



Cairngorms
NATIONAL PARK
Pàirc Nàiseanta a' Mhonaidh Ruaidh

PLANNING

Cairngorms National Park

Local Development Plan 2020

Main Issues Report

Consultation Friday 17 November 2017 – Friday 2 March 2018



#BIG PARK
#BIG QUESTIONS

Cairngorms National Park Main Issues Report Public Consultation 17 November 2017 – 2 March 2018

The Cairngorms National Park Main Issues Report (MIR) has been prepared by the Cairngorms National Park Authority (CNPA) in accordance with the National Parks (Scotland) Act 2000 and the Planning Etc (Scotland) Act 2006. The Main Issues Report will go out for public consultation between 17 November 2017 – 2 March 2018.

The Main Issues Report is asking for your views on the big issues that the Cairngorms National Park Local Development Plan 2020 will need to address and the options for tackling them. The Main Issues Report sets out choices for the land allocations that could be made for development, and for policies that will be used to make decisions on applications for planning permission. The consultation is supported by a number of accompanying documents, containing further details of the issues and environmental reports/assessments.

Where you can view documents and how to comment

All the documents are available to view on the CNPA website, at the CNPA offices and at libraries within the Park.

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All comments must be received by 5pm on Friday 2 March 2018.

What happens next

Consultation responses will be collated and a consultation report published. We will use this to inform the preparation of the Proposed Cairngorms National Park Local Development Plan 2020. We expect to publish this for public comment in September 2018.

You can keep up to date with progress on the new Local Development Plan at www.cairngorms.co.uk and on Twitter and Facebook via [@cairngormsnews](https://twitter.com/cairngormsnews) or [#BigParkBigQuestions](https://twitter.com/BigParkBigQuestions).

Data Protection

Details provided in response to the consultation will only be used for purposes associated with the Cairngorms National Park Main Issues Report and Local Development Plan 2020. You may request to see personal information held by the CNPA at any time.

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I. Introduction

What is the Main Issues Report?

We are consulting on the main issues to be addressed in the Cairngorms National Park Local Development Plan 2020 – the document which will guide future development in the National Park.

The Main Issues Report asks your views on the big issues that the Local Development Plan 2020 will need to address and the options for tackling them.

The consultation on the Main Issues Report is an important opportunity to get involved in shaping the future of the National Park. It is your chance to influence what the new Local Development Plan does to help make sure it provides the homes, jobs and services that our communities need as well as protecting and enhancing the Park's unique environment and cultural heritage for future generations.

This consultation does not try to cover all the topics that will eventually be included in the Local Development Plan 2020. You will be able to comment on those details when a Proposed Local Development Plan is published for consultation in 2018.

Why do we need a Local Development Plan?

The planning system is all about guiding new development – making sure we have enough land for development in the most appropriate locations. This helps us to meet our needs for housing, jobs and services at the same time as protecting and enhancing our environment. It also helps us to make the most effective use of existing and new infrastructure such as roads, schools, and health facilities.

The system in Scotland is 'plan-led'. This means we must prepare a Local Development Plan with a strategy for development. The Plan must include proposals for development as well as policies that will be used to make decisions on future planning applications within the National Park.

The Local Development Plan focuses on built development but is one of a range of plans and strategies (see section 2, p7) that help us manage the development and use of land to deliver the four statutory aims for Scottish National Parks¹:

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

These aims are to be pursued collectively. However, if there is conflict between the first aim and any of the others then greater weight must be given to the first aim². This is a sustainable development approach in which conservation of the natural and cultural heritage underpins the economic and recreation value of the National Park.

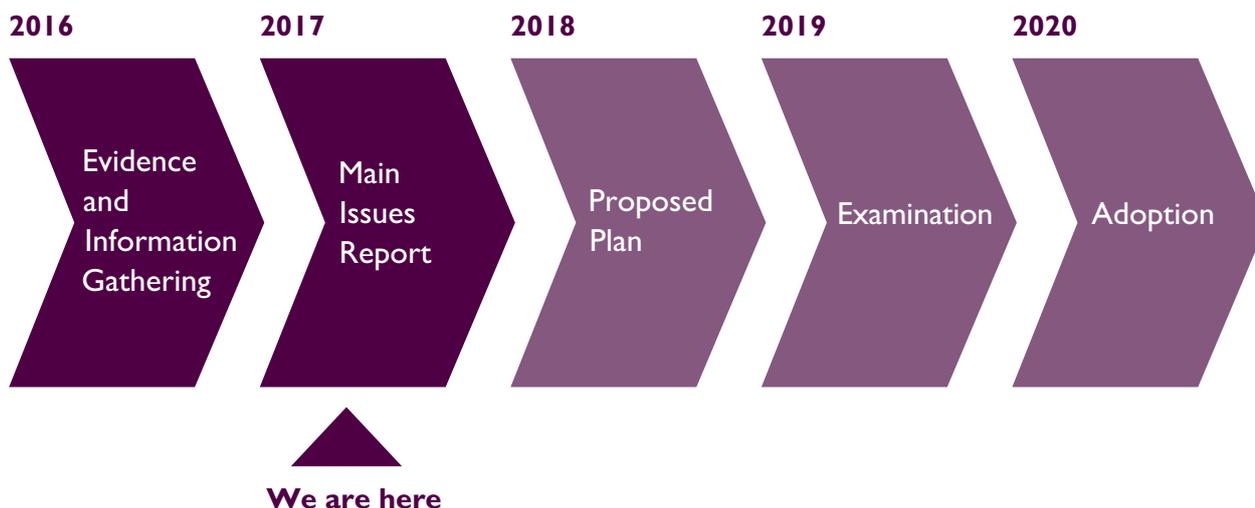
¹ The four aims are set out in the National Parks (Scotland) Act 2000

² As required by section 9.6 of the National Parks (Scotland) Act

Why are we preparing a new Local Development Plan now?

The current Cairngorms National Park Local Development Plan was adopted in 2015 and covers the period until 2020. Planning legislation requires that the Local Development Plan is reviewed at least every five years to make sure it is up to date and relevant to current issues and circumstances.

The process of making a Local Development Plan takes a few years to complete. The key stages are summarised in the diagram below³.



The process started in 2016, by collecting evidence and information about key issues within the National Park. We also undertook a ‘call for sites and ideas’ in late 2016. The call for sites and ideas allowed people with an interest in the use of land within the Park to submit sites they wished to see identified for development in the new Local Development Plan. All that information has been used to produce this Main Issues Report. It is the first formal opportunity for you to give us your views and help to shape the content of the new Local Development Plan.

The new Local Development Plan should be adopted in 2020 and will focus on the five year period until 2025. It will also outline development proposals for the next 10 years and indicate the likely need for, scale, and location of development as far as 20 years in the future.

³ You can also find more information about the timescale and process for producing the new Local Development Plan in our **Development Plan Scheme**.

2. Planning in the Cairngorms National Park

Approach to planning in the Cairngorms National Park

In the Cairngorms National Park, more than in any other part of Scotland, there is a partnership approach to planning. The Cairngorms National Park Authority (CNPA) and the five relevant local authorities – Aberdeenshire Council, Angus Council, Moray Council, Perth & Kinross Council and The Highland Council – all play a key role in making the planning system work effectively.

The CNPA sets the planning policy framework for the National Park. This is achieved through the Cairngorms National Park Partnership Plan and the Local Development Plan. All planning applications within the Park are determined in line within this policy framework. However, planning applications are submitted in the first instance to the relevant local authorities. The CNPA then ‘calls in’ and determines the most significant planning applications for the Park (generally around 10% of all applications), leaving the remainder to be determined by the local authorities⁴.

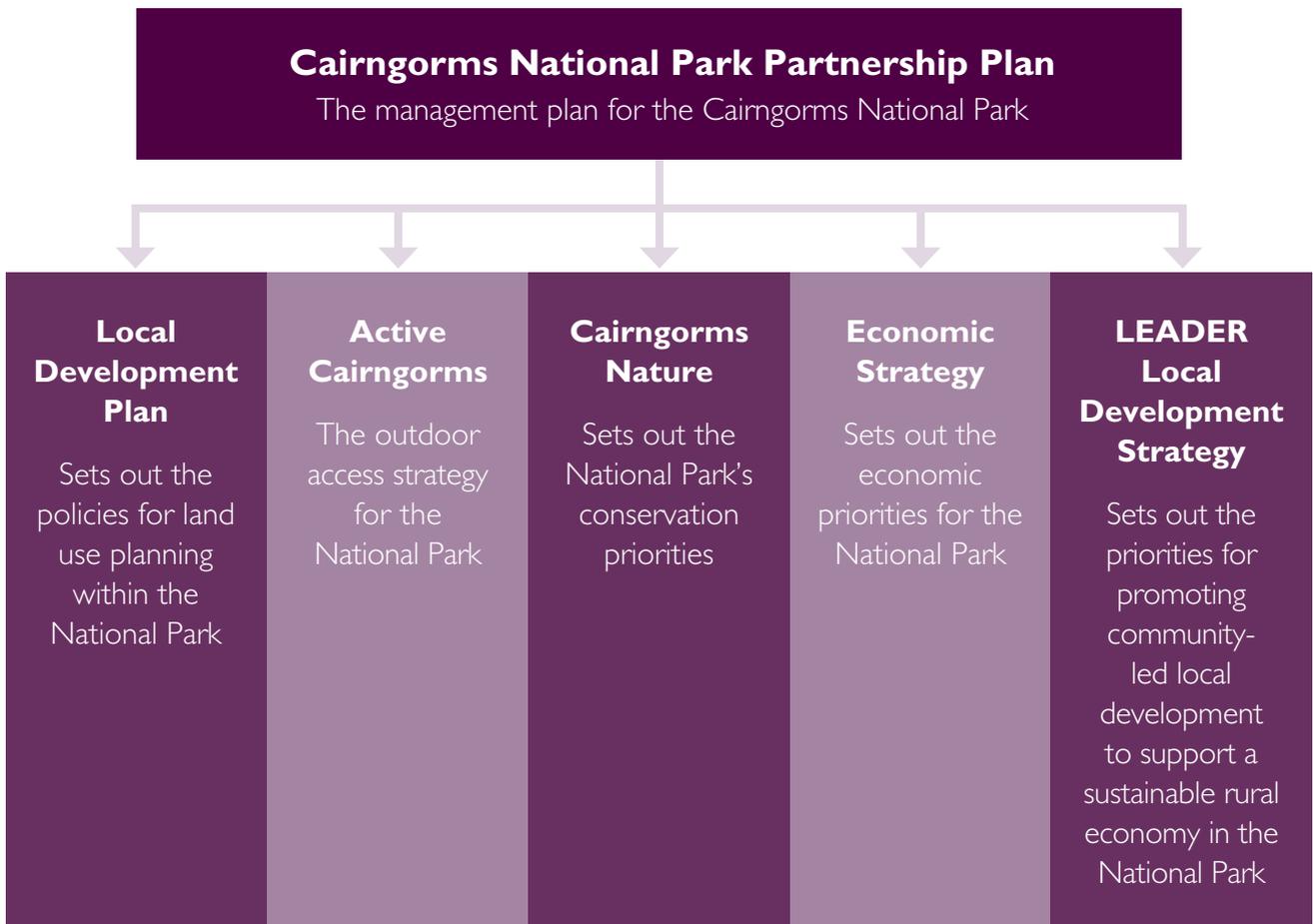
Links to other strategies – Cairngorms National Park Partnership Plan

The Local Development Plan is not produced in isolation. It is one of a number of key strategies which together form the policy context for the management of the Cairngorms National Park, as shown in the diagram on p8. It is influenced by, and in turn influences, a range of other documents.

One of the key documents which guides the content of the Local Development Plan is the Cairngorms National Park Partnership Plan.

The Partnership Plan is the management plan for the National Park which is approved by Scottish Ministers. It sets out the vision and over-arching strategy for managing the Park, as well as identifying priorities for action and an overall strategic policy framework. Guidance in Scottish Planning Policy states that Local Development Plans for National Parks should be consistent with the National Park Partnership Plan. The Partnership Plan therefore provides the strategic context for the Local Development Plan, and the Local Development Plan will help to deliver a number of the Partnership Plan’s policies and priorities.

⁴ You can find more information about how the planning process works in the Cairngorms National Park in our **Planning Service Charter** and our **Planning Service Protocol**.



Long term vision for the Cairngorms National Park

The Cairngorms National Park Partnership Plan 2017-2022 outlines the long term vision for the Park.

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

It also sets out the following long term outcomes for the National Park:

- Conservation – a special place for people and nature with natural and cultural heritage enhanced
- Visitor experience – people enjoying the Park through outstanding visitor and learning experiences
- Rural development – a sustainable economy supporting thriving businesses and communities

The Local Development Plan must include a ‘vision statement’ to comply with relevant planning legislation. In order to ensure consistency with the National Park Partnership Plan, we think the Local Development Plan should share the Partnership Plan’s vision and long term outcomes.



We propose to use the vision and long term outcomes set out in the Cairngorms National Park Partnership Plan as the ‘vision statement’ for the Local Development Plan.

Do you agree with this approach?

3. Progress in delivering the current Local Development Plan

As part of our commitment to delivering the current Local Development Plan 2015, we have published an **Action Programme**. This is updated each year and identifies the actions that are needed to deliver the vision, strategy and proposals of the Plan.

We also monitor the existing Local Development Plan to review how its policies have been used to make decisions on planning applications. This helps us check whether its policies have been operating as they were intended. It means we can identify any parts of the strategy or policies which may need to be revised or updated in the new Local Development Plan.

The detail of our monitoring is set out in our Monitoring Statement, which is published with the Main Issues Report. A summary of its key points is provided below.

- a) There were 703 planning applications determined using the current Local Development Plan between its adoption on 27 March 2015 and 31 March 2017. A further 44 applications were not determined as they were either withdrawn or found not to require planning permission.
- b) Of the planning applications determined, 52 (around 7%) were determined by the Cairngorms National Park Authority.
- c) The remaining 651 (around 93%) were determined by the five relevant authorities.
- d) The largest number of applications was received by The Highland Council (406), with Aberdeenshire Council receiving 225 applications, Moray Council receiving 37, Perth and Kinross Council receiving 22, and Angus Council receiving 5 planning applications.

The Monitoring Statement includes a review of each of the policies in the existing Local Development Plan against the most recent planning guidance and legislation. This helps us check that the policies are relevant and up-to-date with legislation and best practice. A summary of the policy review is provided in Annex 1 (p118).



4. Introducing the main issues

Community and partner engagement

To help us identify the main issues that the new Local Development Plan will need to address we undertook a range of early consultations.

- a) We have consulted with key stakeholders to seek their input on the main drivers for change.
- b) We held discussions with our Developers Forum and the Association of Cairngorms Communities, as well as consulting with Community Councils and Associations on their views about what the main priorities should be for future development.
- c) We used the comments received during the recent **'Big 9' consultation** on the Cairngorms National Park Partnership Plan to help identify likely issues for the next Local Development Plan.

Main policy issues for the new Local Development Plan

There are 10 topics that we think are the main issues that the new Local Development Plan will need to address. The 10 topics don't try to cover all the policy topics that will eventually be included in the final Local Development Plan. At this stage, we are focussing on the topics that we think are the most significant. There will be an opportunity to comment on other detailed elements of the plan when the Proposed Local Development Plan is published in 2018.

We have also identified issues for settlements within the National Park. These are set out on pages 60 to 115.



Main Issue 1

Over-arching development strategy

How and where should development happen in future?

Background

The settlements of the Cairngorms National Park are linked by a network of roads. The A9 trunk road runs around the western and northern edges of the Park, linking areas to the south and north as well as connecting to the A86 and A96 trunk roads. The Perth to Inverness rail line also links communities around the western and northern edges of the Park as well as providing connections beyond to both the north and south. Proposals to dual the A9 from Perth to Inverness, along with proposed upgrades to the Highland Main Line, will strengthen and improve these connections.

There are clear opportunities for growth and development within and around the existing settlements of the Park, both to maintain their status and to provide the new homes, businesses and other facilities that are needed to ensure their future sustainability.

However, most of the land outside the Park's main settlements is farmland, moorland, forestry, woodland and mountain that is valued for nature, recreation, and land management activities.

There is relatively little development here, and while some future development may be needed to support ongoing land management activities, the lack of development and the sense of wildness is one of the key characteristics which needs to be maintained in these areas.

The existing Local Development Plan therefore outlines an overall development strategy which focuses most development to the main settlements in the National Park – Aviemore, Ballater, Grantown-on-Spey, Kingussie and Newtonmore – along with a proposed new settlement at An Camas Mòr. These settlements are referred to as 'strategic settlements'. The strategy also allows for some development in other 'intermediate' and 'rural' settlements in order to meet local needs, as well as permitting small-scale development which adds to existing groups of buildings in rural areas. Outside of these areas, the development strategy is more restrictive and aims to support the use of land for nature conservation, forestry/woodland expansion, agriculture, and recreation benefits (see Figure 1 on p14).



Figure 1: Development strategy diagram from the 2015 Local Development Plan



Preferred Option

Although we have identified some detailed questions about how best to accommodate housing growth around Aviemore (see Main Issue 4 B, p30), we think the overall development strategy of the current Local Development Plan still remains appropriate. It builds on the strengths of the area and its existing infrastructure, providing appropriate opportunities for growth whilst protecting and enhancing the National Park's unique natural environment. It is consistent with the Cairngorms National Park Partnership Plan 2017-2022 and also accords with Scottish Planning Policy guidance, which requires spatial strategies in development plans to promote a sustainable pattern of development appropriate to the area.

Subject to our conclusions on Main Issue 4 B (p30) in respect of housing growth around Aviemore, and subject to a minor amendment to reclassify Dalwhinnie as a 'rural settlement', we therefore propose to retain this overall development strategy as the basis for the next Local Development Plan.

This would mean that most new development would continue to be focused on the main 'strategic' settlements in the National Park, with smaller-scale development being accommodated in the 'intermediate' and 'rural' settlements in order to meet local needs. Small-scale development which adds to existing groups of buildings in rural areas would also continue to be permitted. The remainder of the National Park would be subject to a more restrictive approach to development, which aims to support the use of land for conservation, forestry/woodland expansion, agriculture and recreation use.



Reasonable Alternative Options

We could promote an alternative development strategy by spreading development more evenly throughout the National Park. However, if we took this approach it would mean more new development taking place in smaller settlements. This is unlikely to make the best use of existing and proposed infrastructure and could have a negative impact on the unique character of the National Park. We do not think this would be appropriate. As a result, we do not think there is any reasonable alternative to the preferred approach outlined above.



Questions

- **Do you agree that the overall development strategy of the current Local Development Plan remains appropriate, and that we should use this as the basis for the next Local Development Plan?**

Main Issue 2

Designing great places



**How can we
design the best
new places?**

Background

The Cairngorms National Park has a rich built heritage that is continually evolving with every new building and place that is created. The built environment is a significant asset of the Park and it is essential that new development aspires to the highest standards of design.

Scottish Planning Policy requires the planning system to support high quality development that demonstrates six qualities of successful places. These are summarised below.

Distinctive

Development that complements local features and materials to create places with a sense of identity.

Safe and pleasant

Development that is attractive to use because it provides a sense of security by encouraging activity, eg by creating a clear distinction between private and public spaces, having doors that face onto streets to create active frontages, and having windows that overlook streets, paths and open spaces to create natural surveillance.

Welcoming

Development that helps people to find their way around, eg by accentuating landmarks, including appropriate signage and distinctive lighting, and using features such as public art to mark gateways.

Adaptable

Development that can accommodate future changes of use, eg because there is a mix of densities, tenures and typologies.

Resource efficient

Development that re-uses or shares existing resources, maximises efficiency in resource use, and prevents future resource depletion. This could mean, for example, development that shares infrastructure with adjacent sites, siting development to shelter from the prevailing wind and maximise solar gain, using sustainable drainage systems or using durable building materials and low carbon energy technologies.

Easy to move around and beyond

Development that considers place and prioritises the needs of people before the movement of motor vehicles. This could include prioritising sustainable and active travel choices, and including paths and routes which are well connected with the wider environment beyond the site boundary.

Scottish Planning Policy says that development plans should embed these six qualities and specify how tools such as development briefs, masterplans, and design guides will be used to help create high quality places.



Preferred Option

Although the current Local Development Plan includes a policy on sustainable design it does not make any specific reference to the six qualities of successful places. We therefore think that the new Local Development Plan will need to address this by including a new policy focused on designing great places. We think this should apply to all developments as the qualities of successful places are applicable to all scales of development. We therefore propose that the new policy will set out an over-arching requirement for all new developments to show how they have been designed to meet the six qualities of successful places.

