



Cairngorms National Park Employment Land Audit 2025

Supporting document - May 2025

Introduction

Definition of employment land

Allocated employment land includes general industrial and business / office use, storage and distribution, business parks and specialist technology parks, including research and development uses. This mainly comprises Classes 1A, 4, 5 and 6 of the 1997 Town and Country Planning (Use Classes) (Scotland) Order but, is not exclusive to these uses.

Purpose of the audit

The employment land audit is a for monitoring the employment land supply, identifying serviced business land, and highlighting take-up of sites. The Cairngorms National Park employment land audit has been produced to provide up to date information on the supply and availability of employment land for business and industrial use within the Cairngorms National Park.

This employment land audit has been produced to support the next local development plan's evidence report and delivery of the proposed plan. It helps to identify areas where further analysis and investigation are required.

The information that is held will be of interest to companies, developers and other organisations with a requirement for, or an interest in, employment land in the Cairngorms National Park.

Policy context

National Planning Framework 4

Alongside the local development plan, National Planning Framework 4 forms part of the statutory development plan and sets out the Scottish Government's policies in relation to supporting economic development in Scotland.



National Planning Framework 4 requires local development plans to allocate sufficient land for business and industry, taking into account business and industry land audits, to ensure that there is a suitable range of sites that meet current market demand, location, size, and quality in terms of accessibility and services. This allocation should take account of local economic strategies and broader objectives of delivering a low carbon and net zero economic recovery, and a fairer and more inclusive economy.

National Planning Framework 4 requires local development plans to identify suitable sites for business, general industrial and storage and distribution uses and to enable alternative ways of working such as home working, live-work units and micro businesses. The employment land audit has therefore been undertaken to monitor the location, size, planning status, existing use, neighbouring land uses and any significant land use issues of sites within the existing business land supply. This can also inform the review of the existing local development plan and support the preparation of the proposed plan.

Local Development Planning Guidance

Scottish Government's guidance sets out much of the detail of the Scottish Ministers' expectations for implementing local development plans. It brings together requirements from National Planning Framework 4, the Town and Country Planning (Scotland) Act 1997, as amended, and the 2023 Regulations.

This guidance replaces and repeals Scottish Government Planning Circular 6 / 2013 which provided guidance on the requirements relating to development planning under the previous legislation. The Guidance is given the same weight as the now repealed Circular.

The guidance states that considerations for local development plan evidence reports include:

- Business and industry land audits which can monitor the location, size, planning status, existing use, neighbouring land uses and any significant land use issues (for example, underused, vacant, derelict) of sites within the existing business and industry land supply.

The employment land audit therefore aims to support this requirement to support the local development plan evidence report and inform the proposed plan.



Cairngorms National Park Partnership Plan 2022

The Cairngorms National Park Partnership Plan 2022 – 2027 sets out a strategy for building a wellbeing economy in the National Park and is the economic strategy for the National Park. It is also the regional spatial strategy for the National Park. The Partnership Plan explains how the aims of the National Park will be delivered together under a long-term vision of 'An outstanding National Park, enjoyed and valued by everyone, where nature and people thrive together.' It also has three long term outcomes that reflects the principles of a wellbeing economy:

1. Outcome for Nature: A carbon negative and biodiversity rich National Park with better functioning, better connected and more resilient ecosystems.
2. Outcome for People: A wellbeing economy that works for all the people of the Cairngorms.
3. Outcome for Place: A place that people want to live in, work in and visit that works for all.

While the Partnership Plan must be considered as a whole, the following objectives are of particular relevance to this topic:

- B1 – Working-age population, which aims to encourage the proportion of young and working-age people in the National Park to increase relative to the total resident population, which remains stable.
- B4 – Skills and training, which aims to increase skills and training opportunities for people in the National Park to meet business needs and ensure opportunities created by the growth in green jobs can be filled by residents and under-represented groups.
- B5 – Community assets and land, which aims to increase the number of assets in community ownership or management, the number of social enterprises that generate a profit and the area of land where communities are involved in management decisions.

