		2	3
	Off Crannick Place	H1 (part)	90	0
Cromdale	West of Bridge		0	0
	Kirk Road		0	0
	Btw Old Inn and Tom-an-uirid View	H1	0	0
	West Cromdale	H2	0	0
Dalwhinnie	Ben Alder Rd		0	0
	Grampian Hotel/W end of School Road	H2	2	0
	Loch Ericht Hotel		0	0
	Loch Ericht Road/ Opp Ben Alder Cottages	H4	0	0
	Post Office		0	0
	North of substation		0	0
	North and East of hall		0	0
	Opp and NW of community Hall	H1	0	0
	Former Hotel	H3	0	0
Dalnain Bridge	Fraser Road		10	0
	Waulkmill/ Adj to A938	H2	8	0
	School Road		0	0
	Rear of Skye of Curr Hotel		0	0
	West of play area	H1	0	0

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Kincraig	NE of MacRae Crescent		2	2
	off Suidhe Crescent		8	4
	Opposite primary school	H1	0	0
	East of school	H2	0	0
Nethybridge	Duack Bridge		0	0
	Nethybridge Hotel		10	0
	Former Nursery		0	0
	West of B970	H2 (part)	30	0
	School Road	H2 (part)	4	0
	Craigmore Road	H1	12	0
Other	Insh		0	0
	Lynchat		0	1
	Duthil		0	0
	Windfall large sites			54
Sub total			809	137
Aberdeenshire Council 31st March 2007 - 31st March 2012 (2009 Audit)				
Ballater	Monaltrie Hotel		35	35
	Monaltrie Park	H1	0	0
Braemar	Balnellan Road	H1	20	0
	St Andrews/Fife Brae	H2	30	0
Sub Total			85	35
Moray Council 31st March 2007 - 31st March 2012 (2009 Audit)				
Tomintoul	Conglass Lane (N)	H1	4	2
	Tomnabat Lane	H2	6	2
	Tomnabat Lane (Sth east)	H3	0	0
	Lecht Drive	H4	6	0
	57 Main Street		8	0
Sub Total			24	4
Totals			918	176

Table 2 Footnotes and explanation

1. Information gathered from most up to date published Local Authority Housing Land Audits
 - The Highland Council Housing Land Audit (baseline date 31st December 2007)
 - Aberdeenshire Council Housing Land Audit (baseline date 1st January 2009)
 - The Moray Council Housing Land in Moray (baseline date 1st January 2000)
2. * Site not included in CNP Local Plan and not therefore contributing to the effective housing land supply for this plan.
3. Underlying assumption that there is a need for 950 units (para 5.33).

Table 2 demonstrates that with 176 houses completed since the publication of the previous housing land audits (set out in Table 1) all of which contribute to meeting the need of 950 units, there remains a need of 774 units to be allocated for in this Local Plan. (950-176=774)

Table 3 Current Effective land supply from most up to date housing land audits

Settlement	Site	Site ref in CNPA Local Plan	Effective Supply identified in latest audits less sites not carried forward into CNPA plan
The Highland Council 31st Dec 2007 - 31st Dec 2012 (2007 Audit)			
Aviemore	Aviemore North		40
	Edenkillie		105
	Dalfaber North	H2/H3	80
	Centre lands	H1	90
Grantown on Spey	Seafeld Ave - Beachen Court	H2	15
	Seafeld Ave - Castle Road E	H1 (part)	60
Kingussie	N and E of Dunbarry Road	H1	75
	St Vincents House		4
Newtonmore	Perth Road - Station Road	H1	45
	Perth Road - Laggan Road	H2	30
Boat of Garten	West of Boat of Garten	H1	45
Carrbridge	Dalrachney Lodge		1
	Off Crannick Place	H1 (part)	48
Cromdale	Btw Old Inn and Tom-an-uird View	H1	15
	West Cromdale	H2	15
	Kirk Road		15
Dalwhinnie	Grampian Hotel/W end of School Road	H2	0
	Loch Ericht Road/ Opp Ben Alder Cottages	H4	0
	Opp and NW of community Hall	H1	3
	Former Hotel	H3	9
Dalnain Bridge	Waulkmill/ Adj to A938	H2	10
	West of play area	H1	20
Kincraig	off Suidhe Crescent		5
	Opposite primary school	H1	25
Nethybridge	Nethybridge Hotel		11
	West of B970	H2 (part)	50
	School Road	H2 (part)	above
	Craigmore Road	H1	13
Sub total			829
Aberdeenshire Council 31st March 2007 - 31st March 2012 (2009 Audit)			
Ballater	Monaltrie Park	H1	90
Braemar	Balnellan Road	H1	0
	St Andrews/Fife Brae	H2	30
Sub Total			120