Supplementary guidance, published alongside the new Local Development Plan, could be used to provide more detail on our expectations for the highest standards of design and outline how the six qualities will be applied in practice within the National Park. This could include guidance on how the six qualities apply to different scales of development, along with guidance on the level of supporting information that will be required to be submitted alongside planning applications, to ensure that the new approach is proportionate.

The current Local Development Plan also sets out requirements for masterplans and development briefs for a number of key development allocations. However, we think the new Local Development Plan could include a revised policy approach to set out more clearly the circumstances where these design tools will be used to deliver high quality developments on the ground, eg the scale of development proposals and places that will require masterplans, development briefs, design statements etc.



Reasonable Alternative Options

Given the specific requirements of Scottish Planning Policy, the new Local Development Plan will need to include a policy which specifically refers to the six qualities of successful places. We do not think there is any reasonable alternative to this.

However, the policy could be written so that it only applies to larger developments. This could mean, for example, that small-scale developments such as house extensions would not be required to show how they meet the six qualities.

There might be some benefits to this approach, and it would reduce the level of information required in support of smaller-scale planning applications.

However, we think the six qualities of successful places are applicable to developments of any scale and that these factors should be taken into account in all cases. We think that the preferred approach is therefore more appropriate, although we will need to make sure that the level of information we require to support planning applications is proportionate to the scale of development proposed.



Questions

- Do you agree that the new Local Development Plan should include a new policy requiring development proposals to show how they meet the six qualities of successful places?
- Do you agree that we should include a clearer policy in the new Local Development Plan to set out when tools such as masterplans and development briefs will be used?



Main Issue 3

Impacts and opportunities from the A9 and Highland Main Line upgrades



How can we capitalise on road and rail improvements?

Background

The proposed dualling of the A9 is one of Scotland's largest infrastructure programmes, involving upgrading 80 miles of road from single to dual carriageway between Perth and Inverness. The £3 billion programme is being developed by Transport Scotland and is designed to deliver economic growth through improved road safety and quicker journey times, as well as better links to pedestrian, cycling and public transport facilities. The route is being delivered in 11 sections, with a number of these being located in the National Park. It is scheduled for completion in 2025.

Highlands and Islands Enterprise (HIE) are currently leading the development of a strategic approach to ensuring that the economic development potential of the dualled A9 is maximised. The Cairngorms National Park Authority is participating in the development of this strategy along with other key partners including Scottish Government, Transport Scotland, Perth and Kinross Council, The Highland Council and VisitScotland.

Proposals to upgrade the Highland Main Line are also currently being prepared to improve rail connections between the north of Scotland and the central belt. The long term goal of this project is to achieve a fastest journey time of 2 hours and 45 minutes between Inverness and the central belt, with an average journey time of 3 hours and to deliver an hourly service by 2019.

Once completed, these transport upgrades are likely to increase the accessibility of some settlements within the National Park, including by linking them more effectively to key locations outwith the Park such as Inverness and Perth. This might increase the demand for development land in some areas and could bring increased opportunities for inward investment within the Park.

However, there may also be threats associated with these proposals. For example, the improved accessibility to key locations outside the Park might increase commuting. It could also increase demand for second or holiday homes in parts of the Park. These factors might have an adverse impact on community vitality and vibrancy, as well as the affordability of housing.

Conversely, some areas may become less accessible as the new A9 dual carriageway is likely to have fewer junctions than the current single carriageway. There is also a risk that some communities may become effectively more 'by-passed' by the new A9 arrangements, with the possibility of fewer visitors diverting off the main road to make use of local facilities and amenities. Similarly, the proposals for faster journey times on the Highland Main Line might result in trains stopping less frequently in some locations in the future, and this could have a negative impact on community vitality and viability.



Preferred Option

We think the new Local Development Plan should be used, as far as possible, to make the most of the new development opportunities that the A9 and rail upgrades are likely to present.

We have identified a limited number of new economic development sites, which we think will be well-located to take advantage of the potential for new inward investment as a result of these transport upgrades. These are located at Aviemore, Carr-Bridge, Dalwhinnie and Kincaig. You can find more detail on these sites in the settlement section (p60). These sites will also help to address the overall demand for economic development land within the National Park (see Main Issue 6, p40).

We also think that the new Local Development Plan could play a role in helping to support those communities that are at risk of being 'by-passed' as a result of the A9 dualling project. The settlement section of this report (p60) identifies those communities where we think this may be an issue, and proposed settlement objectives are included to help support local facilities and amenities in these areas.

Options for addressing the affordability of housing in the Park, including in areas where there is a high level of second/holiday home ownership, are considered further in Main Issue 5 (p34). These options should help to mitigate any adverse impact on housing affordability resulting from the A9 dualling.



Reasonable Alternative Options

As an alternative to the preferred approach outlined above, and given the limited evidence on the need for new economic development land (see Main Issue 6, p40), it may be reasonable to continue to adopt the existing Local Development Plan's approach to economic development.

This option would continue to rely on flexible policies to support economic development on unallocated land rather than identifying specific sites for business development in the Plan. However, this existing approach has not delivered any significant level of employment development, and we do not think this would take full advantage of the potential for inward investment that the A9 dualling proposals provide.



Questions

- Do you agree with our proposals to allocate new employment land to take advantage of the opportunities for inward investment associated with the A9 and rail upgrades?
- Do you agree that we should seek to support those communities that are at risk of being by-passed by the A9 dualling project?



Main Issue 4 Housing

**How many
new homes do
we need and where
should they go?**

A) How much new housing do we need and where should it be built?

Background

The provision of new housing to address local need, and the affordability of existing housing within the Cairngorms National Park, were two of the most frequently raised and contentious issues during the recent consultation on the National Park Partnership Plan. These issues are particularly important for the Local Development Plan. The overall requirement for new housing land is addressed below and the affordability of housing is considered in more detail in Main Issue 5 (p34).

Long term population and household projections for the National Park are produced by the National Records of Scotland (NRS). According to the most recent NRS population projections, the overall population of the Park is predicted to fall from 19,010 to 18,337 over the 25 year period between 2014 and 2039 (a decrease of around 4%). This is because it is likely that over the next 20-25 years more people will die of old age than are born in the National Park. Migration to the National Park from other places is still expected to be high during that period.

The population projections also show that the proportion of older people in the National Park will increase. The population of pensionable age in the Park is projected to rise by 23% and the number of people aged 75 and over is expected to rise by 97%. The number of children aged 16 or under within the National Park is projected to decrease by 21% and the number of people of working age is predicted

to decrease by around 10% over the 25 year period. Across Scotland, the projections suggest a 1% increase in both the under 16 and working age populations over the same period.

At the same time as the overall population is falling, the projections show an increase of 6% in the number of households in the National Park from 8653 in 2014 to 9195 in 2039. This is because it is expected that there will be more small households, partly linked to the older population.

These projections give an indication of the level of new housing that the next Local Development Plan might need to provide for. However, they have to be treated with some caution and they are only a starting point for making decisions about the future provision of housing land within the Park. They need to be considered alongside other factors and trends, including housing need and demand as well as the existing housing supply.

One of the key ways in which this range of additional information is drawn together is through the Housing Need and Demand Assessments (HNDAs) which are produced by the five local authorities within the National Park. The main conclusions of the HNDAs are summarised in the Housing Evidence Paper, which we have published alongside this Main Issues Report.



Preferred Option

We have used the information in the HNDAs and other evidence to assess the future need for housing in the National Park. The numbers of new homes (called 'Housing Supply Targets') that we think are needed in each local authority area during the lifetime of the next Local Development Plan are outlined in Table 1. The targets for 2030-2039 are only an indication of what might be needed as the actual numbers would be reviewed in a future plan.

Table 1: Proposed Housing Supply Targets

Local Authority Area	2020-2024	2025-2029	2030-2039 (indicative target)
Aberdeenshire	77 (26 affordable)	77 (26 affordable)	154 (52 affordable)
Angus	0	0	0
Highland	301 (161 affordable)	218 (100 affordable)	436 (200 affordable)
Moray	15 (5 affordable)	15 (5 affordable)	30 (10 affordable)
Perth & Kinross	16 (7 affordable)	16 (7 affordable)	32 (14 affordable)
CNPA Total	409 (199 affordable)	326 (138 affordable)	652 (276 affordable)

The proposed Housing Supply Targets are lower than the targets in the 2015 Local Development Plan. We think this is reasonable and appropriate in light of the range of evidence from the most recent HNDAs and NRS projections.

The new Local Development Plan must identify sites for housing development to meet the housing supply targets for the ten year period from 2020 to 2029. Scottish Planning Policy requires the housing supply targets to be increased by 10-20% to allow for flexibility and generosity in the overall supply of land and establish a 'Housing Land Requirement'.

Although we agree it is important to provide a flexible and generous supply of housing land, much of the land in the Cairngorms National Park is of European or national importance for nature conservation. This limits the amount of land that is appropriate for development. Taking into account the overall aims of the National Park, we think that the level of flexibility and generosity should be at the lower end of the scale required by Scottish Planning Policy. We have therefore increased the housing supply targets by 10% to establish proposed Housing Land Requirements for each local authority area in the Park. These are shown in Table 2.

Table 2: Proposed Housing Land Requirements

Local Authority Area	2020-2024	2025-2029	2030-2039 (indicative requirement)
Aberdeenshire	85	85	170
Angus	0	0	0
Highland	331	240	480
Moray	17	17	34
Perth & Kinross	18	18	36
CNPA Total	451	360	720

Next, we need to take account of housing sites that are identified in the 2015 Local Development Plan that are not yet built. We have reviewed these sites to confirm that they are still deliverable, and we expect that they will make a significant contribution towards meeting the housing land requirements for the

next Local Development Plan period. Table 3 (p28) summarises the number of new houses that we expect to be built on existing housing sites during the 10 year period from 2020 to 2029.

Table 3: Expected housing contributions from existing housing sites

Local Authority Area	2020-2024	2025-2029
Aberdeenshire	142	100
Angus	0	0
Highland	567	318
Moray	12	8
Perth & Kinross	6	0
CNPA Total	727	426

If the expected contributions from existing housing sites in Table 3 are compared against the Housing Land Requirements in Table 2, it is clear that the existing housing sites can be expected to deliver enough new homes to meet the bulk of the Park’s housing needs. However, we may need to identify some new land in some local authority areas to ensure we meet the Housing Land Requirements in full.

It is also significant that a number of the existing housing sites are relatively large. These include site allocations HI in Ballater (250 houses), EPI in Aviemore (140 houses), EP2&3 in Aviemore (93 houses), EPI in Kingussie (300 houses), HI in Newtonmore (120 houses), and the proposed new settlement at An Camas Mòr (1500 houses). These large strategic sites can provide long term certainty and are expected to meet the bulk of the National Park’s housing needs. However, as it takes time to put in place the necessary infrastructure and delivery arrangements for

such strategic sites, they can take a long time to start or be affected by changes in the housing market.

We think there is a case for increasing flexibility in our supply of housing sites by identifying a limited number of smaller sites in some communities. We think that topping-up the supply with smaller housing sites in this way will help to increase housing delivery in the short term, as smaller sites are likely to be delivered more rapidly. It will also help to make sure there are options for all of the main settlements in the Park to grow in an appropriate way.

To meet the needs outlined above, we have identified scope for potential new housing sites in Aviemore, Blair Atholl, Braemar, Grantown-on-Spey, Laggan and Nethy Bridge. A number of these sites are located within existing settlement boundaries, and some are proposed for affordable housing only. You can find more detail on these sites in the settlement section (p60).



Reasonable Alternative Options

As an alternative to the preferred approach, we could pursue either higher or lower Housing Supply Targets in the Plan, for example by assuming higher or lower levels of predicted migration into the area. Similarly, we could pursue either higher or lower Housing Land Requirements by applying different levels of flexibility and generosity in our calculations. However, we do not think that this would be justified in light of the evidence available to us.

As a further alternative to the preferred approach, and as we have concluded that there are enough existing housing sites to meet the housing land requirements across much of the National Park, it would be reasonable not to identify any additional small-scale sites. However, this would mean less flexibility in the overall housing land supply and could reduce our ability to meet housing needs in the short term if the existing larger sites take longer to develop than expected.



Questions

- Do you agree with our proposed Housing Supply Targets for the next Local Development Plan?
- Do you agree that the proposed Housing Land Requirements are sufficiently generous?
- Do you agree with our overall conclusions about the need for additional new housing sites in the new Local Development Plan?

B) Housing growth around Aviemore

Background

Aviemore is the largest settlement in Badenoch and Strathspey. It is a thriving community which acts as a key service centre for the wider region as well as an important destination for tourists. The Local Development Plan will therefore need to provide appropriate opportunities for Aviemore to grow in a way which reflects its status as a strategic settlement. In particular, there is a need to ensure that there are appropriate opportunities for new housing development in order to meet the needs of local communities.

The An Camas Mòr new settlement has been identified for a number of years as the most appropriate way of addressing these development needs. The site of the proposed new settlement was included in the Badenoch and Strathspey Local Plan in 1997, as well as the Highland Structure Plan in 2001. It was then allocated for development in the 2010 Cairngorms National Park Local Plan, and was carried forward into the 2015 Local Development Plan.

Planning permission in principle was granted for the An Camas Mòr site in March 2014. This gave permission in outline terms for the development of a new community of up to 1500 homes, associated business, community facilities, and the provision of infrastructure. That planning permission lapsed in March 2017. In August 2017 the CNPA Planning Committee agreed to approve a further planning permission in principle for the same development, with different conditions and subject to the conclusion of a legal agreement covering planning obligations. This will result in a new planning permission in principle for the proposed new community.

The site owners are now working with a design team to take the An Camas Mòr development forward. This team has experience of delivering other new settlements in the north of Scotland, including Tornagrain near Inverness and Chapelton near Aberdeen.

If An Camas Mòr is delivered as envisaged, it can be expected to meet the bulk of the housing requirements for the Highland Council area of the National Park for many years to come. However, a development of such scale, over a long period of time, with significant infrastructure costs will be challenging to make happen.

We will continue to work with the site owners and their design team to deliver An Camas Mòr. However, it is also possible that An Camas Mòr will not be delivered. The next Local Development Plan needs to be able to adapt to those circumstances if they happen and have alternative ways of meeting the National Park's housing land requirements in the event that the site is unable to be developed.

Our assessment of the potential impacts to housing supply of not delivering An Camas Mòr during the lifetime of the next Local Development Plan are shown in Figures 2 and 3, p31. They show that we expect to meet our annual housing land requirements if An Camas Mòr is developed, but that this is unlikely to be possible if the site does not progress as envisaged. Figure 3 shows that if An Camas Mòr is not developed as anticipated we are unlikely to be able to meet our annual housing land requirement from 2022 onwards, only two years into the life of the next Local Development Plan. Figure 3 also indicates that we are unlikely to meet our total cumulative housing land requirement over the 10 year Plan period even if we deliver high numbers of houses during the early years of the Plan period.

Figure 2: Anticipated housing delivery rates including the An Camas Mòr new settlement

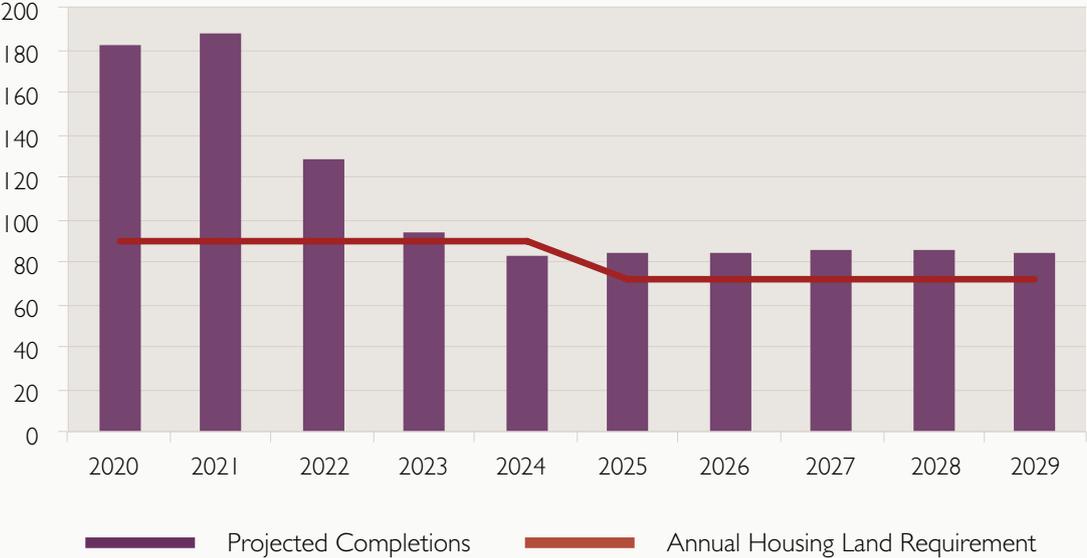


Figure 3: Anticipated housing delivery rates excluding the An Camas Mòr new settlement





Preferred Option

Our preferred option for addressing this uncertainty is to identify alternative long term development land within the next Local Development Plan. This land could be held in reserve, and policies could be included in the Plan to ensure that it is initially embargoed from development. The long term future of this land would then be reviewed through future Local Development Plans.

However, policies could also be designed to allow this land to be released for early development in particular circumstances. These circumstances could include a clearly identified shortfall in the effective land supply (as identified through annual housing land audits produced by the local authorities in the Park) or the emergence of strong evidence that the An Camas Mòr site was constrained for the entire Plan period.

Identifying long term development land in this way would provide a contingency plan to help avoid the significant uncertainty, and the need to fundamentally review the Local Development Plan, which is otherwise likely to arise if An Camas Mòr is not delivered during the Plan period. As the long term land would not be allowed to be developed at the same time as An Camas Mòr, this would also ensure that we continue to protect the outstanding environment and natural heritage of the Park by not identifying more land for development than is necessary.

We have identified potential scope to identify long term housing land to extend Aviemore at North Aviemore. This land is close to the existing road network, mains water supplies, sewage infrastructure and electricity supplies and would link to existing services and facilities in Aviemore. You can find more detail on this proposed long term housing land in the settlement section (p60).



Reasonable Alternative Options

As an alternative to the preferred option outlined above, it may be appropriate to continue to place significant reliance on the delivery of An Camas Mòr during the Plan period and not identify long term development land within the next Local Development Plan. However, such an approach would not provide a contingency plan for meeting our housing needs if it became clear that An Camas Mòr was unlikely to be delivered. If we pursued this option, and it subsequently became clear that An Camas Mòr was not deliverable, it would require a fundamental review of the Local Development Plan strategy and create significant uncertainty.

As a further alternative, it could be argued that the next Local Development Plan should not place any reliance on the delivery of An Camas Mòr given the slow progress over its development to date. If we took this position, the new Local Development Plan would need to identify new alternative housing sites that could be released for development during the Plan period. However, there is a risk that this approach could result in an over-supply of housing if the An Camas Mòr site is delivered.



Questions

- Do you agree that we should include long term development land in the Local Development Plan which could be released for development in the event that An Camas Mòr does not progress as envisaged?

Main Issue 5

The affordability of housing



How do we make sure there are more houses that local people can afford?

Background

The Cairngorms National Park experiences particular pressures in relation to the affordability of housing. These issues were evidenced through the responses to the recent consultation on the National Park Partnership Plan and happen because of the combination of a number of unique factors.

Firstly, the National Park has experienced strong and continued growth in house prices over recent years. Between 2002 and 2015, the median price of houses in the Park rose by over 220% (from £87,000 in 2002 to £192,500 in 2015).

Secondly, a large proportion of the Park's population work in relatively low paid jobs associated with tourism and average wages have not grown at the same pace as house prices. Evidence shows that median gross household incomes grew by only 46% over the same period from 2002 to 2015 (from £20,701 in 2002 to £30,178 in 2015).

This imbalance between house price growth and wage growth means it has become increasingly difficult for people working within the Park to afford housing. This is best illustrated by the ratio of median house prices to median household incomes. This stood at four in 2002 but had grown to six by 2015, meaning that median house prices are now six times higher than median household incomes and are becoming increasingly unaffordable.

Thirdly, there are unique pressures because of the high proportion of ineffective housing stock (the combination of second homes and vacant dwellings) within the National Park. This stood at around 17% in 2015, compared with around 4% for the rest of Scotland. Second homes form the most significant proportion of this ineffective stock, with around 12% of all houses within the National Park being second homes; a figure which is significantly higher than the Scottish average of around 1%. Whilst second homes can bring significant benefits, they tend to add to affordability pressures. Research in 2008 into the relationship between house prices and second homes in England suggested that for every 1% increase in second home ownership, prices are on average around 1.4% higher per house.