Cairngorms National Park Local Development Plan 2021

National Planning Framework 4 and the Cairngorms National Park Local Development Plan 2021 now form the statutory development plan for the Cairngorms National Park. The Cairngorms National Park Local Development Plan 2021 designates land for employment uses within towns and villages.

The Cairngorms National Park Local Development Plan 2021 already sets out the employment land policies for the planning authority related to economic development. These seek to safeguard employment land and support development of employment



uses on designated sites. The policies also look at the types of uses that will be supported on designated sites. A more flexible approach to rural business proposals is provided for, with policy criteria used to ensure the most appropriate locations are supported in rural areas.

Cairngorms National Park Local Development Plan Delivery

Programme 2025

The adopted Local Development Plan 2021 allocates land for future economic development as well for the protection and support of existing businesses uses. These allocations accommodate a range of uses, including office, light industrial, tourism and mixed uses. The sites are monitored annually through the Local Development Plan Delivery Programme.

The most recent Delivery Programme is the 2025 edition, and this will be reviewed and updated every two years. Land currently allocated in the Local Development Plan 2021 solely for Class 1A, 4, 5 and 6¹ uses totals 52.8 ha. In addition, the Local Development Plan has 33.7ha of mixed-use land, which may include economic development, and 139ha of land for tourism and visitor infrastructure allocated. Cumulatively, this land equates to 221.4ha. According to the 2025 Delivery Programme, the available undeveloped allocated land for economic development is currently 29.02ha, of which 15.16ha is land available for Class 1A, 4, 5 and 6 uses.

¹ Use classes as defined by The Town and Country Planning (Use Classes) (Scotland) Order 1997: Class 2. Financial, professional and other services; Class 4. Business; Class 5. General industrial; Class 6. Storage or distribution.



Methodology

The audit is prepared from information gathered by planning officers through monitoring of the Local Development Plan 2021 and Delivery Programme 2025, planning application approvals and site inspections.

All employment sites in the Local Development Plan 2021 have been recorded in a data base. In addition to sites allocated in the Cairngorms National Park Local Development Plan 2021 any windfall sites with planning consent for employment uses (use class 1A, 4, 5, 6) have been added to the database unless these are constrained to a single user (e.g. a distillery). It is noted that land with buildings that are vacant are not included in the audit nor are redeveloped sites.

Each site must be a parcel of land at least 0.1 hectares in size.

Once sites have been identified officers undertook a review of planning applications and collect information such as ownership, proposed use etc. for each site. Officers also undertook site visits to monitor development activity. Each employment site has been visited. This information is then updated in the data base. The data was then analysed to produce this report.

Employment Land within the scope of the audit is classified as:

- Established Supply (ha): includes all employment land allocated or safeguarded, primarily for Class 1A, 4, 5 and 6 uses.
- Developed (ha): the area of the site which has been developed.
- Undeveloped land (ha): this denotes the area within a given site that is undeveloped with the potential for employment development (any land not being used for buildings, roads any infrastructure, etc).
- Effective supply (ha): this could be effective, constrained or part constrained (based on data collected from the current Local Development Plan).
- Available immediately (ha): land with already has planning permission for development to proceed.

The definitions of each of the main use classes this report pertains to are displayed below:

Class 1A. Shops, financial, professional and other services

(1) Use:

- a) For the retail sale of goods other than hot food.



- b) As a post office.
- c) For the sale of tickets.
- d) As a travel agency.
- e) For the sale of cold food for consumption off the premises
- f) For hairdressing.
- g) For the direction of funerals.
- h) For the display of goods for sale.
- i) For the hiring out of domestic or personal goods or articles.
- j) As a laundrette or dry cleaners.
- k) For the reception of goods to be washed, cleaned or repaired, where the sale, display or service is principally to visiting members of the public.