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	Moray Council 31st March 2007 - 31st March 2012 (2009 Audit)		
Tomintoul	Conglass Lane (N)	H1	2
	Tomnabat Lane	H2	4
	Tomnabat Lane (Sth east)	H3	0
	Lecht Drive	H4	6
	57 Main Street		8
Sub total			20
Totals			969

Table 3 Footnotes and explanation

1. Information gathered from most up to date published Local Authority Housing Land Audits
 - The Highland Council Housing Land Audit (baseline date 31st December 2007)
 - Aberdeenshire Council Housing Land Audit (baseline date 1st January 2009)
 - The Moray Council Housing Land in Moray (baseline date 1st January 2000)
2. Table 3 excludes those sites identified as * in Table 1 and Table 2 which have not been included in CNP Local Plan.
3. Underlying assumption that there is a need for 774 units (950-176 as set out in Table 2)

Table 3 demonstrates that there is an effective housing land supply identified within the most up to date Housing Land Audits or 969. This meets the 774 units needed with an additional 195 units.

Table 4 Effective Land Supply reflecting Post Inquiry Modifications

Settlement	Site	Site ref in CNPA Local Plan	Effective Supply identified in latest audits less sites not carried forward into CNPA plan	Effective Supply identified in latest audits less sites not carried forward into CNPA plan and those sites removed as result of reporters recommendations
The Highland Council 31st Dec 2007 - 31st Dec 2012 (2007 Audit)				
Aviemore	Aviemore North		40	40
	Edenkillie		105	105
	Dalfaber North	H2/H3	80	80
	Centre lands	H1	90	90
Granttown on Spey	Seafield Ave - Beachen Court	H2	15	15
	Seafield Ave - Castle Road E	H1 (part)	60	* 0
Kingussie	N and E of Dunbarry Road	H1	75	75
	St Vincents House		4	4
Newtonmore	Perth Road - Station Road	H1	45	45
	Perth Road - Laggan Road	H2	30	30
Boat of Garten	West of Boat of Garten	H1	45	* 0
Carrbridge	Dalrachney Lodge		1	1
	Off Crannick Place	H1 (part)	48	48
Cromdale	Btw Old Inn and Tom-an-uird View	H1	15	* 0
	West Cromdale	H2	15	* 0
	Kirk Road		15	15
Dalwhinnie	Grampian Hotel/W end of School Road	H2	0	0
	Loch Ericht Road/ Opp Ben Alder Cottages	H4	0	0
	Opp and NW of community Hall	H1	3	3
	Former Hotel	H3	9	9
Dulnain Bridge	Waulkmill/ Adj to A938	H2	10	10
	West of play area	H1	20	20
Kincraig	off Suidhe Crescent		5	5
	Opposite primary school	H1	25	25

Nethybridge	Nethybridge Hotel				11	11
	West of B970	H2 (part)			50	50
	School Road	H2 (part)			above	above
	Craigmore Road	H1			13	13
Sub total					829	695
Aberdeenshire Council 31st March 2007 - 31st March 2012 (2009 Audit)						
Ballater	Monaltrie Park	H1			90	90
Braemar	Balnellan Road	H1			0	0
	St Andrews/Fife Brae	H2			30	30
Sub Total					120	120
Moray Council 31st March 2007 - 31st March 2012						
Tomintoul	Conglass Lane (N)	H1				2
	Tomnabat Lane	H2				4
	Tomnabat Lane (Sth east)	H3				0
	Lecht Drive	H4				6
	57 Main Street					8
Sub Total						20
Totals						835

Table 4 Footnotes and explanation

1. Information gathered from most up to date published Local Authority Housing Land Audits
 - The Highland Council Housing Land Audit (baseline date 31st December 2007)
 - Aberdeenshire Council Housing Land Audit (baseline date 1st January 2009)
 - The Moray Council Housing Land in Moray (baseline date 1st January 2000)
2. Table 4 differentiates between the effective housing land supply established in Table 3 and those sites which are removed as a result of Post Inquiry Modifications. These sites are marked *
3. Underlying assumption that there is a need for 774 units (950-176 as set out in Table 2)

Table 4 demonstrates that there is an effective housing land supply identified within the Local Plan of 835. This meets the requirement to provide for 774 units, with an additional 61 units. These 61 additional units ensure the Local Plan provides an effective housing land supply for a rolling period of five years (rather than a five year supply at the adoption of the plan).