Finally, evidence from council tax payments and data on property sizes shows that the National Park contains a lower proportion of smaller homes and a higher proportion of larger ones than the Scottish average.

Taken together, this data on house prices, incomes, second homes and house sizes reveals that there are significant and unique pressures within the National Park relating to the provision of affordable housing – particularly for those on or below median incomes.





Preferred Option

The Cairngorms National Park Partnership Plan 2017-2022, which has been approved by Scottish Ministers, recognises these affordability pressures and identifies a range of actions that the next Local Development Plan should take to help increase the provision of affordable housing in perpetuity. In particular, it states that the next Local Development Plan should:

- identify sites where the affordable housing contribution from new developments should be higher than the normal national maximum of 25% set by Scottish Planning Policy;
- use new policies in the next Local Development Plan to manage the nature of new open market housing so it is better targeted towards local need, eg by seeking a greater mix of house types and sizes, with an emphasis towards smaller homes in new developments; and
- apply flexible planning policies to promote majority affordable housing developments and encourage innovative delivery models to maximise the number of affordable homes that are built.

In order to ensure consistency with the National Park Partnership Plan, we propose to take forward the actions it identifies for the next Local Development Plan.

We therefore propose to amend the affordable housing policy in the existing Local Development Plan, which currently requires a proportion of up to 25% affordable housing in all new developments, by increasing this proportion in some areas.

Evidence shows that whilst affordability pressures vary over time, the settlements of Aviemore, Ballater, Braemar and Blair Atholl have consistently experienced the highest house price to income ratios. They also have amongst the highest levels of second home ownership, which tends to exacerbate affordability pressures and limits the amount of housing that is available to people working within the Park.

It is therefore proposed that the new Local Development Plan will increase the affordable housing requirement in these areas. Based on the level of affordable housing needs identified for each local authority area in Table 1 (p26), it is proposed that the affordable housing requirement should be increased to 35% in Ballater and Braemar, and to 45% in Aviemore and Blair Atholl. These proposed new affordable housing requirements would be outlined in a new policy applying specifically to these locations. The existing 25% requirement would continue to apply in all other parts of the Park.

However, it will be important to ensure that development remains viable under this proposed new approach, otherwise there is a risk that the higher affordable housing requirements could reduce the overall level of housing delivery in the most pressurised areas. The new policy will therefore need to build in flexibility to allow development viability to be taken into account when determining planning applications.

It is also proposed to include a revised policy within the new Local Development Plan to require all housing development proposals to include a mix of house types and sizes, with a particular emphasis on providing smaller homes. This should help to ensure that the open market element of new housing developments meets a full range of local needs, and that more of the new housing available for sale is at the lower end of the market.

Finally, as the current Local Development Plan already includes flexible policies to promote majority affordable housing developments – for example, by allowing the development of 100% affordable housing sites on ‘rural exception sites’ where mainstream housing would not normally be permitted – it is proposed to retain this approach within the new Local Development Plan.

All new affordable housing should be retained as affordable in perpetuity, and the new Local Development Plan will make this requirement clear. The new policy could also clarify that all of the types of affordable housing identified in national planning policy, including social rented housing, mid-market rented accommodation, shared ownership, shared equity, and housing sold at a discount (including discounted plots for self-build) could potentially contribute towards the affordable housing policy requirement.



Reasonable Alternative Options

As an alternative to the preferred option, it would be possible to retain the existing Local Development Plan policy without making any changes to it. This would mean that the existing policy requirement of up to 25% affordable housing in all new developments would continue to apply across the whole of the National Park. This option would be consistent with Scottish Planning Policy guidance. However, it would not address the priorities set out in the National Park Partnership Plan and we do not think it would reflect the unique affordable housing pressures within the National Park.

A further alternative to the preferred option would be to not introduce the proposed new policy requirement for a mix of house types and sizes on all new housing developments. In effect, this option would continue to rely on housing developers to determine the most appropriate mix of house types and sizes for the open market element of new housing developments. Whilst this option may have some benefits, it is less likely to ensure that more of the new housing that is available for sale is designed to meet the full range of local needs, including the need for smaller homes. In addition, this option would not address the priorities outlined in the National Park Partnership Plan.



Questions

- Do you agree that we should increase the affordable housing requirement to 35% in Ballater and Braemar, and to 45% in Aviemore and Blair Atholl?
- Do you agree that we should include policies to require a greater mix of house types and sizes, including more smaller homes?



Main Issue 6

Economic development



**How do we
ensure there are
sites for businesses?**

Background

The Cairngorms Economic Strategy 2015-2018 sets out the economic priorities for the Cairngorms National Park. Its overall aim is to 'Grow the economy of the Park by strengthening existing business sectors, supporting business start-ups and diversification, and increasing the number of workers employed in the Park'. The new Local Development Plan will play a key role in helping to deliver this aim.

Historically there have been difficulties in establishing the need and demand for commercial development land within the National Park. A study was undertaken in 2011 to attempt to better understand this, and although this study is now somewhat outdated its general conclusions remain relevant.

The study used a series of face-to-face and telephone interviews, along with an analysis of

historic take-up rates to try and identify future demand for business land within the Park. It identified a limited amount of demand for additional commercial and industrial land from existing business occupiers in the Park, but concluded that it is impossible to accurately determine demand from employers that might consider locating within the National Park if suitable business land was available.

Although it presented little empirical information on which to base land requirements, the study suggested that there may be a case to allocate commercial and industrial sites close to good transport links and centres of population to promote inward investment. The study also noted that there is anecdotal evidence of demand for small start-up business units that could be used as either office or light industrial accommodation.



Preferred Option

The current Local Development Plan identifies small amounts of new economic development land and also has flexible policies that would support economic development on unallocated sites in appropriate locations. In addition, it includes policies that protect existing strategic sites that are currently used for economic development and employment purposes from being redeveloped for alternative uses unless certain tests are met.

Our early engagement with stakeholders such as Highlands and Islands Enterprise confirm the importance of promoting diversity within the economy of the National Park and providing sufficient land that is suitable for commercial/industrial uses. The National Park Partnership Plan also sets out priority actions in relation to economic development and states that the next Local Development Plan should seek to identify new sites for business use and expansion.

Although it remains difficult to establish precise requirements for new economic development land, we think there is a case for allocating a limited number of additional sites in appropriate locations – particularly where these would be located close to good transport links and existing centres of population.

We have identified potential scope for new economic development land at Aviemore, Carr-Bridge, Dalwhinnie, Dinnet and Kincaig. As identified previously in Main Issue 3 (p20), a number of these sites will also help to take advantage of the potential for new inward investment resulting from the dualling of the A9. You can find more detail on these sites in the settlement section (p60).



Reasonable Alternative Options

Given the limited evidence on the need for new economic development land, it would be reasonable to continue to adopt the approach of the existing Local Development Plan. This option would continue to rely on flexible policies to support economic development on unallocated land in appropriate locations rather than identifying specific sites for business development in the Plan.

However, this existing approach has not delivered any significant level of employment development and there remains anecdotal evidence of unmet need for new business land. This option would also not meet the economic development priorities of the National Park Partnership Plan, which state that the Local Development Plan should seek to specifically identify new sites for business use.



Questions

- Do you agree that the new Local Development Plan should identify a limited number of new economic development sites?



Main Issue 7

Impacts on Natura designations



**How do we
protect the Park's
unique environment
alongside
development?**

Background

The Cairngorms National Park is a particularly important place for nature conservation. Around half of the Park is designated as being of European importance for nature and over a quarter of the UK's rare and threatened species are found here.

It is important that the Local Development Plan continues to ensure the protection of the National Park's unique environment. In particular, we must ensure that none of the proposals within the Plan will have an adverse effect on European protected sites and species.

We think the biggest conservation issues that the next Local Development Plan will need to address are:

- making sure the proposals in the Plan do not have an adverse impact on capercaillie populations, either directly or through indirect effects such as recreation disturbance; and
- making sure the proposals in the Plan do not reduce water quality and/or quantity in the rivers Spey and Dee as this could have a negative impact on freshwater pearl mussel populations.

Capercaillie numbers in Scotland have declined significantly from an estimated 20,000 birds in 1970 to fewer than 1120 birds in the winter survey of 2015/16. With the Strathspey area holding around 80% of the remaining capercaillie population, the National Park is crucial to the long term survival of the species in the UK.

New development can contribute to impacts on capercaillie, mainly through an increase in the numbers of people recreating in forests where capercaillie are present. However, the most significant activity from new development happens in the areas immediately around the development site. In most cases this means the areas around towns and villages where people already recreate, often on well-used paths and tracks that have been used by that community and visitors to the area for many years.

The Cairngorms Capercaillie Framework has been developed to provide a strategy for the conservation of capercaillie within the National Park.

A Phase I Report was published in January 2015, and this made a series of recommendations. In respect of development planning, the report recommended the following actions:

- continue a presumption against development in forest habitat that is or could be used by capercaillie;
- all new development adjacent to sensitive capercaillie sites should include tailored packages of mitigation including recreation management planning; and
- develop a co-ordinated and proportionate approach at a landscape scale to identifying, implementing and monitoring mitigation associated with new development.

A significant amount of work is now being undertaken to progress the Cairngorms Capercaillie Framework, and the new Local Development Plan will play a key role in delivering its recommendations in relation to development planning.

The most significant change that would support the capercaillie population that uses the network of protected sites and connecting woodland of Badenoch and Strathspey would be to create significant areas of suitable woodland that is further from existing towns and villages. This would create suitable habitat that would have less disturbance from people and be more likely to support healthy populations of capercaillie across the network of sites.

Freshwater pearl mussel is identified as a species for targeted action within the Cairngorms Nature Action Plan and is one of the qualifying features for a number of the National Park's Special Areas of Conservation, including the rivers Spey and Dee. A recent survey of freshwater pearl mussel sites in the river Spey highlighted a 50% decline in the population. The reasons for this are still being investigated, but water quality and quantity is considered to play a significant role. In order to ensure the long term survival of the species, it is therefore important that new development does not lead to any reduction in water quality and/or quantity.



Preferred Option

We think the new Local Development Plan should support delivery of the Cairngorms Capercaillie Framework. In particular, we think the new Plan should include a revised and more co-ordinated approach to capercaillie mitigation and conservation measures on a landscape scale. We could do this by designing packages of measures to address the cumulative impacts of new development proposals around areas which are most sensitive for capercaillie and support the growth of good capercaillie habitat in the locations where it will have least disturbance from people. This would help us deliver the new development that our communities need and support the long term future of capercaillie populations.

We will work closely with Scottish Water and SEPA to ensure that there will be sufficient capacity to treat any waste water created by new development to the appropriate legal standards, taking particular account of freshwater pearl mussel, before it is released back into the river environment. We will also work with Scottish Water and SEPA to ensure that there will be sufficient capacity for the water abstraction levels needed to support future development.



Reasonable Alternative Options

For capercaillie, it would be reasonable to continue the existing Local Development Plan's approach, which requires individual development proposals to demonstrate that they will not have an adverse impact on capercaillie populations, and to include appropriate mitigation measures to address their own impacts. However, this approach lacks the co-ordination recommended by the Cairngorms Capercaillie Framework, does not address the existing issues of disturbance to capercaillie, and fails to provide long term certainty about suitable capercaillie habitat.

We do not think there is any reasonable alternative to the preferred approach set out above in relation to freshwater pearl mussel.



Questions

- Do you agree that the new Local Development Plan should include a more co-ordinated approach towards delivering wider packages of capercaillie mitigation and conservation measures?



Main Issue 8

Planning obligations



**How do we
provide essential
facilities alongside
development?**

Background

It is important that new development does not have an adverse impact on the local community by unacceptably increasing pressure on local services and facilities. Developers can therefore be required to contribute towards mitigating the impacts of their developments on services and facilities. These contributions are referred to as 'planning obligations', and can take the form of cash payments or the provision of new or improved facilities. Contributions of this nature are usually secured through a legal agreement attached to a planning permission. These agreements are often referred to as 'section 75 agreements' because the legal basis for drawing them up comes from section 75 of the Town and Country Planning Act.

However, planning obligations can only be sought in certain circumstances. These are set out by Scottish Government guidance in Circular 3/2012 'Planning Obligations and Good Neighbour Agreements', which states

that planning obligations should only be sought where they meet all of the following tests:

- necessary to make the proposed development acceptable in planning terms;
- serve a planning purpose and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;
- relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of the development in the area;
- fairly and reasonably relate in scale and kind to the proposed development; and
- be reasonable in all other respects.

Further Scottish Government guidance in Circular 6/2013 'Development Planning' states that Local Development Plans must include information on the items for which financial or other contributions will be sought, and the circumstances (locations, types of development) where they will be sought.



Preferred Option

The current Local Development Plan includes a policy on planning obligations, but it is fairly general in nature. It includes a list of items for which planning obligations may be sought, including schools, libraries, healthcare, recycling and waste, sustainable travel, community facilities, landscaping and open space, and natural heritage. However, there is no specific guidance on what obligations apply in individual settlements and we do not currently seek contributions towards most of the items that are listed in the policy when planning applications are determined.

The instances in which planning obligations can be justified vary across the National Park. For instance, there are some settlements in the Park where school rolls are currently at or near to full capacity. In these cases new housing development is likely to result in the existing capacity of the school being exceeded. Planning obligations towards the provision of additional school capacity will therefore be necessary in order to make these developments acceptable.

Conversely, there are other settlements in the Park in which school rolls are currently operating well below capacity. In these cases it is unlikely that new housing developments will need to contribute towards increasing education capacity, as the new pupils they will generate can be absorbed within the existing school capacity.

Similar situations exist in relation to other facilities such as healthcare, where existing facilities are likely to have capacity to absorb the additional demand created by new development in some areas but not others.

In addition, current good practice makes clear that it is only reasonable to require planning obligations towards particular items where there is a clear strategy and programme for delivering these items. It is therefore not appropriate, for example, to require developers to make a financial contribution towards new community facilities where there are no firm proposals for what such facilities might be or when and how they will be delivered.

For these reasons, we think that the new Local Development Plan will need to include an amended policy approach to planning obligations. This will need to include a revised over-arching policy to outline the overall approach we will take towards planning obligations supported by more specific guidance in the Plan about what planning obligations will be required in different settlements/locations. This will result in a more locally tailored approach, with different contributions applying in different locations based on local circumstances.

In order to inform this amended approach we are currently undertaking an assessment of infrastructure needs across the Park. We are working with infrastructure providers and other key stakeholders such as local authorities and the NHS to help inform this revised approach.



Reasonable Alternative Options

We could seek to continue applying the existing Local Development Plan's approach to planning obligations. This would mean including a general policy within the new Local Development Plan to outline the items for which planning obligations might be sought without including any further guidance on what obligations will be required in different settlements/locations. This would allow planning obligations for individual planning applications to be determined on a case-by-case basis. However, we think this option is unlikely to be appropriate in the light of current best practice. We also think this option would deliver less certainty for developers and communities.



Questions

- Do you agree that the new Local Development Plan should include a revised and more rigorously justified policy on planning obligations?
- Do you agree that this should be supported by more specific guidance in the Plan about what planning obligations will be required in different settlements/locations?

Main Issue 9

Flood risk and climate change resilience



How can
Planning help
protect and
prepare for
future events?

Background

Flooding can have significant impacts on people, businesses, infrastructure, and the visitor experience. Climate change is likely to increase the frequency and severity of flood events in some places.

The recently approved series of **Flood Risk Management Strategies and Local Flood Risk Management Plans** aim to co-ordinate efforts to tackle flooding across Scotland. These have been led by SEPA and local authorities, although the Cairngorms National Park Authority has also played a role in helping to develop them. The strategies and plans identify specific actions that will be used to address flood risk during the period from 2016 to 2021. However, they also identify the more general importance of the planning system in helping to avoid future development in areas that are at risk of flooding.

Scottish Planning Policy also notes that the planning system can play an important part in reducing the vulnerability of existing and future

development to flooding. It states that the planning system should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere, and that local development plans should apply a risk based approach to guide new development. We need to ensure that the next Local Development Plan addresses these issues.

In addition, the National Park Partnership Plan aims to promote more use of natural flood management in appropriate areas. Natural flood management involves the use of natural measures to slow water flows, and can include measures such as woodland planting, peatland restoration, or the re-naturalisation of river channels. Although many of these measures are outside the control of the planning system, there may be opportunities for the next Local Development Plan to help promote the use of natural flood management in some instances – particularly in new development proposals.



Preferred Option

The current Local Development Plan already includes robust policies on flood risk and climate change resilience. Its policies promote a risk-based approach to new development in areas of flood risk in line with Scottish Planning Policy guidance. In particular, its policy on flood risk requires that new developments should be free from significant risk of flooding, not increase the risk of flooding elsewhere, not add to the area of land that requires flood mitigation measures, and not affect the ability of the functional flood plain to store or move flood waters.

We think that the existing Local Development Plan's policy on flood risk in new developments remains up-to-date and relevant, and we therefore propose to retain this approach within the next Local Development Plan.

In addition, we have reviewed all of the existing site allocations that are proposed to be taken forward into the new Local Development Plan, along with any new allocations that we propose to make within the new Plan, to ensure that they are not at significant risk of flooding and that they are not likely to increase the risk of flooding elsewhere. The results of the review process are outlined in a Strategic Flood Risk Assessment, which we have published alongside this Main Issues Report.

However, we also think that there may be scope for the new Local Development Plan to place greater emphasis on the contribution that new developments can make towards natural flood management. In particular, we think that the new Plan could include stronger requirements for

new built development proposals to include Sustainable Drainage Schemes (SUDS) where appropriate. These can include measures such as soakaways, storage ponds and swales to manage water in more natural ways and help to slow the flow of water from new developments, particularly during times of heavy rainfall. In addition to their benefits in managing flood risk, SUDS can also deliver significant environmental benefits because they often create new and improved habitats for wildlife.

Whilst SUDS are encouraged by the existing Local Development Plan, we think the new Local Development Plan could include a stronger policy requirement for the incorporation of SUDS to be considered within new development proposals. We think this requirement should apply to all built developments, as SUDS can apply at a range of scales.



Reasonable Alternative Options

It would be reasonable to continue to apply the existing Local Development Plan's approach to SUDS. In effect, this would continue to encourage the use of SUDS without including any stronger policy requirement to include SUDS where appropriate in new developments. However, we do not think this option would help to deliver the National Park Partnership Plan's priorities for promoting natural flood management.

As a further alternative, the proposed SUDS policy requirement could also be written so that it only applies to larger developments. This could mean, for example, that small-scale developments such as house extensions or single houses would not be required to consider the inclusion of SUDS. There might be some benefits to this approach, and it would reduce the level of information required in support of smaller scale planning applications. However, we think that SUDS are applicable to built developments of any scale. We think that the preferred approach is therefore more appropriate, although we will need to make sure that any SUDS requirements are proportionate to the scale of development proposed.