(2) Use for the provision of:

- a) Financial services.
- b) Professional services.
- c) Any other services, which it is appropriate to provide in a shopping area and where the sale, display or service is principally to visiting members of the public

Class 4. Business

- a) as an office, other than a use within class 2 (financial, professional and other services);
- b) for research and development of products or processes; or
- c) for any industrial process.

Being a use, which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class 5. General industrial

Use for the carrying on of an industrial process other than one falling within class 4 (business).

Class 6. Storage or distribution

Use for storage or as a distribution centre.

Class 8. Residential institutions

Class 9. Houses

Class 10. Non-residential institutions



Class 11. Assembly and leisure

Sui generis

Covers uses which do not fall within the prescribed use classes 1A to 11.

Mixed use

Where the building is occupied with separate businesses of different use classes.

Each of the allocated sites in the Local Development Plan 2021 has been assessed for provision of services and any potential constraints. The assessment includes the following criteria; access, drainage and water, flood risk and presence of peat soils with high carbon levels. The historic environment has also been considered which includes proximity to listed buildings, conservation areas, battlefields and gardens, Designed landscapes and whether there are any archaeological records onsite. The natural environment is assessed regarding protected species or if the site is within a Special landscape Area. Key stakeholders are included in this process, including Transport Scotland, Scottish and Southern Electricity Networks, Scottish Environmental Protection Agency Historic Environment Scotland, NatureScot and Scottish Water. Notes on constraints on the allocated sites has been included in the individual site analysis pages in the Appendix item 2.

Employment land site details recorded for the purposes of this audit are as follows:

- Local Development Plan 2021 allocation reference (if applicable).
- Location and address.
- Planning application reference number (if applicable) for development excluding change of use applications.
- Site status – brownfield or greenfield.
- Total site area (ha).
- Developed and undeveloped land area (ha).
- Known constraints (on allocated sites).
- Existing use classes on site in terms of class and footprint (m²).

The base date for the published data is May 2025. All figures are given in hectares and are gross areas, unless otherwise stated.



Data limitations

The report acknowledges that there is a lack of data available in terms of constraints on the sites contained in this study. A more detailed and up-to-date analysis of site constraints will need to be undertaken. This will be undertaken as part of the review of the existing Local Development Plan 2021 allocations during the preparation of the proposed plan.

Results

National Park summary

Land availability

Land allocated in the Local Development Plan principally for Class 4, 5 and 6² uses totals 55.8 ha. This audit has also included two additional sites which have been surveyed. These are the Achnagonalin Industrial Estate (4.2ha), near Grantown-on-Spey, and the Old sawmill site, near Boat of Garten (4.1ha). There is an additional site identified in this report, namely the Lions Quarry site, however it was not possible to carry out an onsite audit due to access issues, so this has been excluded in the summary of total employment land and undeveloped land.

Of the total employment land surveyed in this audit (64.1ha), approximately 30% is undeveloped and potentially available for further development.

In terms of employment land allocated in the Local Development Plan, this audit records 15.3ha of undeveloped employment land (slightly less than the last Delivery Programme). There is an additional 4.1ha provided by the old sawmill site near Boat of Garten. This takes the total employment land available for development in the National Park 19.4ha.

Use classes in the National Park

The combined sum of footprints for all the buildings on both allocated and additional sites surveyed for the preparation of this report was 100,780m². This represents a wide range of use classes present on the employment sites across the National Park, including: 1A, 3, 4, 5, 6, 8, 9,10,11, mixed use class, sui generis, unknown and vacant buildings (Figure 1 and Figure 2).

² Use classes as defined by The Town and Country Planning (Use Classes) (Scotland) Order 1997: Class 4. Business; Class 5. General industrial; Class 6. Storage or distribution.