Table 4 forms the basis for all allocations in the Local Plan

Appendix 3 Supplementary Planning Guidance

Topic	Information	Date/progress
Affordable Housing	To clarify for developers how they will be able to meet their affordable housing requirements as set out in policy	Adoption with adoption of Local Plan
Sustainable Design Guide	Provide additional detail as to what required under Policy	Adoption with adoption of Local Plan
Rural building groups	Provide clarity on what will constitute a rural building group for the purpose of Policy	Adoption with adoption of Local Plan
Energy Generation	Provide additional guidance about acceptable types and locations for various renewable energy technologies	Adoption with adoption of Local Plan
Water resources	Provide additional guidance for developers how they will be able to meet the requirements of the policy	Adoption with adoption of Local Plan
Carbon emissions from new developments	Provide additional guidance for developers how they will be able to meet the requirements of the policy	Adoption with adoption of Local Plan
Open Space	Formal requirement set out in PAN 65	Adoption with adoption of Local Plan
Landscape framework	To indicate links to Wild Land work, Landscape Character Assessment and other landscape work	Preparation to follow landscape framework. Planned for consultation summer 2010
Natural Heritage	To provide additional information for applicants on natural heritage issues	Adoption with adoption of Local Plan
Developer contributions	To clarify what will be required from developers as part of proposals under Policy	Adoption with adoption of Local Plan
Conversions	To clarify when a conversion is not a conversion	Adoption with adoption of Local Plan
Core Paths Plan		Adopted by CNPA March 2010
Wildness	To provide additional guidance on our approach to Wildness including advice on development which might affect it eg hill tracks	Work commenced and due for public consultation 2010
Masterplan – Ballater H1	To provide clarity on what will be expected of developers on land allocated including , for example, access, landscaping, density, layout, phasing	Commence work in conjunction with community and key stakeholders timeously to ensure adoption prior to the receipt of any application for development
Development Brief – Kingussie H1	To provide clarity on what will be expected of developers on land allocated including , for example, access, landscaping, density, layout, phasing	Application for masterplan for whole site received by CNPA
Development Brief – Grantown H2	To provide clarity on what will be expected of developers on land allocated including , for example, access, landscaping, density, layout, phasing	Adoption with adoption of Local Plan
Development Brief – Newtonmore H1	To provide clarity on what will be expected of developers on land allocated including , for example, access, landscaping, density, layout, phasing	Adoption with adoption of Local Plan

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Development Brief – Newtonmore H2	To provide clarity on what will be expected of developers on land allocated including , for example, access, landscaping, density, layout, phasing	Adoption with adoption of Local Plan
Development Brief – Kincaig H1	To provide clarity on what will be expected of developers on land allocated including , for example, access, landscaping, density, layout, phasing	Adoption with adoption of Local Plan
Development Brief – Dulnain Bridge H1	To provide clarity on what will be expected of developers on land allocated including , for example, access, landscaping, density, layout, phasing	Adoption with adoption of Local Plan
Aviemore Design Framework	To provide information about strategic approach to design in Aviemore	Adoption with adoption of Local Plan
Tomintoul Masterplan	Document that will set out Crown Estates long term plans for Tomintoul	Work to be commenced by Crown estate with help from CNPA at Crown Estates agreed timetable – no agreement reached as yet

Appendix 4- Development Principles for An Camas Mòr

These are the principles that the Cairngorms National Park Authority expects to see reflected in any masterplan and planning application for the new sustainable community of An Camas Mòr. There is an expectation that the submitted proposals will describe how the principles can be delivered. There would then be a requirement that they would be fully worked up within subsequent detailed applications. It is appreciated that certain aspects of the principles will depend on the way the development is promoted and used once it is in place, but the layout, design and embodied culture can influence this to a significant extent. The way in which the principles are addressed in the documents supporting any planning application will be central to consideration of the application by CNPA acting as planning authority.