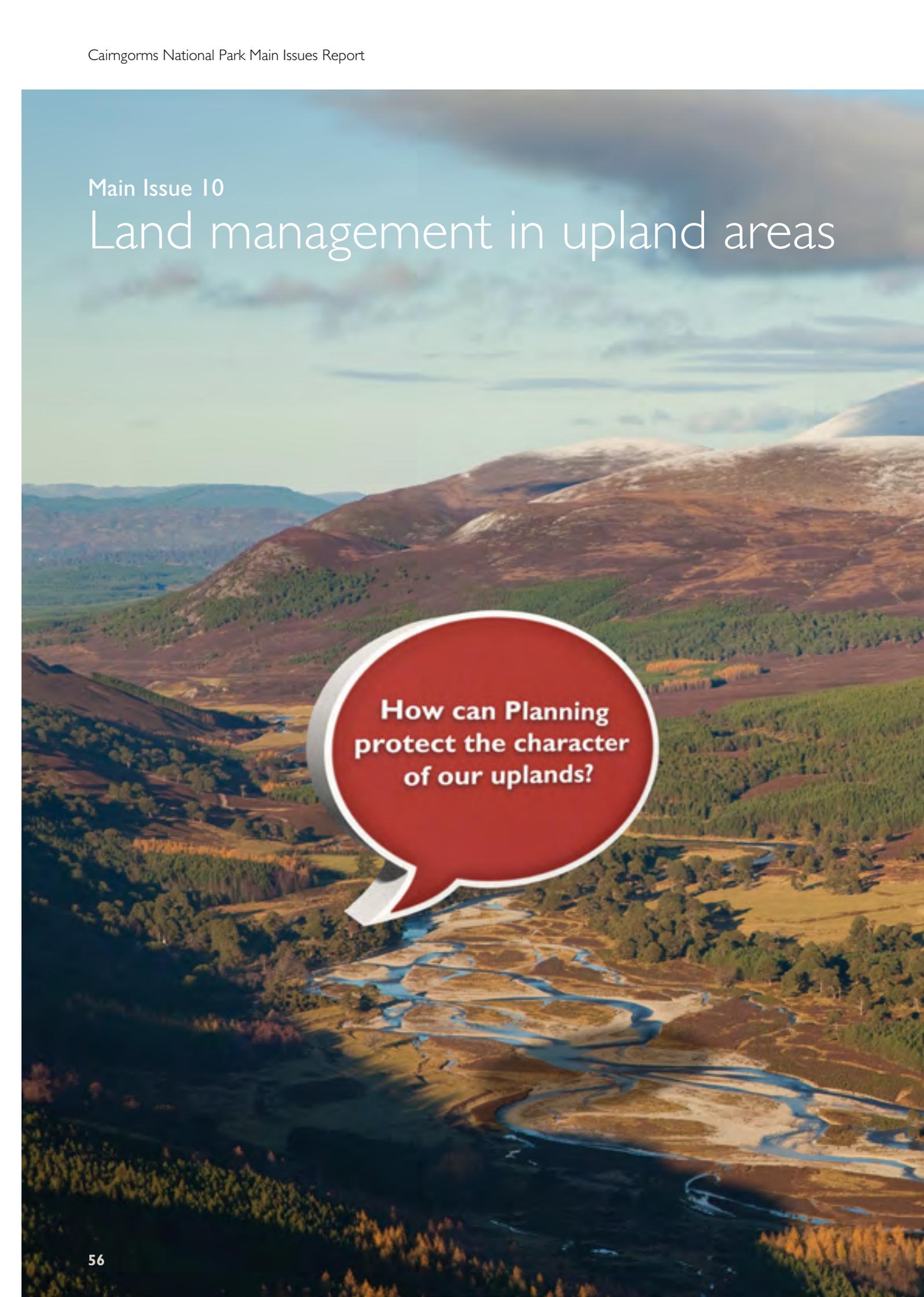


Questions

- Do you agree that the new Local Development Plan should include a stronger policy requirement for Sustainable Drainage Schemes to be considered in all new development proposals?

Main Issue 10

Land management in upland areas



**How can Planning
protect the character
of our uplands?**

Background

The open moorlands of the Cairngorms National Park are an integral part of the landscape character of the Park as well as a valuable habitat. Moorland is used for both field sports and farming, and its management is key to delivering several public interest priorities, including natural flood management, species conservation and landscape enhancement.

Many of the land management activities which take place in the uplands are outside the control of the planning system. However, some require planning permission and it is important that these are carefully controlled to ensure that they do not have an adverse impact on the National Park's unique landscape qualities.

Hill tracks are one form of development which sometimes falls under the control of the planning system. Whilst some tracks for agriculture and forestry purposes benefit from permitted development rights, all other new private tracks require planning permission before they can be developed.

Tracks are a necessary component of land management, providing access to remoter areas for important habitat and species management activities such as deer control. However, inappropriately sited or poorly constructed vehicle tracks can have detrimental impacts on sensitive habitats

and the visual landscape, in particular where tracks are located on higher ground or extend into remote areas of wild land.

Tracks are also sometimes required to enable other developments to take place. However, these can also have detrimental impacts on sensitive habitats and the landscape if they are not carefully considered. For example, there have been some issues with recent hydropower developments within the National Park where unauthorised works have taken place outside of approved planning application boundaries. This has identified the need for more careful control over proposed working corridors, access arrangements and reinstatement proposals in future hydropower schemes.

The scale of impact from tracks is influenced by a number of factors and Scottish Natural Heritage has produced good practice guidance on how these factors should be considered and addressed.

The Cairngorms National Park Partnership Plan 2017-2022 recognises that hill track development in unsuitable locations and/or using poor construction standards can have significant adverse effects on the landscape qualities of the Park. It therefore states that there should be a presumption against new constructed tracks in open moorland areas.



Preferred Option

The existing Local Development Plan includes a specific policy on landscape. It outlines a presumption against any development that does not conserve the landscape character and special qualities of the National Park. This has been used effectively to control and mitigate the impacts of new hill tracks in cases where they require planning permission. We think the existing policy will continue to provide an appropriate means for controlling these forms of development in the future. However, we also think that we could give more clarity on the issue of hill tracks by amending the policy to reflect the National Park Partnership Plan's specific presumption against new tracks in areas of open moorland.



Questions

- Do you agree that the new Local Development Plan should include an amended policy to reflect the Cairngorms National Park Partnership Plan's presumption against new hill tracks in open moorland areas?



Reasonable Alternative Options

As an alternative to the preferred approach, we could continue to retain the existing Local Development Plan's landscape policy without including any specific reference to tracks. Whilst this would still enable us to deal with any future planning applications for new track developments, we do not think this approach would fully reflect the priorities of the National Park Partnership Plan.



5. Settlement-based issues

This section of the Main Issues Report considers future development options for individual settlements.

Maps and other information are included for the 'strategic', 'intermediate' and 'rural' settlements in the existing settlement hierarchy (see Figure 1, p14). A summary of the key planning issues is provided for each settlement, along with a series of proposed settlement objectives.

Where relevant the maps show preferred site options, which we propose to allocate for development in the next Local Development Plan. The preferred site options are a combination of sites which are already allocated in the 2015 Local Development Plan, as well as some new proposals that were submitted during the 'call for sites and ideas' process which we think are appropriate for development. The maps also show any alternative site options. These were submitted during the 'call for sites and ideas' process, but we do not think these sites are appropriate for development and we do not propose to include these sites in the new Local Development Plan.

Our full assessment of all of the submissions to the 'call for sites and ideas' process is set out in the Site Assessment Report, which we have published for consultation alongside the Main Issues Report. This includes our assessment of any site submissions which lie outside existing settlements and which are therefore not shown on the maps presented here. As part of the consultation, we would welcome your views on both our preferred site options and the alternative site options.

Where relevant the settlement maps also show proposed protected open spaces, and proposed settlement boundaries. We would also welcome views on these proposed designations.

Strategic Settlements

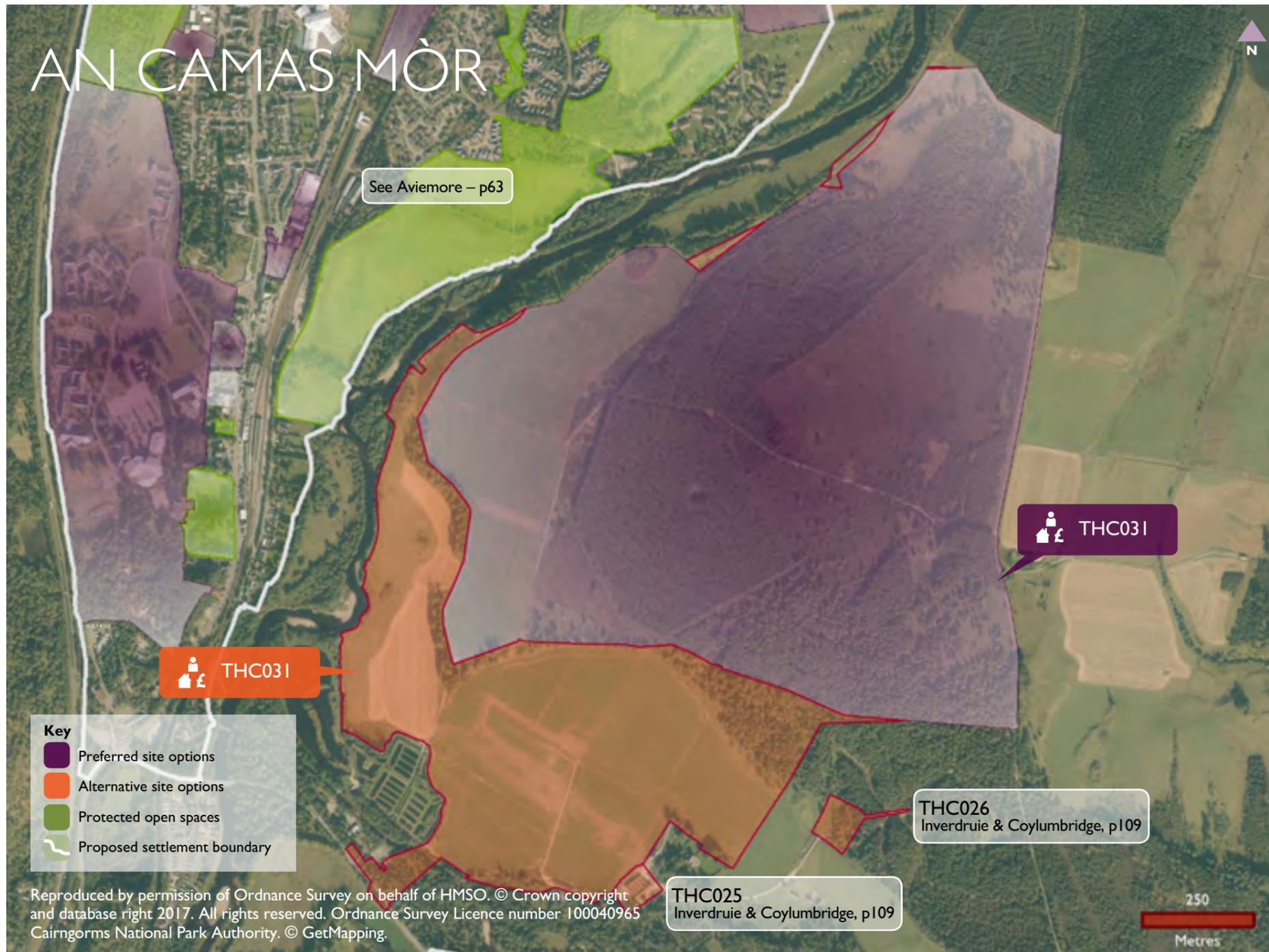
An Camas Mòr	61
Aviemore	63
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Intermediate Settlements

Blair Atholl	73
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Rural Settlements

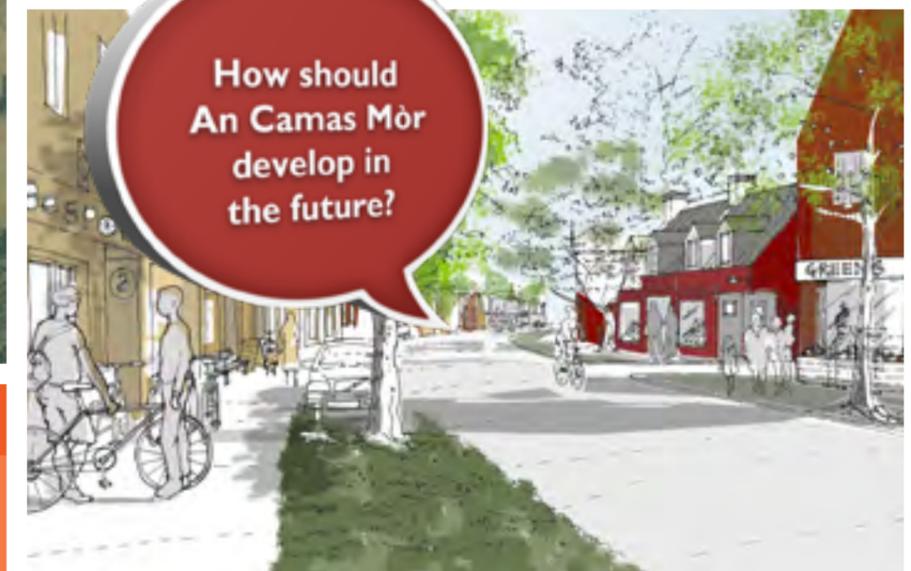
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AN CAMAS MÒR will be a new sustainable community comprising up to 1,500 homes, associated business, community facilities and the provision of infrastructure. An Camas Mòr will have the distinction of being the only new community planned for a National Park and will reflect consistently high standards of design at all levels in terms of quality and sustainability. With strong links to the Aviemore community, the people living in An Camas Mòr will form a community of their own which is inclusive, vibrant with a demographically balanced population. If An Camas Mòr is delivered, it can be expected to meet the bulk of the housing requirements for the Highland Council Area of the National Park for many years to come. However, a development of such scale, over a long period of time, with significant infrastructure costs will be challenging to make happen.

Proposed objectives

- Develop a new community of up to 1,500 homes delivered over time to relieve pressure for new housing in Aviemore
- Reflect the special qualities of the National Park by incorporating the highest standards of design
- Demonstrate innovation in design and sustainable construction
- Facilitate improved connectivity and accessibility in and around the new community, with strong links to Aviemore through the provision of a new footbridge
- Mitigate impacts of recreational disturbance on European designated sites
- Support the delivery of An Camas Mòr through partnership working



✓ Preferred Site Options

An Camas Mòr (THC031) is a significant part of the established land supply in Badenoch and Strathspey for a new community of up to 1,500 homes, associated business, community facilities and the provision of infrastructure

☰ Alternative Site Options (not preferred)

Allocate all of THC031 (including extended area) for a new community of up to 1,500 homes, associated business, community facilities and the provision of infrastructure

? Consultation Questions

- Do you agree with the proposed objectives?
- Do you agree with the preferred site options?



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Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- ED1 (Dalfaber Industrial Estate) for economic development with an amendment to its southern boundary
- ED2 (south of Dalfaber Industrial Estate) amended to a new allocation for community uses (proposed new hospital site)
- ED3 (Myrtlefield Industrial Estate) for economic development
- CI for community uses
- C2 for community uses to protect the playing field adjacent to the former primary school
- Existing Permission EP2 as an allocation for 10 houses
- EP3 as an allocation for 83 houses
- The Aviemore Highland Resort (AHR) Site (THC007 – THC014) as an allocation for mixed use development comprising residential, commercial and tourism uses

Preferred new site allocations*:

- Part of THC045 for future long term housing
- Part of THC059 for economic development uses
- Land to the north of Aviemore for future long term mixed uses
- THC061 (Laurel Bank) for mixed use development

Alternative Site Options (not preferred)*

- Allocate THC006 for housing

* Our assessment of preferred new site allocations and alternative site options can be found in the Site Assessment Report published alongside the Main Issues Report

Consultation Questions

- Have we identified the right issues for Aviemore?
- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open spaces?
- Do you agree with the proposed settlement boundary?

AVIEMORE is the largest settlement in Badenoch and Strathspey and has grown significantly in recent years. It is a thriving destination for visitors due to its proximity to the Cairngorm Mountains and reputation for adventure sports. However, whilst the local economy is thriving there is a need for affordable housing for people who live and work in the area.

Issues for Aviemore

- Provision of affordable housing
- Maintaining Aviemore's role and reputation as a tourist destination
- Provision of business units
- Provision of community facilities
- Active transport links

Proposed settlement objectives

- Protect the role of Aviemore as a key service and employment centre for the wider region
- Support opportunities which increase the attraction of Aviemore as a tourist and recreation destination
- Support proposals for business growth and development
- Support links with Glenmore/Cairngorm
- Deliver housing that meets local needs, particularly affordable and mid-market housing for rent and purchase
- Support the development of the 'Active Aviemore' initiative (as shown indicatively on the map) to improve active travel links and opportunities in and around the town
- Support the delivery of a new community hall facility

How should Aviemore develop in the future?





BALLATER is the largest settlement in the Aberdeenshire part of the National Park, playing a strategic role in this part of Upper Deeside. The town is characterised by its built heritage and strong royal connections. It is also a key service centre providing for the surrounding rural communities and visitors to the area.

Issues for Ballater

- Provision of affordable housing
- Flood management and resilience
- Maintaining a strong local economy and encouraging tourism
- Need to relocate the existing Council Depot
- Redevelopment of the former school site
- Enhance community facilities, particularly for young people

Proposed settlement objectives

- Conserve and enhance Ballater’s distinctive built heritage and the integrity of its Conservation Area
- Increase the attraction of Ballater as a business, tourist and recreation destination
- Deliver affordable housing, including low cost ownership and affordable housing for rent
- Increase and enhance flood management and resilience



Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- HI (Monaltrie Park) for up to 250 houses
- EDI (Ballater Business Park) for economic development
- CI (former school site) for redevelopment that benefits the community
- TI (caravan and camping site) for tourism

Preferred new site allocations:

- No preferred new site allocations

Alternative Site Options (not preferred)*

- Allocate AB017 as an extension to the existing HI allocation, giving a total allocation of up to 270 houses

* Our assessment of alternative site options can be found in the Site Assessment Report published alongside the Main Issues Report

Consultation Questions

- Have we identified the right issues for Ballater?
- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open spaces?
- Do you agree with the proposed settlement boundary?



Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- HI (Beachen Court) as an increased allocation for 53 houses (previously 50)
- H2 (Castle Road) allocated with an extension comprising part of THC039 for a total of 50 houses (previously allocated for 20)
- EDI (Woodlands Industrial Estate) for economic development
- TI (caravan park) for tourism
- CI for community use/development that supports the needs of the community

Preferred new site allocations*:

- Part of THC039 as an extension to H2 for a total of 50 houses
- C2 for the future terminus for the Speyside Railway extension

Alternative Site Options (not preferred)*

- Allocate THC028 for mixed use development
- Allocate THC038 for housing
- Allocate THC039 for housing
- Allocate THC040 for housing
- Allocate THC048 and THC049 for allotments
- Allocate THC055 for mixed use development
- Allocate THC064 for economic development

* Our assessment of preferred new site allocations and alternative site options can be found in the Site Assessment Report published alongside the Main Issues Report

Consultation Questions

- Have we identified the right issues for Granttown-on-Spey?
- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open spaces?
- Do you agree with the proposed settlement boundary?

GRANTTOWN-ON-SPEY lies in the north of the National Park. It was designed as a planned town and is the historic capital of Strathspey. The town itself has a wide range of businesses and facilities, many of which are located along the town's High Street and main Square.

Issues for Granttown-on-Spey

- Provision of affordable housing
- Maintaining a strong local economy and attracting more visitors to the town
- Maintaining a range of community facilities
- Future re-development of the hospital for uses that benefit the community
- Delivery of the Speyside Railway extension

Proposed settlement objectives

- Protect the role of Granttown-on-Spey as a service centre for Strathspey
- Conserve and enhance Granttown's distinctive built heritage and the integrity of its Conservation Area
- Support the delivery of housing that meets local needs
- Support opportunities to increase the attraction of Granttown as a tourist and recreation destination, particularly the Speyside Railway extension
- Support proposals for business development, growth and diversification



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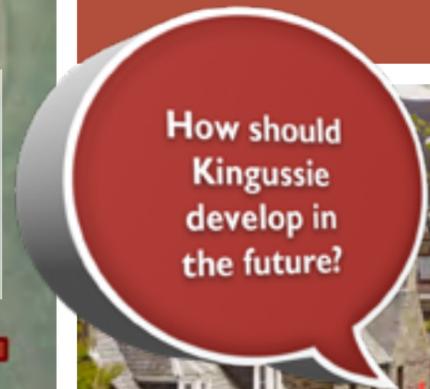
KINGUSSIE is the historic capital of Badenoch and a traditional Highland town with a long central High Street. The town has a thriving community and is a focus for local services and facilities. Future development should complement the historic character of the town and enhance economic development and tourism.