In terms of m² footprint, use class 4 and 5 combined make up nearly half (approximately 44%) of all the building footprint by use class equating to 44,195m². Businesses with use class 11 make up 16%, use class 1A account for 15% and businesses registered as use class 6 equal 12% of the total building footprint of all buildings across all sites surveyed for the Employment Land Audit (Figure 1).

In terms of numbers of separate businesses by use class (Figure 2) the majority of businesses surveyed fell under the use class 1A (56 businesses, 36%) or use class 4 (48 businesses, 31%) accounting for 67% of all businesses.

There were five vacant units identified (Figure 2) with a total building footprint of 2,925m², ranging from 26m² to 1,723m², which could be provide local businesses immediate spaces to occupy without the need to redevelop further sites.

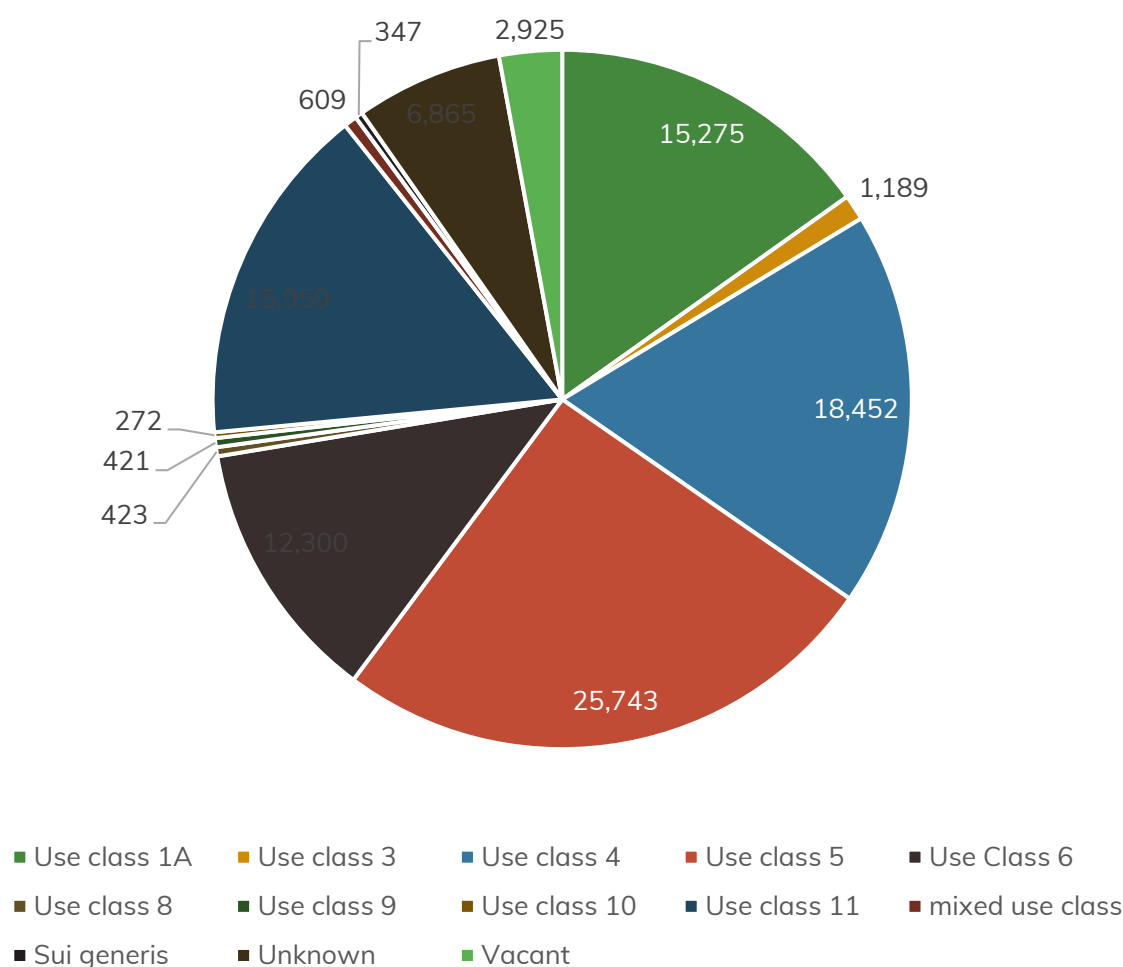


Figure 1 Breakdown of occupied buildings in terms of footprint in m² in the Cairngorms National Park by use class. May 2025.