Fit for a National Park

An Camas Mòr will have the distinction of being the only new community planned for a National Park. 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 will help to deliver the Cairngorms National Park Plan and emerging Local Plan. It will reflect the special qualities of the National Park and incorporate a wide range of sustainability measures in its design, layout and function. An Camas Mòr will be internationally acclaimed as an exemplar of sustainable development and building design in a very sensitive location. It will be an inspiration and a delight.

A Real Cairngorms Community

An Camas Mòr will be an inclusive and vibrant community with a demographically balanced resident population. It will embrace diversity and provide for all abilities. It will be recognisably “Cairngorms”. It will be a real community, not a holiday village or second home enclave, and will provide the range of facilities commensurate with that status. It will be a healthy community with access to the full range of recreation and sports facilities. It will have a distinct cultural identity that takes account of existing traditions and way of life in the surrounding area.

Climate Change

An Camas Mòr offers an opportunity for a real community-wide contribution to the challenge of climate change. It will offer an exemplar of living with the weather: coping with exposure and maximising solar gain, capturing higher rainfall and dealing with longer dry spells. It will offer an opportunity to maximise use of existing technology and test new solutions to climate change issues including energy efficiency, use of a range of renewable sources for heat and power, water and waste minimisation/recycling.

Relationship With Aviemore

An Camas Mòr will be a community in its own right, but by virtue of its location it will have a special relationship with Aviemore. Many of the services used by residents of the community will be in Aviemore and over time this will be reciprocated. There is a longstanding expectation locally, that the land on either side of the River Spey should be made available as a resource for the Aviemore and An Camas Mòr communities for recreation and leisure with potential, inter alia, for sports facilities, playing fields, paths, woodland, and allotments. Various parties are currently active in pursuing the realisation of this aspiration. Fundamental to its delivery is a new foot/cycle bridge across the River Spey

with a path directly linking central Aviemore and An Camas Mòr to ensure that the communities are true partners. The masterplan for An Camas Mòr will be expected to acknowledge this objective and demonstrate how An Camas Mòr, with other parties, will directly contribute to its delivery.

Landscape Context

An Camas Mòr will take account of and respond to the wider landscape context. The development will incorporate a sequence of spaces that integrate it effectively with its surroundings. There will be a strategy for long term management of shared space and landscape. There will be a strategy of pre-planting from the outset both within and outside the site to ensure full integration with the landscape from an early stage.

Delivery

An Camas Mòr will show how private and public investment and a range of small and large developers will consistently work together when the land is no longer in one ownership, over all phases of the development, to create a new community with a distinct and cohesive identity and sense of place. It will demonstrate how the scale of growth is linked to social development of the new community.

Movement

An Camas Mòr will seek to actively discourage the use of private cars through detailed design, early provision of regular and affordable public transport links, and provision of a network of paths for walkers and cyclists giving effective links within the community and with the surrounding area. Roads within the development will safely give priority to walkers/cyclists of all abilities and will seek to establish new standards for informal layout and design which The Highland Council will accept for adoption.

Biodiversity

An Camas Mòr will be expected to demonstrate how a development of this size and quality can both conserve and enhance the biodiversity of the site and surrounding area. This will include a comprehensive range of mitigation measures integrated at every level within the development and enhancement of habitat networks throughout the area within and surrounding the development. Where mitigation is not possible within the site boundary, enhancement works beyond the site will be expected to ensure a net enhancement to the natural heritage of the Park.

The Built Environment & Public Realm

An Camas Mòr will reflect consistently high standards of design at all levels in terms of both quality and sustainability in its widest sense. It will have regard to the building traditions of the area in terms of form and materials, but will reflect its time. It will maximise use of locally sourced materials, particularly timber. It will create an An Camas Mòr distinctiveness that reflects its location in the Cairngorms. It will show how higher density is compatible with the landscape context, the provision of good quality housing and a place where folk will enjoy living and working. The design and location of spaces will be as important as the buildings. It will include landmark buildings and structures to contribute to its distinctiveness. Lighting on roads, paths and throughout the development will be designed to minimise impact on the night sky, to conserve energy and to provide for people's actual needs.

Affordable Housing

An Camas Mòr will make a significant contribution throughout its development to the provision of the full range of affordable housing to meet local needs within the National Park. It will demonstrate how both the public and private sectors will work together to deliver affordable housing. It will show how such housing will remain affordable and available for local people.