Issues for Kingussie

- Delivery of housing and provision of affordable housing
- Maintaining a strong local economy and encouraging tourism
- Provision of smaller business units
- Maintain and improve provision of community facilities
- Flood management and resilience
- Impacts of A9 dualling

Proposed settlement objectives

- Support Kingussie's role as a service centre for Badenoch
- Support proposals for business development, growth and diversification
- Improve tourist and recreation facilities
- Support the delivery of housing to meet local needs, particularly affordable housing
- Ensure Kingussie's built heritage is preserved and enhanced
- Support the regeneration of Am Fasgadh
- Increase and enhance flood management and resilience



Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- 🏠 EPI (land between Ardbroilach Road and Craig an Darach) as an allocation for 300 houses
- 🚐 TI (caravan park) for tourism
- 👥 ED1 (west of Spey Street/Am Fasgadh) amended to a new allocation for community uses
- 🏢 ED2 (Council Depot) for economic development
- 🏢 ED3 (McCormack's Garage) for economic development
- 👥 C1 and C2 (community car parks) for community uses

Preferred new site allocations:

- No preferred new site allocations

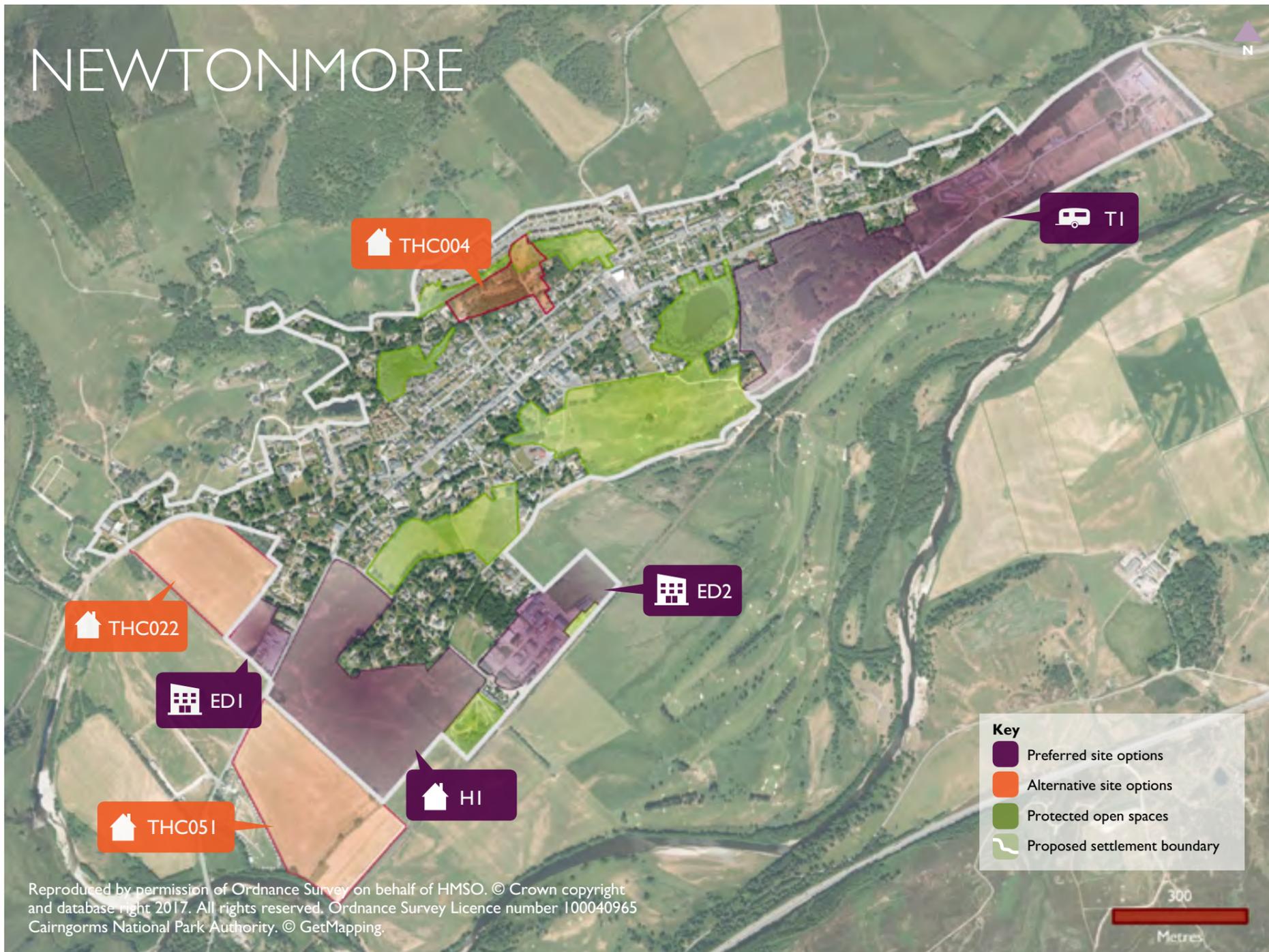
Alternative Site Options (not preferred)*

- 🏢 Allocate THC053 for economic development

* Our assessment of alternative site options can be found in the Site Assessment Report published alongside the Main Issues Report

Consultation Questions

- Have we identified the right issues for Kingussie?
- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open spaces?
- Do you agree with the proposed settlement boundary?



NEWTONMORE is a traditional highland village located in south Badenoch. The village contains a number of local services and is also home to the Highland Folk Museum which attracts many visitors to the village.

Issues for Newtonmore

- Delivery of housing sites and provision of affordable housing
- Improving community facilities
- Maintaining a strong local economy and attracting more visitors to the village
- Flood management and resilience
- Impacts of A9 dualling

Proposed settlement objectives

- Support and enhance local services
- Support opportunities to increase the attraction of Newtonmore for tourism and recreation
- Support proposals for business growth, diversification and development
- Support the delivery of housing to meet local needs
- Increase and enhance flood management and resilience



Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- 🏠 HI (land between Perth Road and Station Road) for 120 houses
- 🏢 ED1 (rear of café) for economic development
- 🏢 ED2 (industrial park) for economic development

Preferred new site allocations:

- 🚐 Identify the Highland Folk Museum as a Tourism site (TI)

Alternative Site Options (not preferred)*

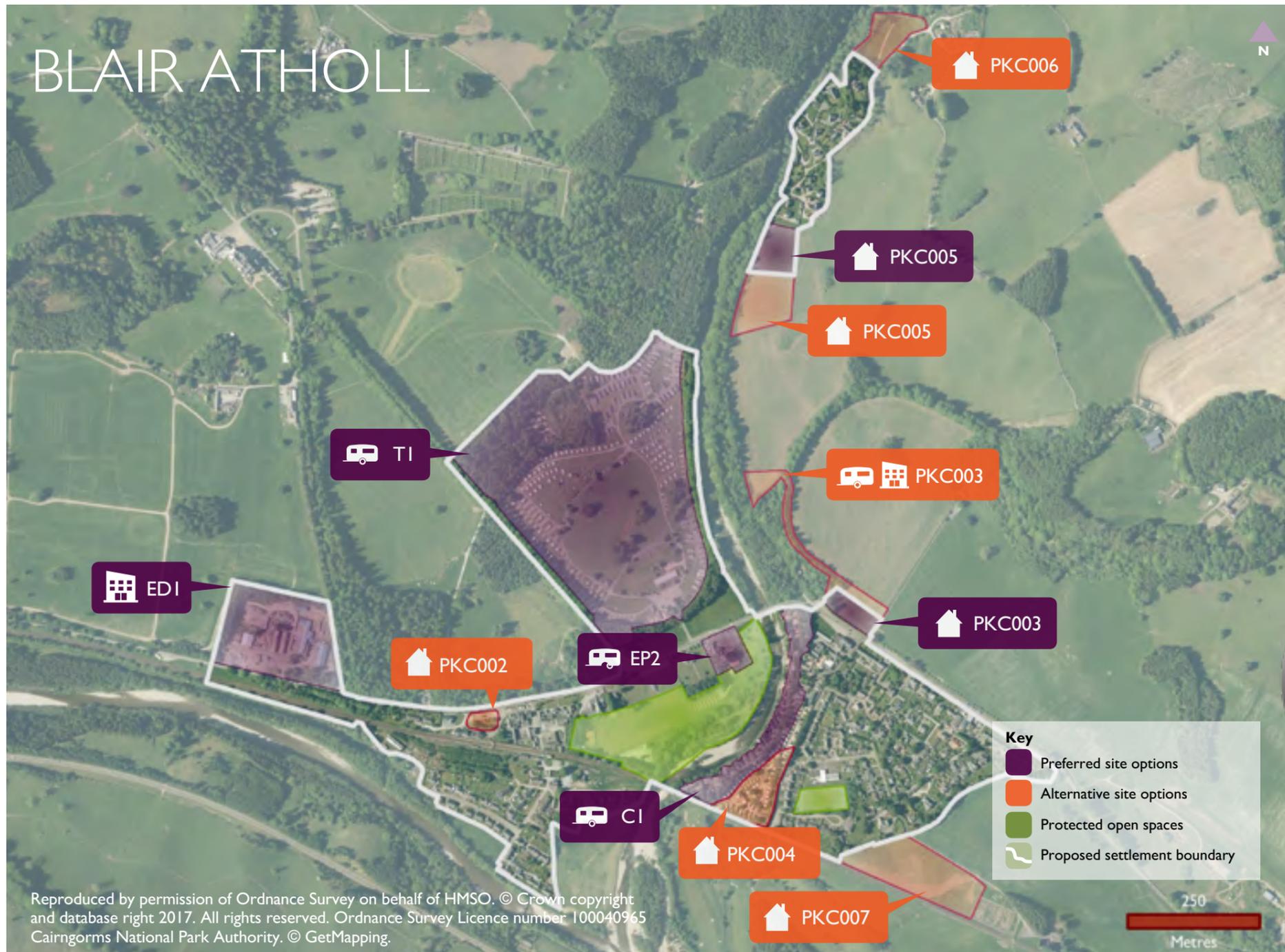
- 🏠 Allocate THC004 for housing
- 🏠 Allocate THC022 for 75 houses
- 🏢 Allocate THC051 for economic development

* Our assessment of alternative site options can be found in the Site Assessment Report published alongside the Main Issues Report

Consultation Questions

- **Have we identified the right issues for Newtonmore?**
- **Do you agree with the proposed settlement objectives?**
- **Do you agree with the preferred site options?**
- **Do you agree with the protected open spaces?**
- **Do you agree with the proposed settlement boundary?**

BLAIR ATHOLL



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BLAIR ATHOLL is a small village located in the south of the Cairngorms National Park. It is an attractive and historic village, home to Blair Castle and gardens, making it popular for visitors. The local economy is focused on tourism and land based employment.

Issues for Blair Atholl

- Provision of affordable housing
- Maintaining a strong local economy and encouraging tourism
- Upgrading the Village Hall
- Flood management and resilience
- Impacts of A9 dualling

Proposed settlement objectives

- Support Blair Atholl's role as a key gateway centre for recreation and tourism in this part of the National Park
- Conserve and enhance Blair Atholl's distinctive built heritage, the integrity of its Conservation Area and the setting of the village in relation to the Castle
- Deliver affordable housing
- Increase and enhance flood management and resilience



Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- ED1 (Blair Atholl Sawmill Yard) for economic development
- Existing Permission EP2 amended to a new allocation for tourism as the visitor gateway
- TI (caravan park) with an amended boundary to include woodland lodges to the north
- CI (caravan park) amended to a new allocation for tourism

Preferred new site allocations*:

- Northern part of PKC005 allocated for up to 8 houses
- Southern part of PKC003 allocated for up to 8 houses

Alternative Site Options (not preferred)*

- Allocate PKC002 for 3 houses
- Allocate PKC003 for tourism and economic development
- Allocate PKC004 for 8 affordable houses
- Allocate PKC005 for 5 houses
- Allocate PKC006 for 4 houses
- Allocate PKC007 for 5-10 houses

* Our assessment of preferred new site allocations and alternative site options can be found in the Site Assessment Report published alongside the Main Issues Report

Consultation Questions

- Have we identified the right issues for Blair Atholl?
- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open spaces?
- Do you agree with the proposed settlement boundary?

BOAT OF GARTEN



Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- EDI (Steam Railway Station) for economic development
- TI (caravan park) for tourism uses

Preferred new site allocations:

- No preferred new site allocations

Alternative Site Options (not preferred)*

- Allocate THC043 for 4 to 5 houses
- Allocate THC044 for 15 houses
- Allocate THC058 for economic development
- Allocate THC074 for up to 6 houses
- Allocate THC075 for up to 8 houses

* Our assessment of alternative site options can be found in the Site Assessment Report published alongside the Main Issues Report

Consultation Questions

- Have we identified the right issues for Boat of Garten?
- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open spaces?
- Do you agree with the proposed settlement boundary?

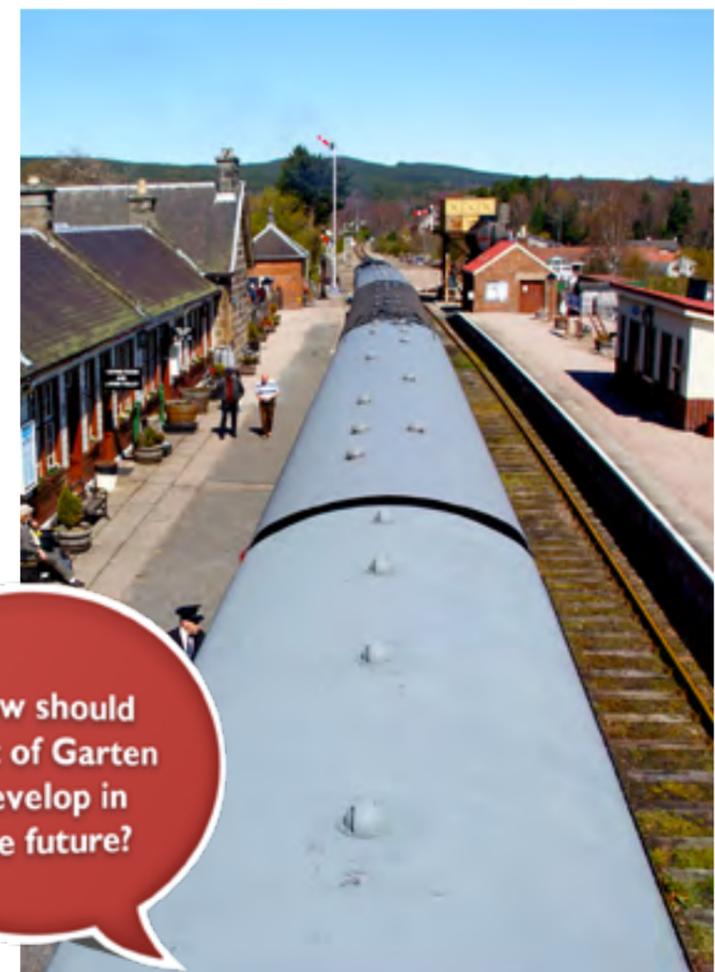
BOAT OF GARTEN takes its name from the former ferry over the River Spey. It is a thriving community and the village has a number of services that support the local community and visitors. The Speyside Railway also stops in Boat of Garten which is a key visitor attraction in the village.

Issues for Boat of Garten

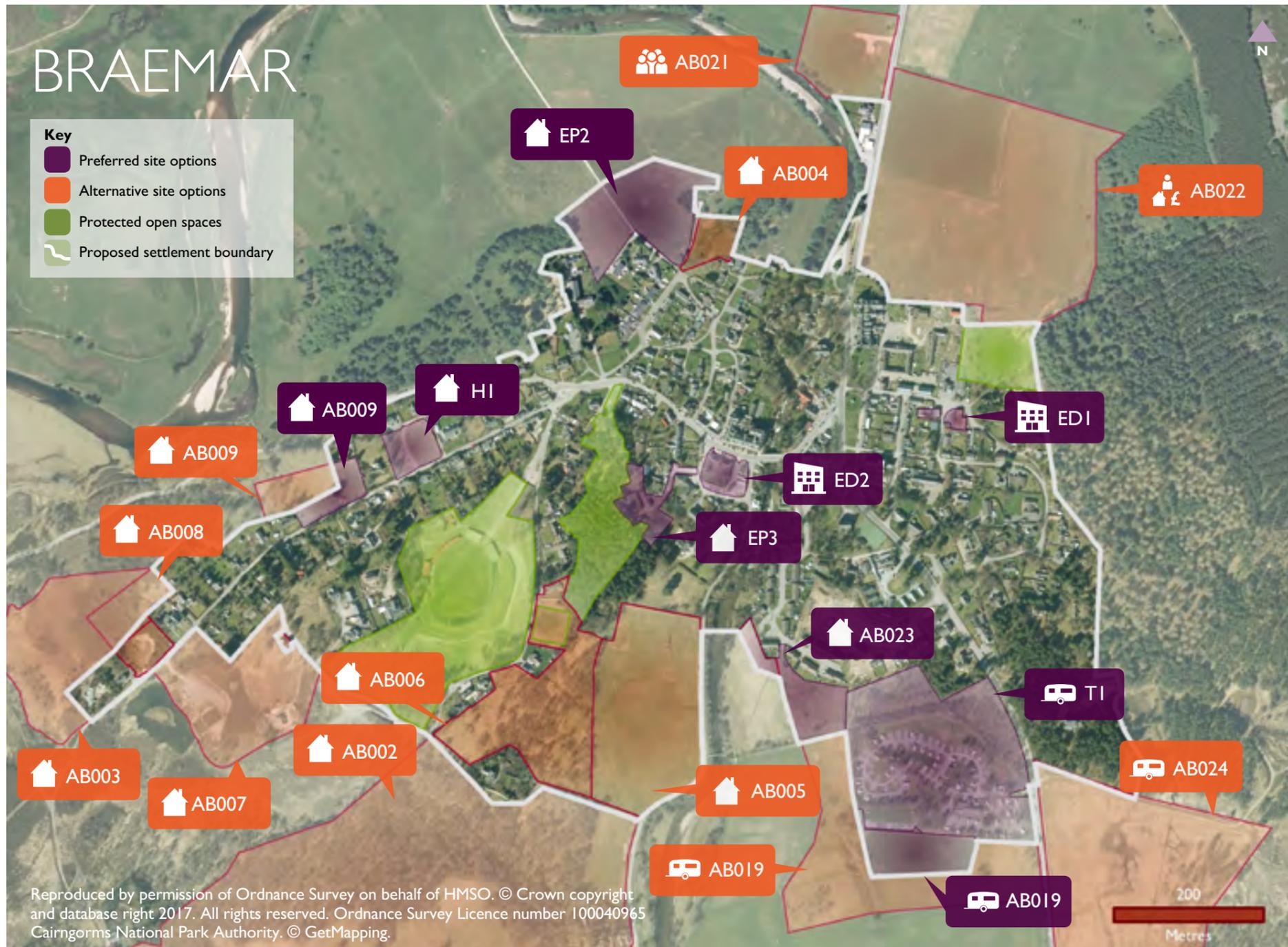
- Provision of affordable housing including opportunities for community-owned housing
- Enhancing tourism in the village
- Provision of small business units
- Connecting cycle paths from Boat of Garten to Grantown-on-Spey

Proposed settlement objectives

- Support the delivery of housing to meet local needs, particularly affordable housing and opportunities for community owned housing
- Support proposals for small-scale business development
- Support proposals for safe active travel around the village and beyond to Grantown-on-Spey
- Maintain high quality community facilities



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Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- HI (Chapel Brae) for 6 houses
- Existing permissions EP2 (St Andrews Terrace) and EP3 (Kindrochit Terrace) as allocations for 30 and 11 houses respectively
- ED1 (Ambulance Station) and ED2 (The Mews) for economic development
- TI (caravan park) with a small extension to the south west

Preferred new site allocations:

- Southern part of AB009 for 6 houses
- Part of AB019 for tourism to form a small extension to the Caravan Park
- AB023 for up to 15 houses

Alternative Site Options (not preferred)*

- Allocate AB002 for 6 – 10 houses
- Allocate AB003 as a proposed future area of search for housing
- Allocate AB004 for 3 – 4 houses
- Allocate AB005 for 10 – 12 houses
- Allocate AB006 for 5 – 10 houses
- Allocate AB007 for housing
- Allocate AB008 for 2 – 3 houses
- Allocate AB009 for 3 – 5 houses
- Allocate AB019 for tourism use
- Allocate AB021 for car parking
- Allocate AB022 for mixed use development including 40 houses
- Allocate AB024 for tourism use

* Our assessment of preferred new site allocations and alternative site options can be found in the Site Assessment Report published alongside the Main Issues Report

BRAEMAR is a small village located at the western end of Upper Deeside. The village itself is characterised by its historic architecture and strong royal connections, making it an attractive destination for visitors.