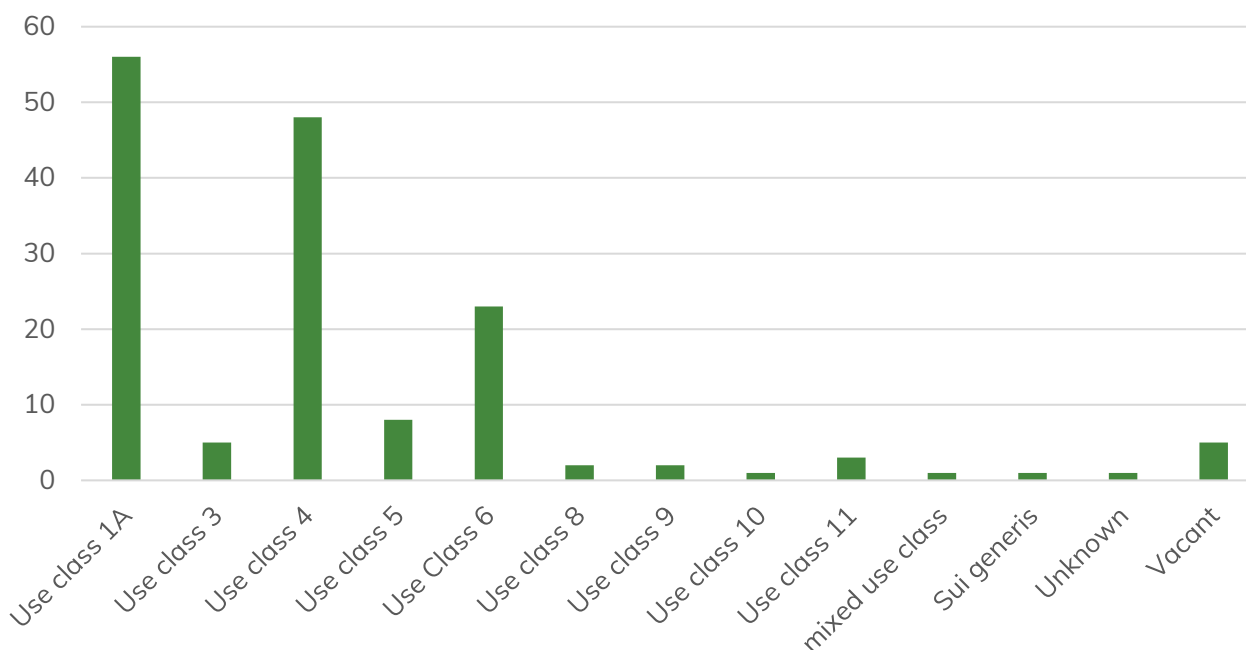


Figure 2 Number of individual units by use class present on all sites in the Cairngorms National Park. May 2025.

Settlement summaries

This section summarises the findings of the audit by settlement and site. Detailed information and maps of individual sites is provided in Appendix Item 2 at the end of this report (see page 36).

Aviemore

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.

There are three sites allocated in the current Local Development Plan for economic development in Aviemore, namely the Dalfaber Industrial Estate (ED1), Myrtlefield Industrial Estate (ED2) and Granish (ED3). There are no windfall sites in Aviemore. Across all the sites in Aviemore there is approximately 6.8ha of undeveloped economic land available.