A Place to Work

An Camas Mòr will be designed and promoted to actively encourage the provision of jobs within the community and seek to minimise levels of commuting. It will incorporate space that is designed for or can be easily adapted for employment uses. It will facilitate home working. It will have a strategy for attracting and stimulating a wide range of business opportunities that complement the ethos of the community.

Appendix 5- Glossary

Name or Word	Description
Ancient Woodland	Woodland that is recorded on the inventory of ancient and long established semi natural woodland held by SNH, and has been established for many hundreds of years.
Ancient Woodland Inventory	An Inventory of woodland sites that are thought to have been (AWI) continuously wooded since 1750 or 1860.
Article 4 Directions	An Article 4 Direction can be sought by a planning authority in circumstances where specific control over development is required, primarily where the character of an area of acknowledged importance would be threatened by development that would normally not require planning permission.
Brownfield land	Land which has previously been developed. The term may cover vacant or derelict land, infill sites, land occupied by redundant or unused buildings, and developed land within the settlement boundary where further intensification of use is considered acceptable.
Development	The carrying out of building, engineering, mining or other operations, in, on, over or under land, or the making of any material change in the use of any building or other land.
Development Brief	A document prepared to show in some detail, how best to develop a site, and can include details of access and other infrastructure, sub division of larger sites, proposed stages of development, design proposals.
EIA	Environmental Impact Assessment. A process by which information about the effects of a proposed development is collected, assessed and used in reaching a decision on whether development should go ahead or not.
European Charter for Sustainable Tourism in Protected Areas	A charter that was developed by the EUROPARC Federation of protected areas. The Cairngorms National Park was the first UK National Park to achieve the charter.
European Protected Species	Species listed on Annex IV of the Habitats Directive as species of European Community Interest and in need of strict protection.
Gardens and Designed Landscapes	Significant historic gardens and designed landscapes identified by Historic Scotland for their natural heritage and cultural importance. Inclusion in the Inventory confers a measure of statutory planning control in relation to the sites concerned and their setting.
Geological Conservation Review	The GCR identifies those sites of national and international importance needed to show all the key scientific elements of the Earth heritage of Britain. The sites identified form the basis of statutory geological and geomorphological conservation in Britain.

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Historic Environment Record (HERs).	Dataset maintaining records of monuments, heritage sites, events and archives which can be used to give a comprehensive historic record.
Historic Scotland	Historic Scotland safeguards the nation's built heritage and promotes its understanding and enjoyment on behalf of Scottish Ministers.
Housing Association	A non-profit making organisation committed to meeting specific housing needs.
Housing Market Area	A geographical area which is relatively self-contained in terms of housing demand; ie a large percentage of people moving house or settling in the area will have sought a dwelling only in that area.
Listed Buildings	Buildings are 'Listed' because they are considered to be of special architectural or historic interest and as a result require special protection.
National Nature Reserves (NNRs)	NNRs contain examples of some of the most important natural and semi-natural eco-systems in the United Kingdom. They are managed to conserve their habitats or to provide special opportunities for scientific study of the habitats' communities and species represented within them. NNRs are declared by the statutory country conservation agencies under the National Parks and Access to the Countryside Act 1949 and the Wildlife & Countryside Act 1981.
National Parks	The National Parks (Scotland) Act 2000 enables the establishment of National Parks in Scotland.
National Planning Policy Guidance (NPPG)	See Scottish Planning Policy (SPP)
National Scenic Area	Areas of land designated as being of national significance on the basis of their outstanding scenic interest which must be conserved as part of the country's natural heritage.
Natura 2000	Natura 2000 is the name of the European Union-wide network of nature conservation sites established under the EC Habitats Directive. This network will comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).
NEST	North East Scotland Together – The Aberdeen & Aberdeenshire Structure Plan 2001-2016
Open Market Housing	Housing which is bought and sold on the open market.
Open Space	Greenspace consisting of any vegetated land or structure, water or geological feature in an urban area and civic space consisting of squares, market places, playgrounds and other paved or hard landscaped areas with a civic function.
Planning Advice Notes (PANs)	Planning Advice Notes are the Scottish Government's publications on best practice and other relevant planning information.