Issues for Braemar

- Provision of affordable housing
- Maintaining a strong local economy and improving visitor attractions and services

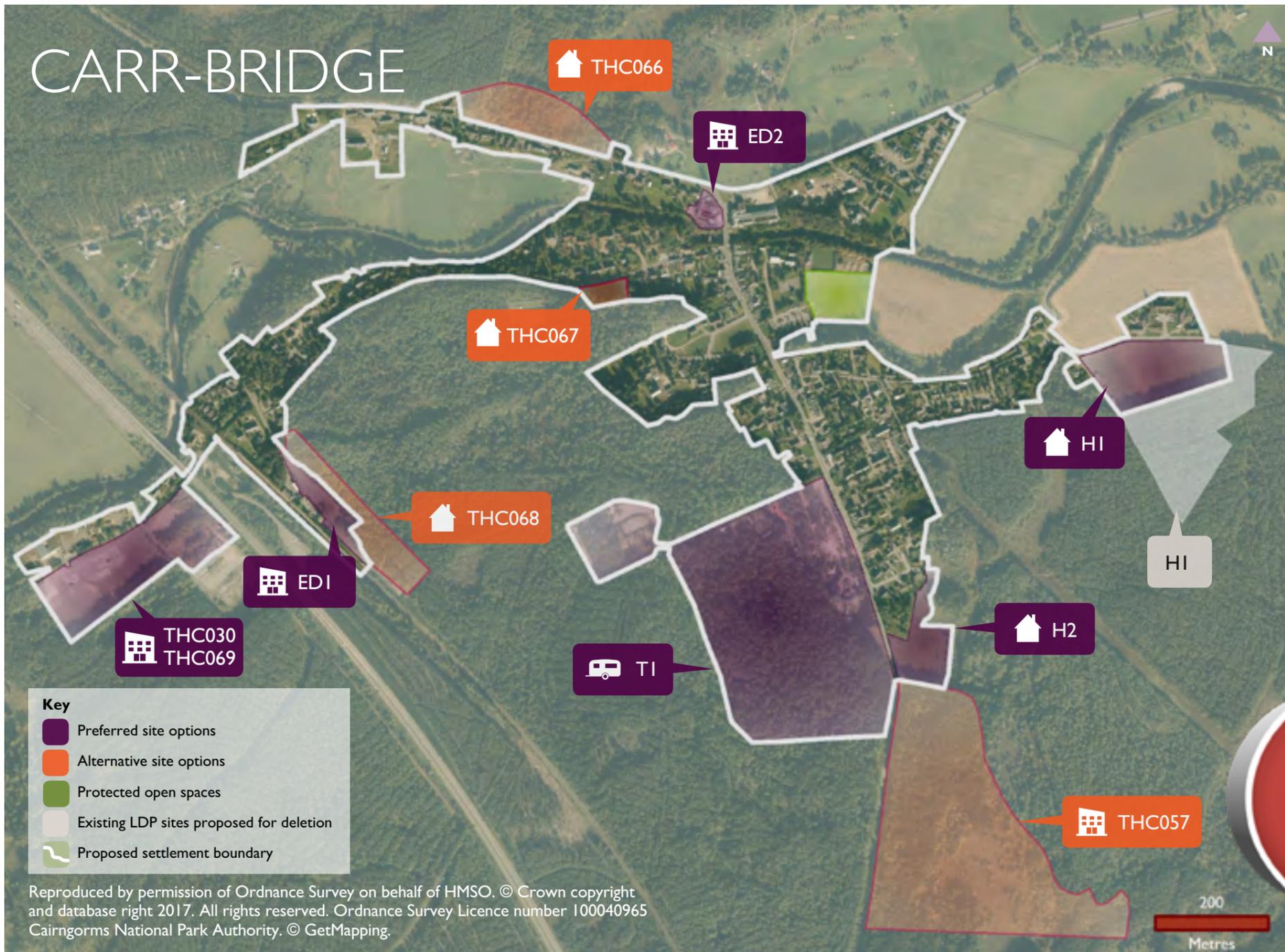
Proposed settlement objectives

- Enhance the role of Braemar as a local service centre
- Support opportunities to enhance and diversify the local economy and enhance the role of tourism
- Conserve and enhance Braemar’s distinctive built heritage and the integrity of its Conservation Area
- Deliver housing to meet local needs particularly affordable housing
- Support proposals for small-scale business development



Consultation Questions

- Have we identified the right issues for Braemar?
- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open spaces?
- Do you agree with the proposed settlement boundary?



CARR-BRIDGE is a village in the north of the National Park located close to the A9 with good rail links. The village is home to one of the National Park’s biggest attractions – Landmark adventure centre – which attracts many visitors to the area. The village also contains a range of other facilities including hotels, shops and a garage.

Issues for Carr-Bridge

- Provision of affordable housing for families and young people
- Maintaining a strong local economy and encouraging tourism
- Upgrading the Village Hall
- Redevelopment of the Struan House Hotel
- Connecting cycle paths to Aviemore
- Impacts of A9 dualling

Proposed settlement objectives

- Support and maintain local services in Carr-Bridge
- Support the delivery of housing that meets local needs, particularly affordable and mid-market housing
- Support proposals for business, tourism and recreation in the village
- Support proposals for the redevelopment of the Struan House Hotel for uses that benefit the community
- Support proposals for small business units
- Support proposals for safe active travel around the village and beyond to Aviemore

How should Carr-Bridge develop in the future?



Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- H1 (Carr Road) for 72 houses with an amended boundary removing the woodland
- H2 (Crannich Park) as an increased allocation for 25 houses (previously allocated for 22)
- TI (Landmark) for tourism use with an amended boundary to include all car parking areas
- ED1 (land at Railway Station) for economic development with an amended southern and eastern boundary
- ED2 (garage) for economic development

Preferred new site allocations*:

- THC030 and THC069 for future economic development

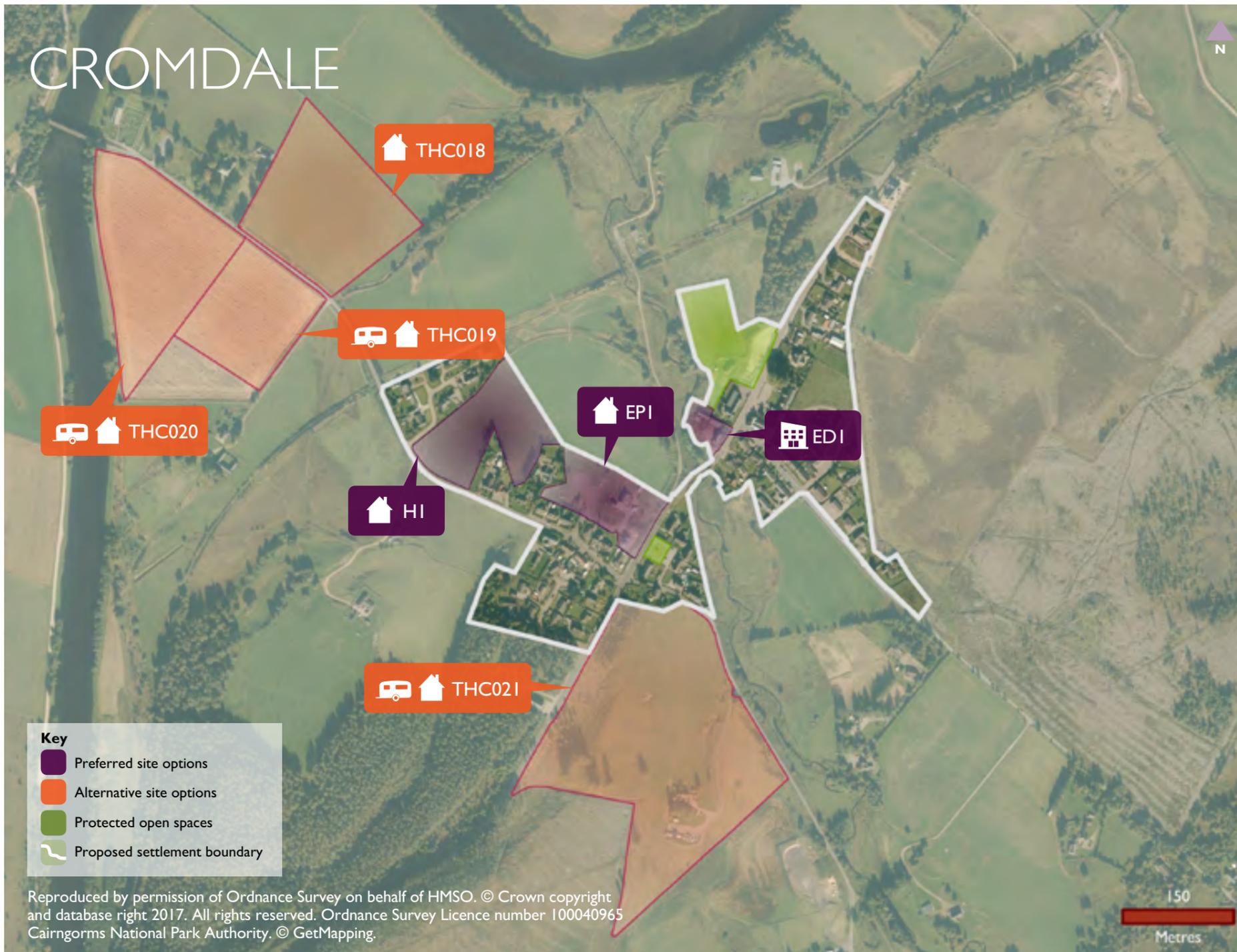
Alternative Site Options (not preferred)*

- Allocate THC057 for economic development
- Allocate THC066 for 30 houses
- Allocate THC067 for 8 houses
- Allocate THC068 for 40 houses

* Our assessment of preferred new site allocations and alternative site options can be found in the Site Assessment Report published alongside the Main Issues Report

Consultation Questions

- Have we identified the right issues for Carr-Bridge?
- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open spaces?
- Do you agree with the proposed settlement boundary?



CROMDALE is a small village that sits in the north of the National Park on the A95. It has a dispersed nature and is a largely residential village.

Issues for Cromdale

- Delivery of housing to support and sustain the local population
- Supporting new business opportunities

Proposed settlement objectives

- Support the delivery of housing that meets local needs, particularly affordable housing
- Encourage the delivery of existing housing allocations in Cromdale
- Encourage appropriate economic growth that can support and improve the vitality of the village



Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- Existing Permission EPI (Auchroisk Park) as an allocation for 22 houses
- HI (Kirk Road) for up to 20 houses
- EDI (The Smoke House) for economic development

Preferred new site allocations:

- No preferred new site allocations

Alternative Site Options (not preferred)*

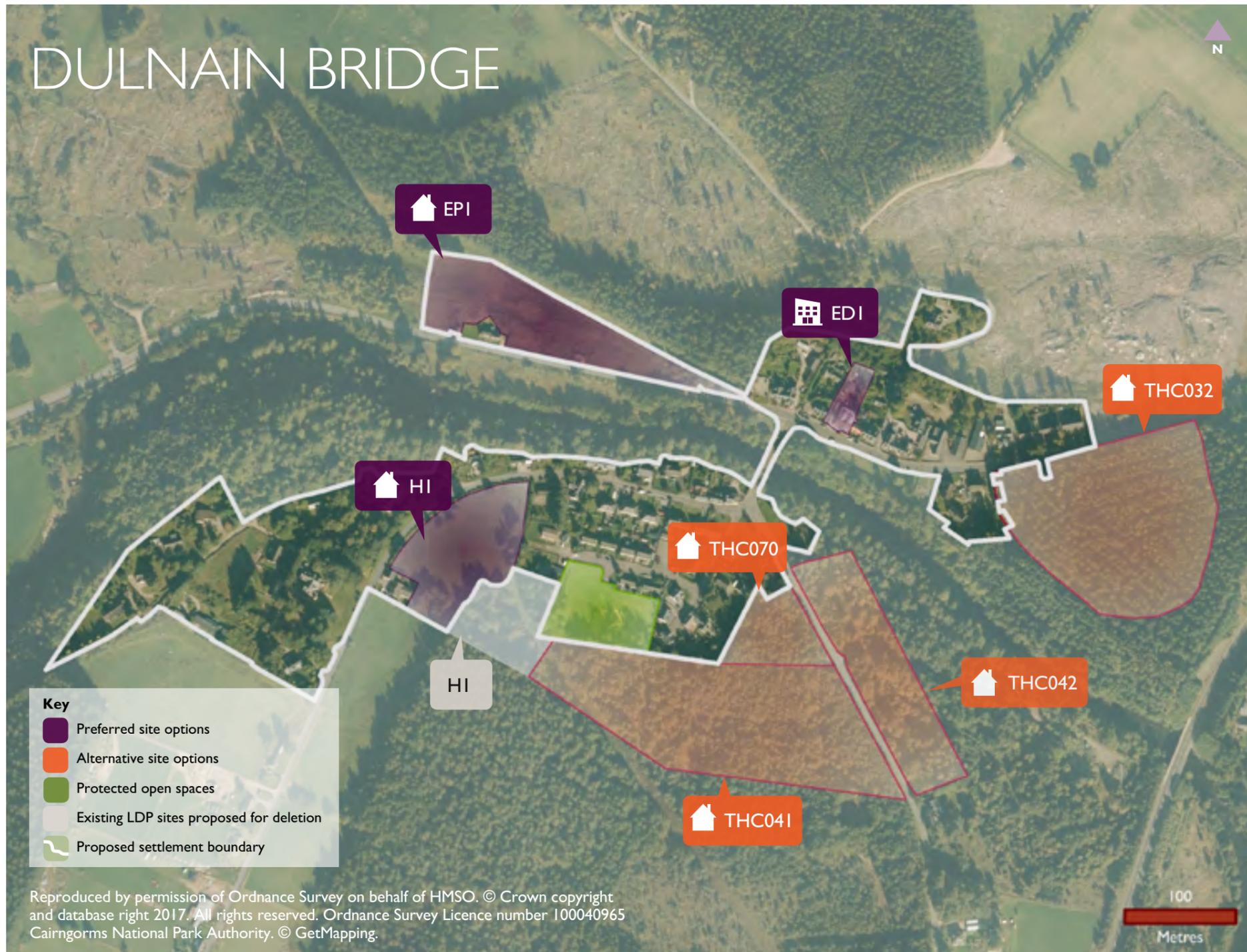
- Allocate THC018 for housing
- Allocate THC019 for housing or tourism development
- Allocate THC020 for housing or tourism development
- Allocate THC021 for housing or tourism development

* Our assessment of alternative site options can be found in the Site Assessment Report published alongside the Main Issues Report

Consultation Questions

- Have we identified the right issues for Cromdale?
- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open spaces?
- Do you agree with the proposed settlement boundary?

DULNAIN BRIDGE



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DULNAIN BRIDGE is a small village situated to the west of Granttown-on-Spey. The village has a garage, shop and community hall and is well served for its size. Some growth is necessary to sustain the village and future development should complement the sensitive woodland setting of the village, enhance its character and support tourism.

Issues for Dulnain Bridge

- Provision and delivery of affordable housing, particularly opportunities for community-owned housing
- Diversifying the local economy
- Connecting cycle paths from Dulnain Bridge to Granttown-on-Spey and Carr-Bridge

Proposed settlement objectives

- Support the delivery of housing that meets local needs, particularly affordable housing
- Support proposals to enhance and diversify the local economy and the role of tourism
- Support proposals for safe active travel around Dulnain Bridge and beyond to Granttown-on-Spey and Carr-Bridge



Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- HI with an amended boundary to exclude the woodland in the south and with a reduced allocation for 20 houses (previously 30)
- EPI (adjacent to A938) as an increased allocation for 20 houses (previously 10)
- EDI (garage site) for economic development

Preferred new site allocations:

- No preferred new site allocations

Alternative Site Options (not preferred)*

- Allocate THC032 for 10 houses
- Allocate THC041 for housing
- Allocate THC042 for 10 houses
- Allocate THC070 for 4 houses

* Our assessment of alternative site options can be found in the Site Assessment Report published alongside the Main Issues Report

Consultation Questions

- Have we identified the right issues for Dulnain Bridge?
- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open spaces?
- Do you agree with the proposed settlement boundary?



KINCRAIG

Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- HI (opposite school) with an amended boundary for 40 houses
- EDI (Baldow Smiddy) for economic development

Preferred new site allocations*:

- Northern part of THC046/THC054 (contained to the A9 compound) allocated for economic development
- THC062 (The Knoll) identified as protected open space

Alternative Site Options (not preferred)*

- Allocate THC046 for economic development
- Allocate THC054 for mixed use development

* Our assessment of preferred new site allocations and alternative site options can be found in the Site Assessment Report published alongside the Main Issues Report

Consultation Questions

- Have we identified the right issues for Kincaig?
- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open spaces?
- Do you agree with the proposed settlement boundary?

KINCRAIG is a small community located between Aviemore and Kingussie. There are a number of surrounding visitor attractions and employers which support the village.

Issues for Kincaig

- Provision of affordable housing
- Provision of visitor and community facilities
- Provision of small business units
- Impacts of A9 dualling

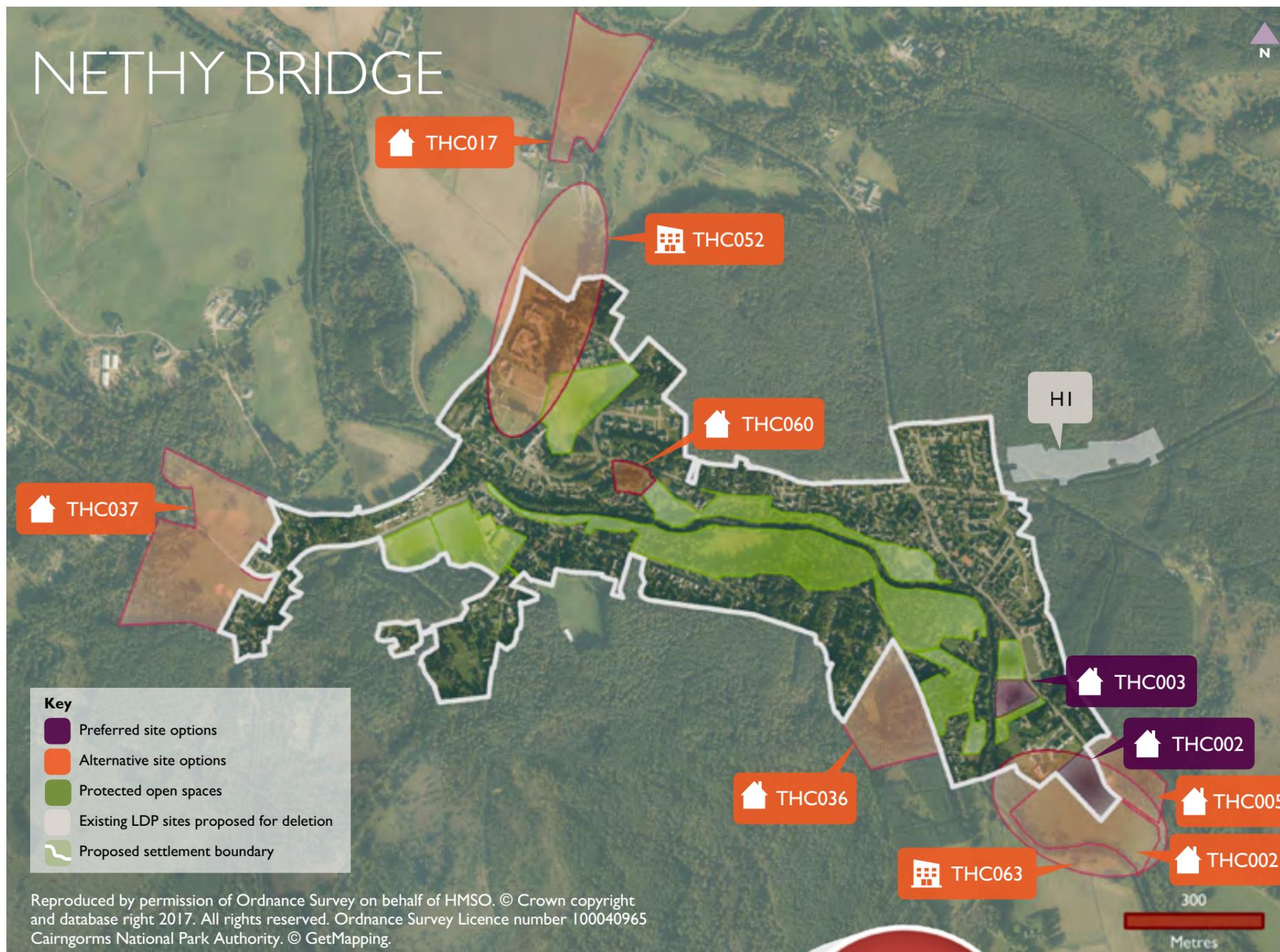
Proposed settlement objectives

- Support proposals to increase the attraction of Kincaig for tourism and recreation
- Support proposals for small-scale business development
- Support the delivery of housing to meet local needs, particularly affordable housing



How should Kincaig develop in the future?