Dalfaber Industrial Estate

Dalfaber Industrial Estate, situated on the edge of Aviemore, is a bustling hub of commerce in the Scottish Highlands. Hosting a diverse array of local enterprises; from renowned craft breweries like Cairngorm Brewery to suppliers of outdoor gear playing a crucial role in bolstering the economy of Aviemore and its neighbouring areas. Thanks to its strategic location and extensive services, the site plays an important role in supporting the town economic landscape. The Local Development Plan notes that the estate will be restricted to activities within Use Classes 4, 5 and 6 and certain appropriate sui-generis uses, which will be considered on a case-by-case basis, to ensure that an effective economic land supply is maintained in the area. An area of 0.75ha to the north of Dalfaber Industrial Estate was included in the allocation to allow for future expansion when the current site reaches capacity. Currently used for informal recreation, pedestrian links through the site should be protected.

The gross site area is 5.9ha which is approximately 88% developed (5.2ha), leaving 0.7ha undeveloped. The audit recorded 31 active units on the site (Figure 3), with a mix of use classes, including 1A, 4, 6, 10, 11 and a mixed-use unit. The total footprint of all the units on the site totalled approximately 10,783m² (Figure 4).

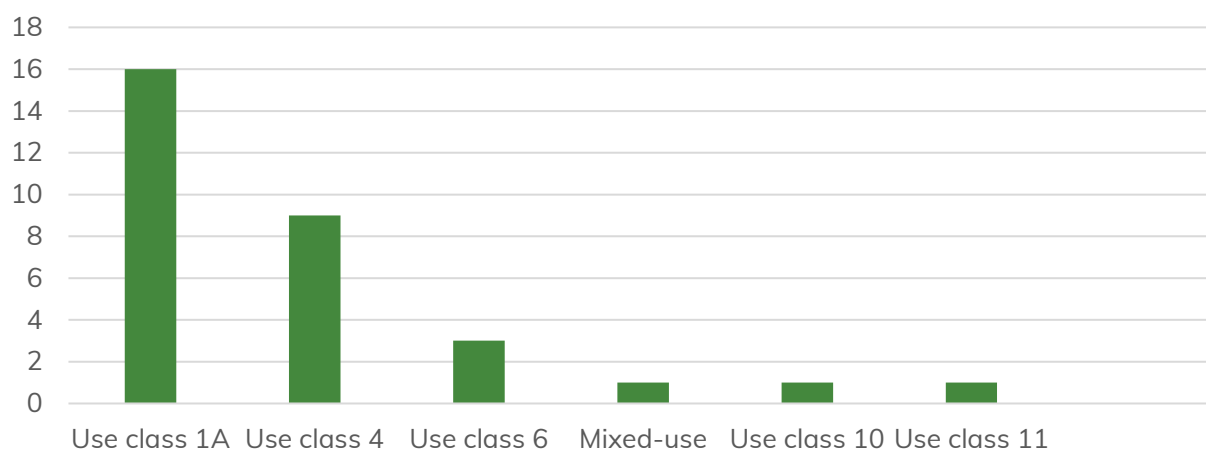


Figure 3 Number of units at Dalfaber Industrial Estate in Aviemore by use class. May 2025.