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Population Equivalent	A measure of the organic biodegradable load of an effluent prior to treatment. One population equivalent (Ipe) has a five-day biochemical oxygen demand (BOD5) of 60 grams of oxygen per day (as defined by SEPA)
Public Subsidy for Housing	Money from the public purse in the form of subsidy schemes (eg housing association grants) which is made available to help provide affordable housing.
Ramsar Convention Site	A designation of globally important wetland areas that are classified to meet the UK's commitments under the Ramsar Convention.
Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS)	The Royal Commission on the Ancient and Historical Monuments of Scotland is responsible for recording, interpreting and collecting information about the built environment.
RSLs	Registered Social Landlords.
Rural Brownfield	Sites that have previously been used. In rural areas this usually means sites that are occupied by redundant or unused buildings or where the land has been significantly degraded by a former activity.
Scheduled Ancient Monument (SMR)	A record of scheduled monuments which are considered to be of Record national importance that Scottish Ministers have given legal protection under the Ancient Monuments and Archaeological Areas Act 1979.
Scotland Ancient Woodland Inventory	A more sophisticated classification of the Inventories of Ancient, Long established and Semi-natural woodlands developed for woodlands in Scotland. For Scottish woods, the category Ancient comprises woods recorded as being of semi-natural origin on EITHER the 1750 Roy maps OR the 1st Edition Ordnance Survey maps of 1860. This is due a) to the likelihood of the latter having been omitted from the Roy maps and b) to render the Scottish classification compatible with that for England and Wales.
Scotland Semi-Natural Woodland Inventory	This dataset contains information gathered by remote means using 1970s sources (maps, aerial photos) about the woodland cover present on Ancient and Long Established Woodland Inventory sites. It does not contain information about woods not on the Inventory.
Scottish Natural Heritage (SNH)	The public body with a remit to secure the conservation and enhancement of Scotland's unique and precious natural heritage, ie wildlife, habitats, geology and landscapes.
Scottish Planning Policy (SPP)	Scottish Planning Policies (SPPs) provide statements of Scottish Government policy on nationally important land use and other planning matters, supported where appropriate by a locational framework. SPPs are replacing National Planning Policy Guidance (NPPGs). Some NPPGs are used as SPP until they are replaced by a new SPP.
Scottish Water	Scottish Water is a publicly owned business, answerable to the Scottish Parliament, that provides water and wastewater services

	in Scotland.
Scottish Environment Protection Agency (SEPA)	The public body with a remit for environmental protection.
Section 75 agreement	Legal agreement regulating the future use of land, recorded in the Land Register and legally binding on future owners of the land.
Sites of Special Scientific Interest (SSSI)	The SSSI/ASSI series has been developed over the last 50 years as the national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. These sites are also used to underpin other national and international nature conservation designations.
Special Areas of Conservation (SAC)	SACs are designated by the UK Government to meet its obligations under the EC Habitats Directive. They are areas that have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed in Annexes I and II to the Directive.
Special Protection Areas (SPA)	SPAs are classified by the UK Government to meet its obligations under the EC Birds Directive. These are areas of the most important habitat for rare (listed in Annex I to the Directive) and migratory birds within the European Union. SPAs are classified under the Wildlife and Countryside Act 1981. SPAs, together with SACs, form the Natura 2000 network.
Strategic Environmental Assessment (SEA)	SEA is a process to ensure that significant environmental effects arising from policies, plans and programmes are identified, assessed, mitigated, communicated to decision-makers, monitored and that opportunities for public involvement are provided.
Sustainable	A way of living and working which uses and manages environmental, social and economic resources in such a way that future generations will also be able to enjoy them.
Sustainable Communities	A population level and mix that meets the current and future needs of its communities and businesses, focused around settlements where services, networks, expertise and experience support the population.
Sustainable Development	Development which uses the resources and special qualities of the National Park in such a way that they are used and enjoyed by current generations and that future generations can continue to use and enjoy them.
Tree Preservation Order (TPO)	A TPO is made by the local planning authority (usually a local council) to protect specific trees or particular woodland from deliberate damage and destruction.
Viability	a measure of a town centres capacity to attract ongoing investment, for maintenance, improvement and adaption to changing needs
Vitality	a measure of how lively and busy a town centre is.
Water Environment	The water quality, quantity, hydrology, hydromorphology and aquatic ecology of water bodies, river systems, wetlands and groundwater.

Water Environment and Water Services (Scotland) Act 2003

The Act of the Scottish Parliament that introduces the EC Water Framework Directive into Scottish law.

Windfall sites

Sites which become available for development unexpectedly and are therefore not included as allocated land in the local plan.