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Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- No preferred sites to be carried forward

Sites from 2015 Local Development Plan preferred for **deletion**:

- HI (allocated in 2015 LDP for 15 houses) due to significant natural heritage constraints

Preferred new site allocations*:

- Part of THC002 allocated for up to 20 houses
- THC003 allocated for up to 4 affordable houses

Alternative Site Options (not preferred)*

- Allocate all of THC002 for 50 houses
- Allocate THC005 for 7 houses
- Allocate THC017 for 14 houses
- Allocate THC036 for 6 – 8 houses
- Allocate THC037 for housing
- Allocate THC052 for economic development
- Allocate THC060 for 2 – 3 houses
- Allocate THC063 for economic development

* Our assessment of preferred new site allocations and alternative site options can be found in the Site Assessment Report published alongside the Main Issues Report

NETHY BRIDGE is a small woodland village and is an attractive destination for visitors. The village has a good range of community facilities and an extensive local path network.

Issues for Nethy Bridge

- Maintain provision of community facilities
- Ensuring that new housing can be delivered to help the community remain sustainable
- Provision of affordable housing
- Provision of small business units
- Flood management and resilience

Proposed settlement objectives

- Support the delivery of housing that meets local needs, particularly affordable housing
- Support proposals for small-scale business development
- To increase and enhance flood management and resilience

How should Nethy Bridge develop in the future?



Consultation Questions

- Have we identified the right main issues for Nethy Bridge?
- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open spaces?
- Do you agree with the proposed settlement boundary?



Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- HI (Conglass Lane) for 8 houses
- H2 (Lecht Drive) for 8 houses
- ED1 (garage site) allocated for economic development
- ED2 & ED3 (land by A939) for economic development

Sites from 2015 Local Development Plan preferred for *deletion*:

- CI (former school site) for redevelopment proposals that benefit the community
- TI (land to the south west of Tomintoul) allocated for tourism development

Preferred new site allocations:

- No preferred new site allocations

Alternative Site Options (not preferred)*

- No alternative options identified

Consultation Questions

- Have we identified the right main issues for Tomintoul?
- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open spaces?
- Do you agree with the proposed settlement boundary?

TOMINTOUL is the highest village in the Highlands and is located in a remote part of Moray. It has a number of small businesses but a fragile population, focussed around a planned village. The village is an important service centre for a number of outlying settlements. The community has an active Development Trust, and the Tomintoul and Glenlivet Landscape Partnership has also recently undertaken a number of projects to support and enhance aspects of the natural and cultural heritage of the area.

Issues for Tomintoul

- Delivery of development to support the community and local economy

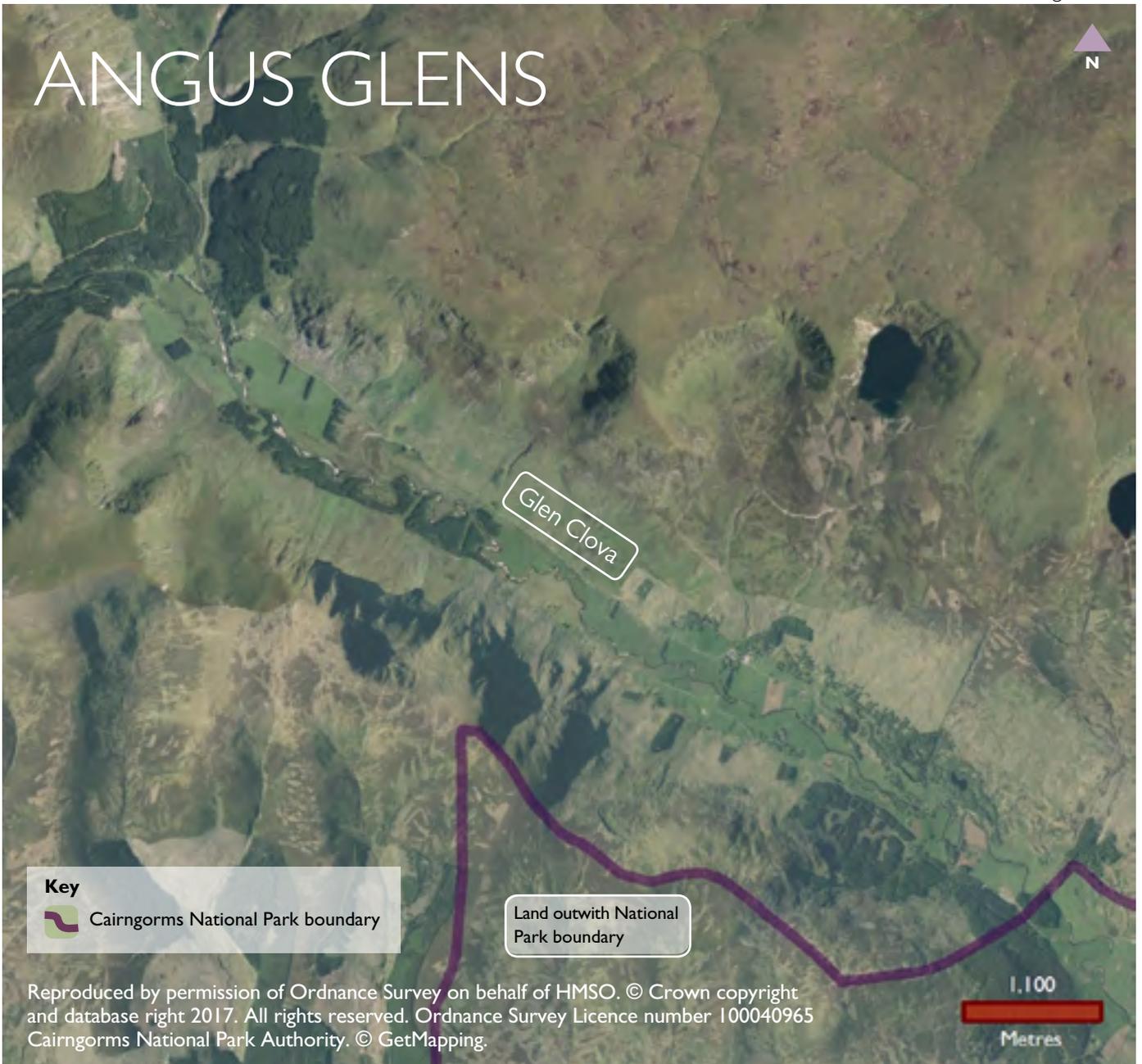
Proposed settlement objectives

- Maintain local services
- Support the provision of housing that meets the needs of the local community
- Deliver development to support the community and local economy
- Ensure Tomintoul's distinctive built heritage is preserved and enhanced



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ANGUS GLENS



Key
 Cairngorms National Park boundary

Land outwith National Park boundary

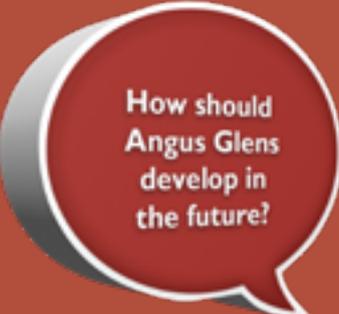
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1,100
 Metres

The Angus part of the National Park covers the isolated upper parts of the ANGUS GLENS comprising a dispersed rural community. The Angus Glens cover an extensive area; however, the small population (and therefore most development) is focused within Glen Clova. With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Proposed objectives

- Support development that reflects and respects the dispersed nature of the Angus Glens
- Support appropriate economic growth which supports a thriving community
- Support small-scale organic growth through the Local Development Plan's housing policy



Preferred Site Options

- No allocations to be carried forward from 2015 Local Development Plan and no preferred new site allocations

Alternative Site Options

- No alternative site options

Consultation Questions

- Do you agree with the proposed objectives?

BRUAR AND PITAGOWAN



Key
 Cairngorms National Park boundary

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BRUAR and PITAGOWAN are small communities which lie four miles to the north of Blair Atholl. They rely on tourism and the House of Bruar to support their economy. With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Proposed objectives

- Support the strategically important development at the House of Bruar and ensure it benefits the local community
- Support small-scale organic growth through the Local Development Plan's housing policy



Preferred Site Options

- No allocations to be carried forward from 2015 Local Development Plan and no preferred new site allocations

Alternative Site Options

- No alternative site options

Consultation Questions

- Do you agree with the proposed objectives?

CALVINE



Land outwith National Park boundary

Key

 Cairngorms National Park boundary

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60
Metres

CALVINE lies to the north of Blair Atholl and is bound by the A9 to the north and railway to the south. It is a small community focused on tourism. With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Proposed objectives

- Support small-scale organic growth through the Local Development Plan’s housing policy
- Support small-scale economic growth that supports the local community

How should Calvine develop in the future?

 **Preferred Site Options**

- No allocations to be carried forward from 2015 Local Development Plan and no preferred new site allocations

 **Alternative Site Options**

- No alternative site options

 **Consultation Questions**

- Do you agree with the proposed objectives?

DALWHINNIE



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Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- H2 (land by garage) for 6 houses
- EDI (garage site) for economic development

Sites from 2015 Local Development Plan preferred for *deletion*:

- HI (opposite Community Hall) (allocated in 2015 LDP for 6 houses) due to flood risk constraints

Preferred new site allocations:

- THC016 for economic development

Alternative Site Options (not preferred)*

- Allocate THC015 for 12 houses
- Allocate THC056 for economic development

* Our assessment of preferred new site allocations and alternative site options can be found in the Site Assessment Report published alongside the Main Issues Report

Consultation Questions

- Have we identified the right issues for Dalwhinnie?
- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open spaces?
- Do you agree with the proposed settlement boundary?

DALWHINNIE is a small settlement at the southern end of Badenoch. The village has a well-known Distillery which is an important tourist attraction and local employer. The local economy is land based and opportunities for new tourism and economic development should be encouraged. Dalwhinnie has fragile facilities and future housing is needed to support these and to sustain a stable population.

Issues for Dalwhinnie

- Provision of housing and maintaining local population
- Attracting business
- Maintaining community facilities
- Flood management and resilience
- Impacts of A9 dualling

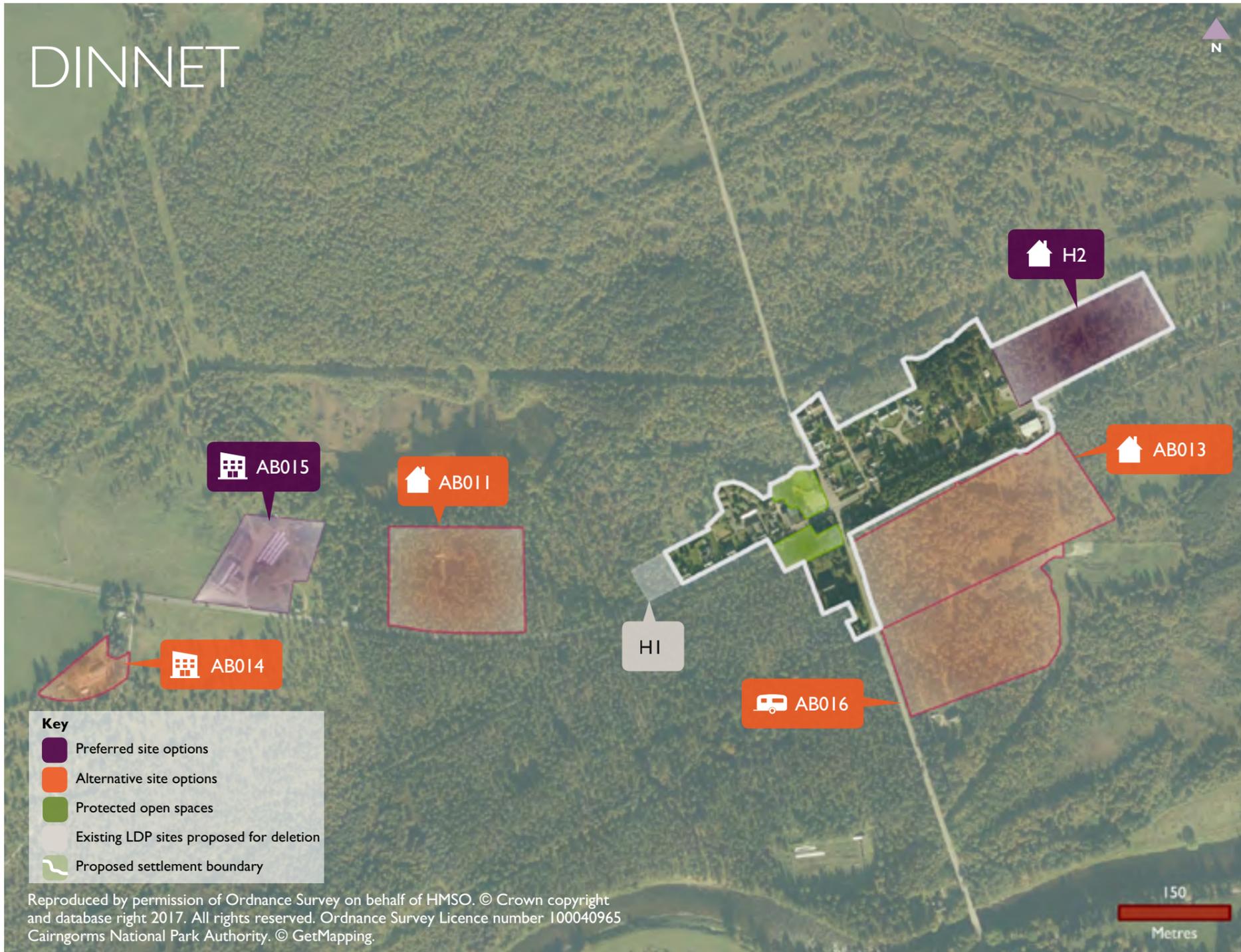
Proposed settlement objectives

- Diversify the local economy
- Support proposals to improve tourism
- Support the delivery of housing
- Increase and enhance flood management and resilience
- Support proposals for business development, growth and diversification

How should Dalwhinnie develop in the future?



DINNET



DINNET is a small historic settlement in Deeside which forms an eastern gateway to the National Park. The village has a hotel and garage.

Issues for Dinnet

- Delivery of housing, including affordable housing
- Diversifying the local economy

Proposed settlement objectives

- Support the role of Dinnet as a key gateway into the National Park
- Support the delivery of housing that meets local needs, particularly affordable housing
- Support proposals for small-scale business development



Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- H2 (land to east) for 15 houses

Sites from 2015 Local Development Plan preferred for **deletion**:

- H1 (land to west) (allocated in 2015 LDP for 4 houses) due to deliverability constraints

Preferred new site allocations*:

- AB015 for economic development

Alternative Site Options (not preferred)*

- Allocate AB011 for 5 houses
- Allocate AB013 for 56 houses
- Allocate AB014 for economic development
- Allocate AB016 for tourism

* Our assessment of preferred new site allocations and alternative site options can be found in the Site Assessment Report published alongside the Main Issues Report

Consultation Questions

- Have we identified the right issues for Dinnet?
- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open spaces?
- Do you agree with the proposed settlement boundary?

GLENLIVET



Key

 Cairngorms National Park boundary

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GLENLIVET is a small dispersed community located within the north of the National Park. It has an economy based on tourism and the whisky industry. With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Proposed objectives

- Facilitate appropriate economic growth that supports the local community
- Support small-scale organic growth through the Local Development Plan's housing policy

How should
Glenlivet
develop in
the future?

Preferred Site Options

- No allocations to be carried forward from 2015 Local Development Plan and no preferred new site allocations

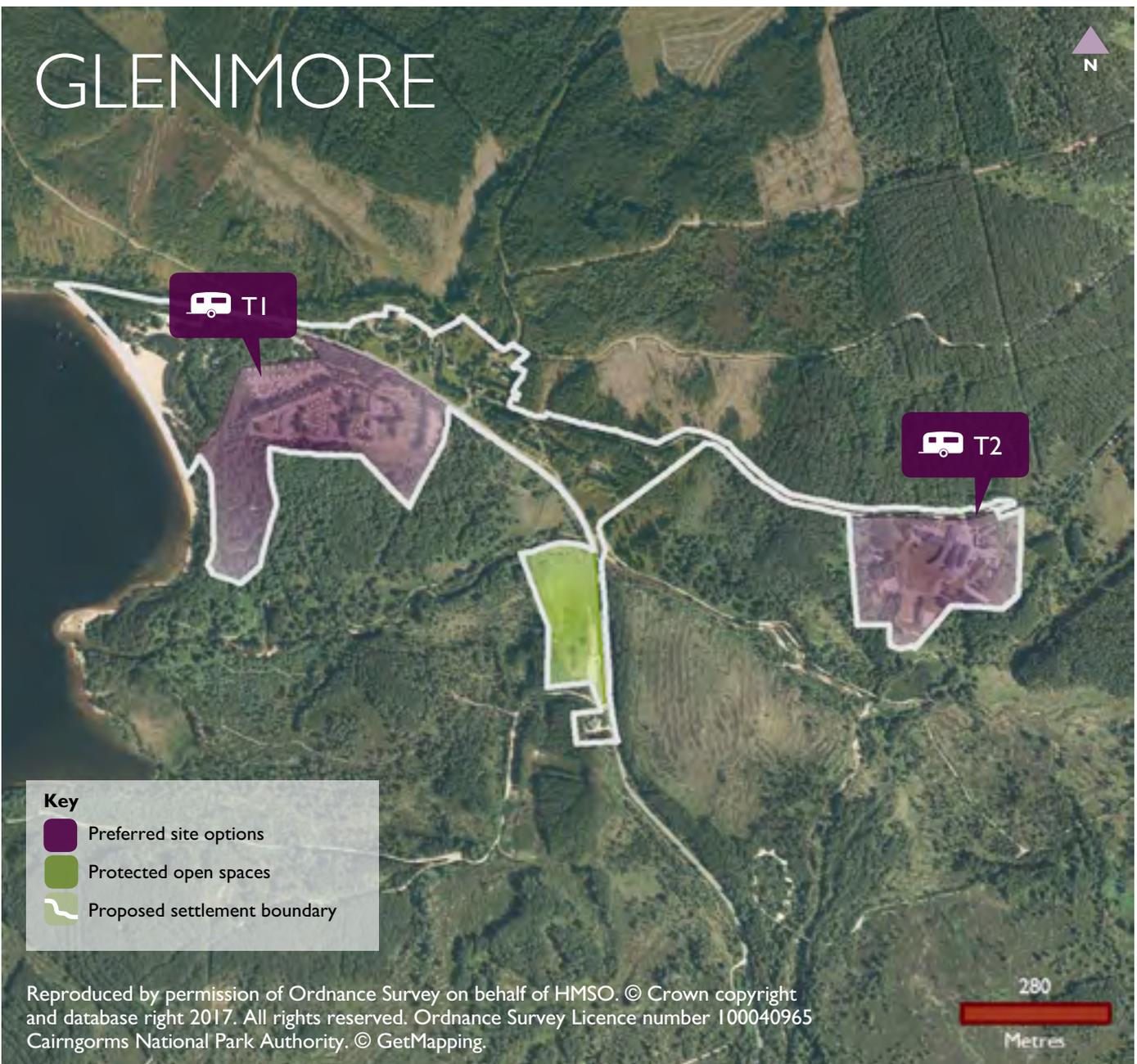
Alternative Site Options

- No alternative site options

Consultation Questions

- Do you agree with the proposed objectives?

GLENMORE



Key

- Preferred site options
- Protected open spaces
- Proposed settlement boundary

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GLENMORE is a popular tourist destination within the National Park, on the edge of Loch Morlich. It is a focus for outdoor activities in the surrounding woodlands and mountains.

Proposed objectives

- Enhance the visitor experience in Glenmore and its surroundings supporting the strategic role Glenmore plays in the tourism economy
- Facilitate appropriate economic growth that supports a thriving community including a year round economy

Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

- T1 (camping site) for tourism
- T2 (Glenmore Lodge) for tourism
- No preferred new allocations

Alternative Site Options

- No alternative site options

Consultation Questions

- Do you agree with the proposed settlement objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open space?
- Do you agree with the proposed settlement boundary?

How should Glenmore develop in the future?

GLENSHEE



Land outwith National Park boundary

Key

- Alternative site options
- Cairngorms National Park boundary

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GLENSHEE is a small dispersed community in the south of the National Park and is located on the route to the ski centre at Glenshee. With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Proposed objectives

- Support development that enhances the visitor experience and complements the role of Glenshee as a focus for visitors
- Facilitate appropriate economic growth which supports a thriving community
- Support small-scale organic growth through the Local Development Plan's housing policy

How should Glenshee develop in the future?