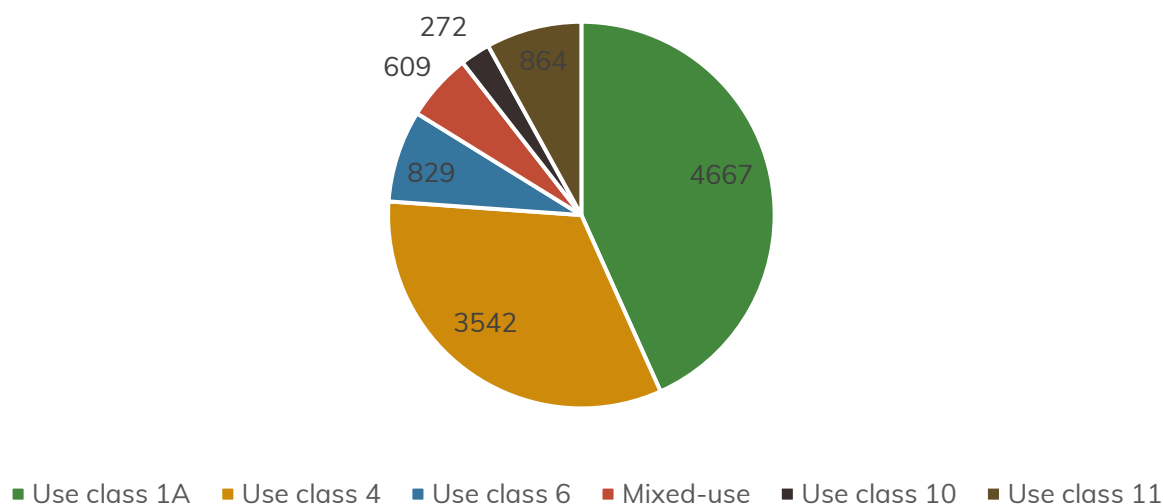


Figure 4 Breakdown of occupied buildings in terms of footprint in m² at Dalfaber Industrial Estate in Aviemore by use class. May 2025.

In terms of undeveloped land there were two vacant plots recorded at the site, totalling 0.7 ha (one is approximately 0.1ha and another was 0.5ha).

Known constraints on the site include landscape requirements to respond to the ancient woodland to the north of the site and surface water flooding. The Local Development Plan notes that a Drainage Impact Assessment for the northern part of the site will be required to address the surface water flooding risk. There have been no recent (within the last two years) planning applications for further development on the site.

Myrtlefield Industrial Estate

Myrtlefield Industrial Estate is centrally located in Aviemore, directly accessible from Grampian Road, which is the main road that passes through the town centre. It is also easily accessible by public transport with the train station and bus connections only a short walk away. The Local Development Plan notes that opportunities exist for small economic growth to complement the existing Myrtlefield Industrial Estate and any new developments should also seek to enhance the area and its surroundings, and to respect the amenity of neighbouring residential properties.

The gross site area is 1.2ha which is 100% developed leaving no employment land supply / undeveloped land currently on the site. The audit recorded 21 occupied units operating on the site (Figure 5), with a mix of use classes, including 1A, 3, 4 and 6. The total footprint of all the units on the site totalled approximately 4,872m² (Figure 6). Known constraints on the site include the risk of surface water flooding.

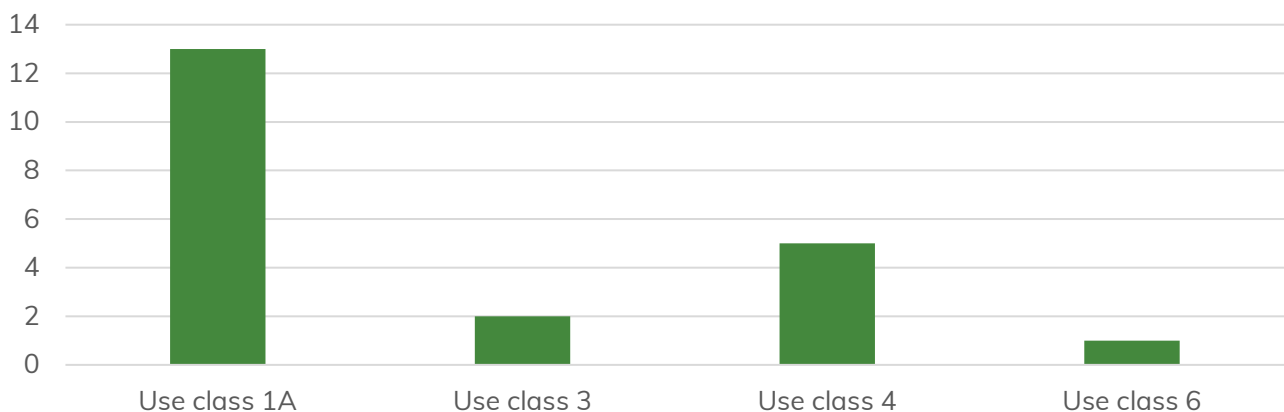


Figure 5 Number of units at Myrtlefield Industrial Estate in Aviemore by use class. May 2025.