Preferred Site Options

- No allocations to be carried forward from 2015 Local Development Plan and no preferred new site allocations

Alternative Site Options

- Allocate PKC008 for housing
- Allocate PKC009 for housing
- Allocate PKC010 for housing

Consultation Questions

- **Do you agree with the proposed objectives?**

INSH



INSH lies on the east of the Insh Marshes – a national nature reserve and one of the most important wetlands in Europe. The village is a small community with an economy focused on tourism and outdoor leisure.

Proposed objectives

- Facilitate economic growth that supports the local community
- Support small-scale, organic growth

Preferred Site Options

- No allocations to be carried forward from 2015 Local Development Plan and no preferred new site allocations

Alternative Site Options

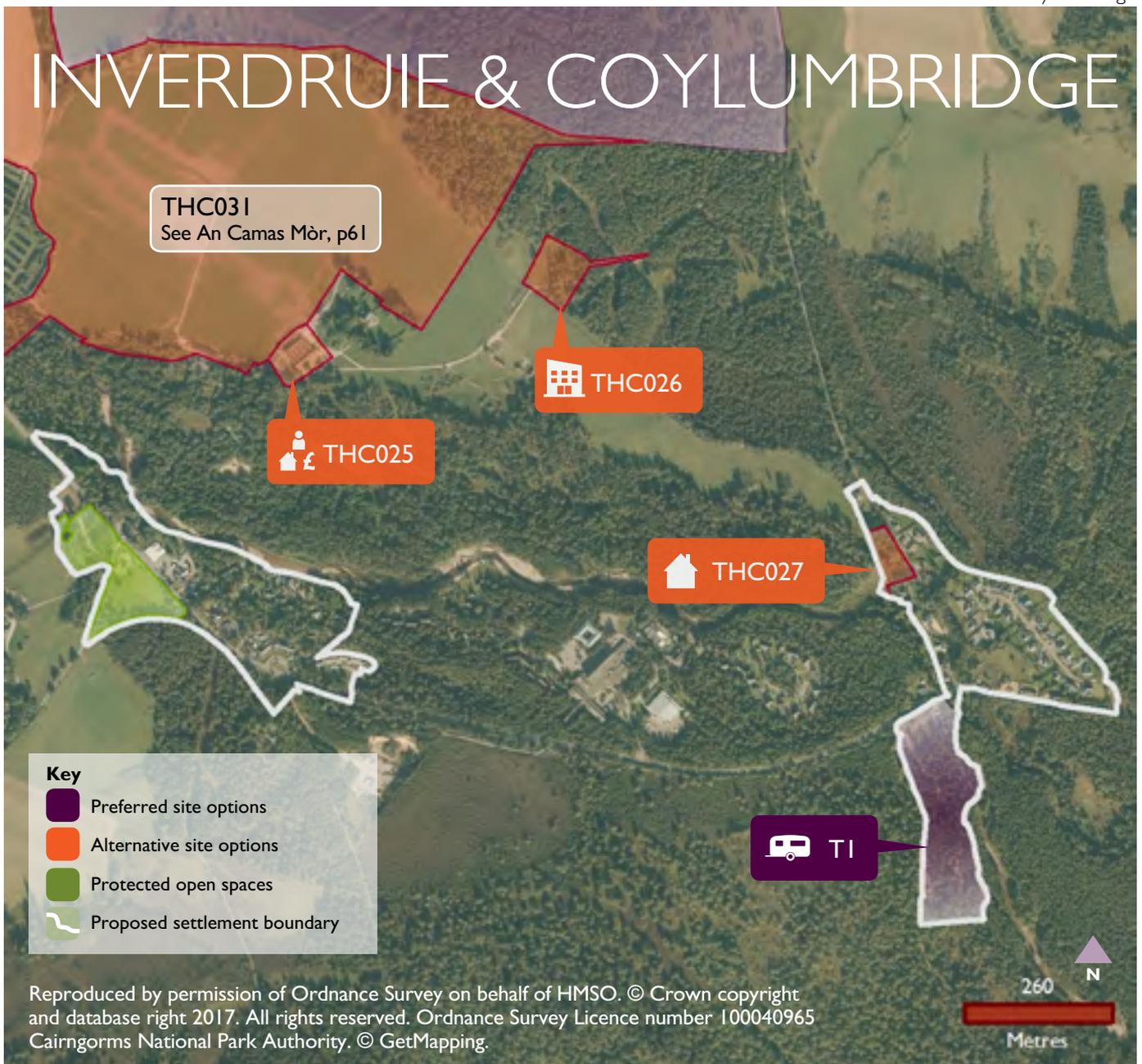
- Allocate THC001 for 1 house

Consultation Questions

- Do you agree with the proposed settlement objectives?
- Do you agree with the protected open space?
- Do you agree with the proposed settlement boundary?

How should Insh develop in the future?

INVERDRUIE & COYLUMBRIDGE



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INVERDRUIE and COYLUMBRIDGE lie on the edge of Aviemore leading to the popular tourist attractions at Glenmore and Cairngorm Mountain. Inverdrurie has a number of visitor attractions and services.

Proposed objectives

- Support development that enhances the visitor experience of Inverdrurie and Coylumbridge
- Facilitate appropriate economic growth which supports a thriving community
- Support small-scale, organic growth

Preferred Site Options

Preferred sites to be carried forward from 2015 Local Development Plan:

TI (camping site) for tourism

- No preferred new allocations

Alternative Site Options

Allocate THC025 for mixed use development

Allocate THC026 for economic development

Allocate THC027 for 3 houses

Consultation Questions

- Do you agree with the proposed objectives?
- Do you agree with the preferred site options?
- Do you agree with the protected open space?
- Do you agree with the proposed settlement boundary?

How should Inverdrurie and Coylumbridge develop in the future?

KILLIECRANKIE



KILLIECRANKIE is a small village in Highland Perthshire. The local economy is focused on tourism and outdoor leisure.

Proposed objectives

- Support development which enhances the visitor's experience of Killiecrankie
- Facilitate appropriate economic growth which supports a thriving community
- Support small-scale, organic growth

Preferred Site Options

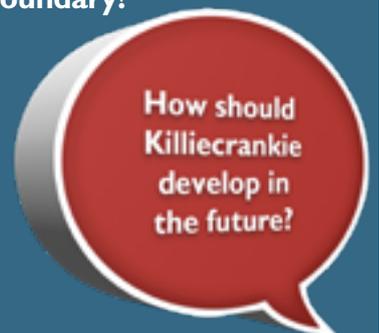
- No allocations to be carried forward from 2015 Local Development Plan and no preferred new site allocations

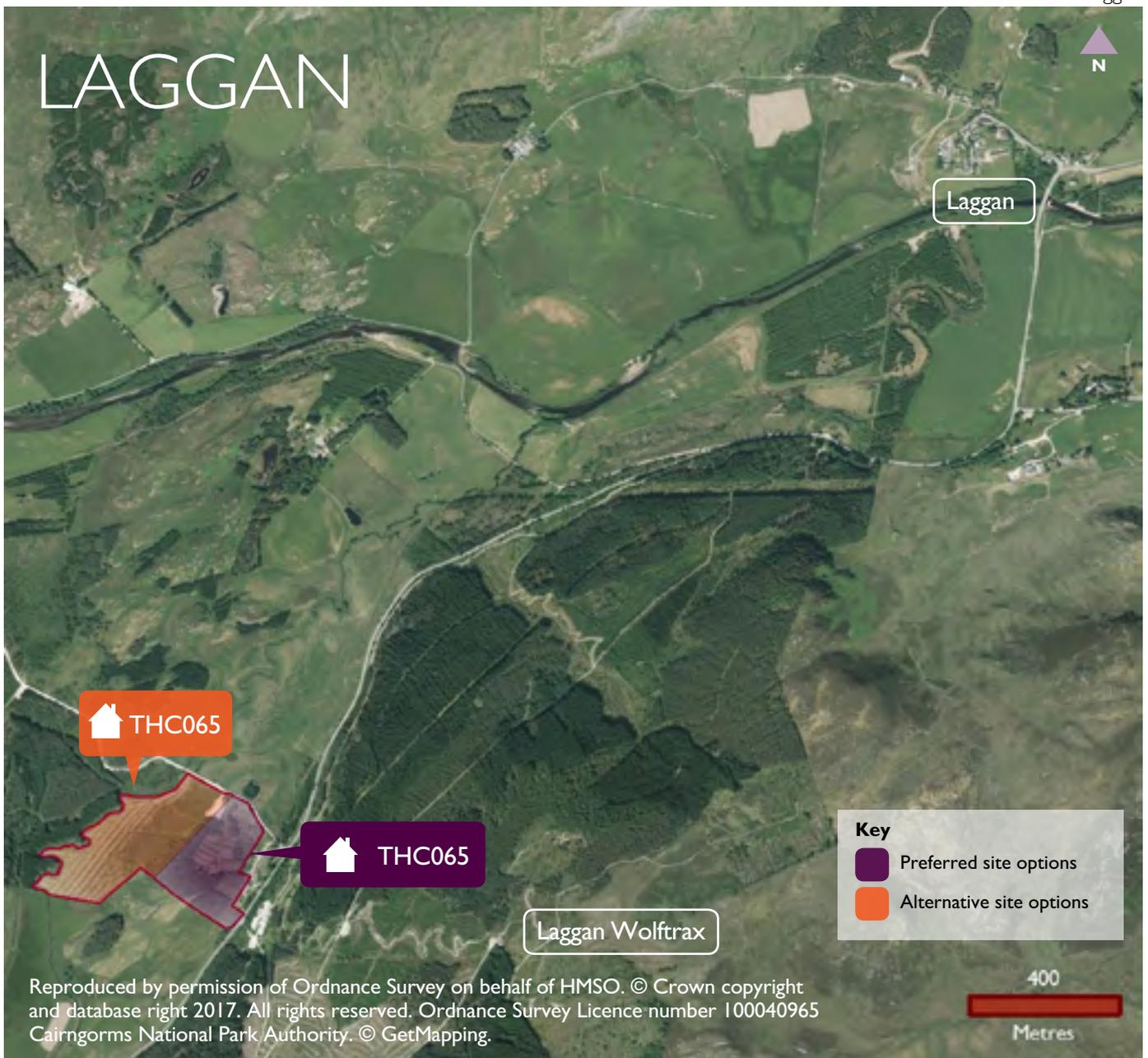
Alternative Site Options

- No alternative site options

Consultation Questions

- Do you agree with the proposed settlement objectives?
- Do you agree with the protected open space?
- Do you agree with the proposed settlement boundary?





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LAGGAN is a small dispersed community in the west of the National Park. It is a popular area for visitors, particularly for mountain biking and enjoying the surrounding countryside. With no defined settlement boundary, development here should be of a small-scale, organic nature designed to meet local need.

Proposed objectives

- Support development which enhances the visitor experience of Laggan
- Facilitate appropriate economic growth which supports a thriving community
- Support small-scale organic growth through the Local Development Plan’s housing policy

✓ Preferred Site Options

- No allocations to be carried forward from 2015 Local Development Plan

Preferred new site allocations:

- 🏠 Part of THC065 for affordable housing

☰ Alternative Site Options

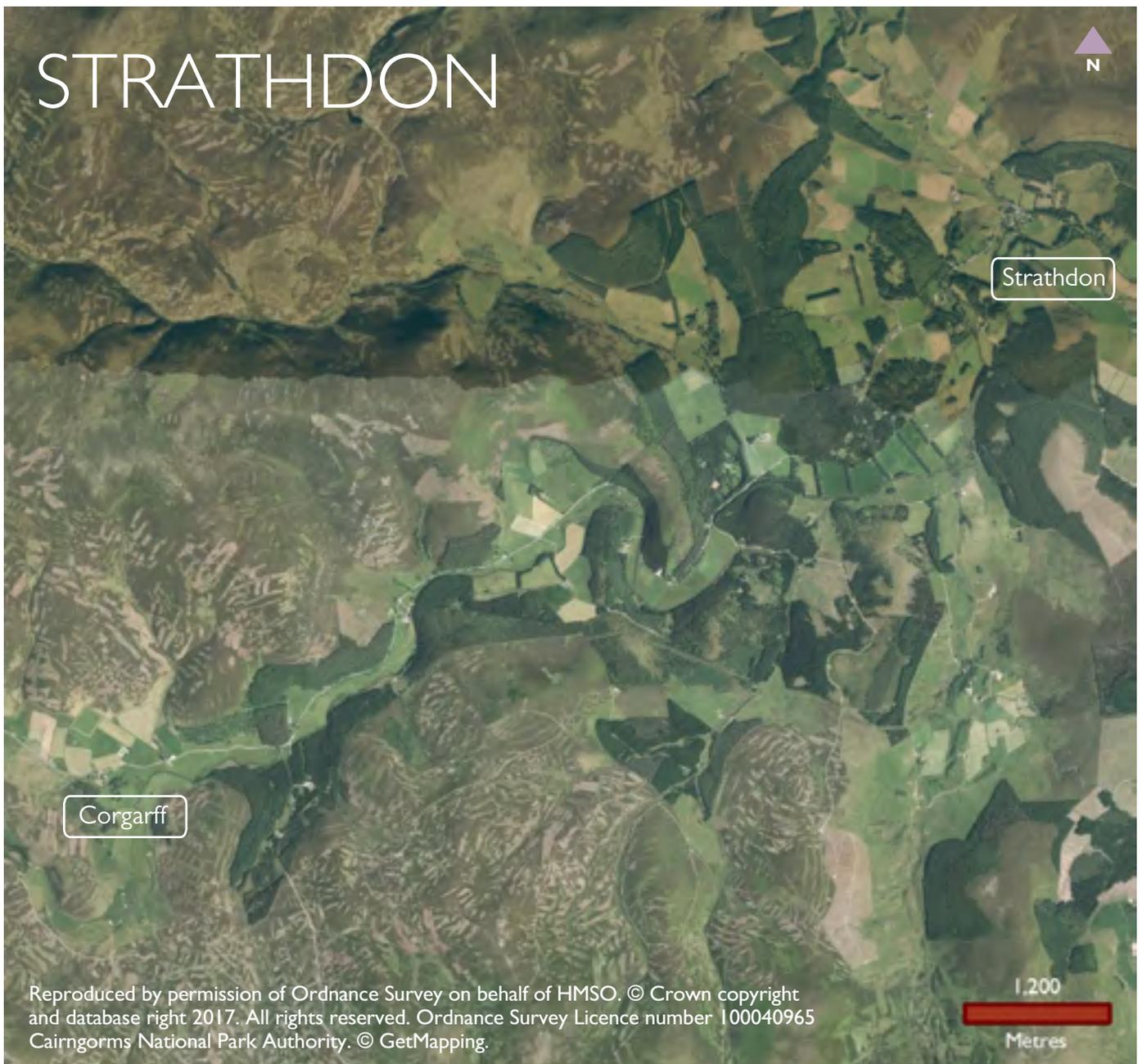
- 🏠 Allocate all of THC065 for housing

? Consultation Questions

- Do you agree with the proposed objectives?
- Do you agree with the preferred site options?

How should Laggan develop in the future?

STRATHDON



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STRATHDON lies in Upper Donside in the east of the National Park and is made up of a number of dispersed communities. The economy is largely based on agriculture and land management with a growing tourism sector. With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Proposed objectives

- Facilitate economic growth that supports the local community
- Support small-scale organic growth through the Local Development Plan's housing policy

How should Strathdon develop in the future?

Preferred Site Options

- No allocations to be carried forward from 2015 Local Development Plan and no preferred new site allocations

Alternative Site Options

- No alternative site options

Consultation Questions

- Do you agree with the proposed objectives?



6. What happens next?

The public consultation on the Main Issues Report runs until 5pm on Friday 2 March 2018.

All of the responses we receive during the consultation period will be analysed and used to inform the next stage of the Local Development Plan process – the preparation of the Proposed Plan. This will be a full draft of the Plan, which will be published for a further period of public comment. We aim to publish the Proposed Plan in September 2018. You can also find out more information on the process and timetable for producing the new Plan by reading our Development Plan Scheme, which we will continue to review and update annually.

You can keep up to date with progress on the new Local Development Plan at **www.cairngorms.co.uk** and on Twitter and Facebook via **@cairngormsnews** or **#BigParkBigQuestions**.

Annex I

The table below provides a summary of our review of policies in the 2015 Local Development Plan against the most recent planning guidance and legislation. Where minor technical changes to policies have been identified as necessary, the proposed changes are summarised in the

table. Where policies are identified as being main issue topics, they are covered in more detail elsewhere in this report. Full details of the policy review process can be found in the Monitoring Statement that we have published alongside the Main Issues Report.

Policy	Minor change needed?	Significant change needed?	Main issue topic?	Comments
Policy 1 New housing development		✓	✓	Need to update housing supply targets and housing land requirements in line with most up-to-date evidence (see Main Issue 4, p24). Significant issues with the availability of affordable housing in certain parts of the Park, notably in the Aviemore, Deeside and Perthshire areas. A change of approach should be considered in these areas (see Main Issue 5, p34).
Policy 2 Supporting economic growth		✓	✓	Need to consider overall case/requirement for allocating new economic development sites (see Main Issues 3, p20 and 6 p40). Other minor technical changes recommended to: expand town centre first policy to include wider range of high footfall generating uses; review and rename identified 'village cores' as 'town centres' for consistency with Scottish Planning Policy; subdivide part 2 of the policy into two parts covering tourism accommodation (including support for low cost camping facilities) and another for activities, attractions and resorts; include reference to the Economic Development Strategy in part 3; and clarify that part 4 applies to tourism sites.
Policy 3 Sustainable design		✓	✓	Significant change required to ensure policy reflects the six qualities of successful places as set out in Scottish Planning Policy (see Main Issue 2, p16). Other minor technical changes recommended to: remove reference to Building Standards Technical Handbook; relocate parts 2 and 3 to other relevant policies; and incorporate requirements for alterations to existing buildings (part 4) within the main design policy.

Policy	Minor change needed?	Significant change needed?	Main issue topic?	Comments
Policy 4 Natural heritage	✓		✗	Minor technical changes recommended to: strengthen policy protection for ancient woodland and protected species. Additional minor technical changes recommended to clarify the term 'natural range' and clarify the species/habitats that are being covered through supplementary guidance/planning advice.
Policy 5 Landscape	✓		✗	Minor changes recommended, making reference to wild land, the Cairngorms Landscape Toolkit, and the special landscape qualities of the Park.
Policy 6 Siting and design of digital communications equipment	✗	✗	✗	No significant changes required/proposed.
Policy 7 Renewable energy	✓		✗	Minor technical changes recommended to: refer to use of conditions and/or financial bonds to secure decommissioning and restoration; highlight need to address working corridors and access arrangements for future hydro proposals; and encourage consideration of heat networks or other microgeneration and heat recovery technologies.
Policy 8 Sport and recreation	✓		✗	Minor technical changes recommended to: include reference to allotments in supporting text; clarify that part 2 of the policy refers specifically to pitches and sports facilities, whilst part 3 refers to all other recreational facilities and open spaces; and make specific link between policy and open space designations in settlement maps.

Policy	Minor change needed?	Significant change needed?	Main issue topic?	Comments
Policy 9 Cultural heritage	✓		✗	Minor technical changes recommended to: separate part 1 of the policy into listed buildings and cultural/ historic designations; amend the title of part 3 to 'other cultural and historic heritage'; include 'enabling development' within the new listed building part of the policy; remove part 5 and incorporate relevant parts in the cultural/ historic designations section; and include additional requirement in part 6 for the demolition of listed buildings and buildings within a conservation area to reflect the Historic Environment Policy.
Policy 10 Resources		✓	✓	Need to consider how best to support natural flood management through the new LDP (see Main Issue 9, p52). Other minor technical changes recommended to: replace the reference to SUDS Manual C697 with the new SUDS Manual C753 in part 1 of the policy. Additional minor technical changes to part 4 to refer to safeguarding the operation of existing waste management facilities in criterion a), and to make clear within the final paragraph that new waste management facilities should reflect the principles of the waste hierarchy as well as contributing towards the delivery of the Zero Waste Plan.
Policy 11 Developer contributions		✓	✓	New policy approach required which sets out more detailed and upfront information in respect of developer contributions; reviewing and amending the current types of obligations set out in the policy; setting out settlement specific contributions within settlement statements; and revising the supplementary guidance to include more detailed levels of contributions required (see Main Issue 8, p48).



Questions

- Do you agree with our conclusions about the changes that need to be made to policies in the existing Local Development Plan?
- Do you think any other changes are needed?

This document is available in large print and other formats, on request. Please contact the Cairngorms National Park Authority on 01479 873535. It is also available to view at www.cairngorms.co.uk

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