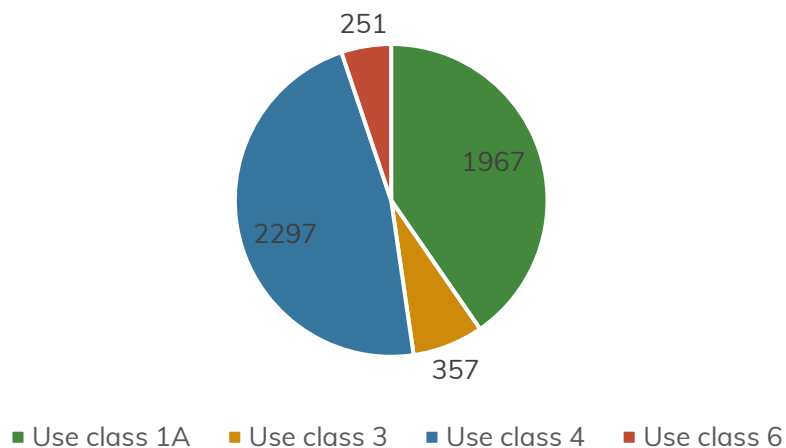


Figure 6 Breakdown of occupied buildings in terms of footprint in m² at Myrtlefield Industrial Estate in Aviemore by use class. May 2025.

Known constraints on the site include flood risk from surface water flooding. The Local Development Plan notes that a Drainage Impact Assessment will be required to support any further development proposals and should address existing surface water flooding issues.

In terms of recent planning applications (within the last 2 years) for development on the site - a planning application was permitted in January 2025 for the formation of electric vehicle charging bays and associated works in the Myrtlefield car park (2025/0018/DET / 25/00176/FUL).



Granish

The Granish site sits outwith the Aviemore town centre boundary to the north of Aviemore. A large portion of the site is currently land that contained a historic landfill area, and there are potential contaminated land issues on site.

The gross site area is 16.8ha which is approximately 64% developed (10.7ha), leaving 6.1ha undeveloped. The audit recorded seven active units / businesses operating on the site (Figure 7), with a mix of use classes, including 3, 4, 5, 6 and 11. The total footprint of all the units on the site totalled approximately 38,821m² (Figure 8).

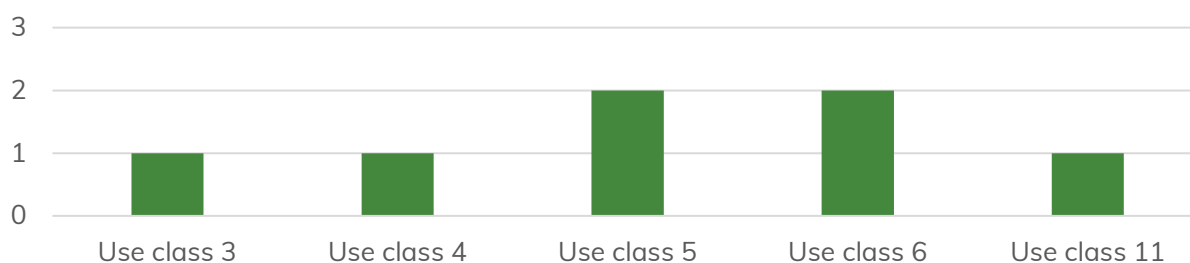


Figure 7 Number of units at Granish near Aviemore by use class. May 2025.

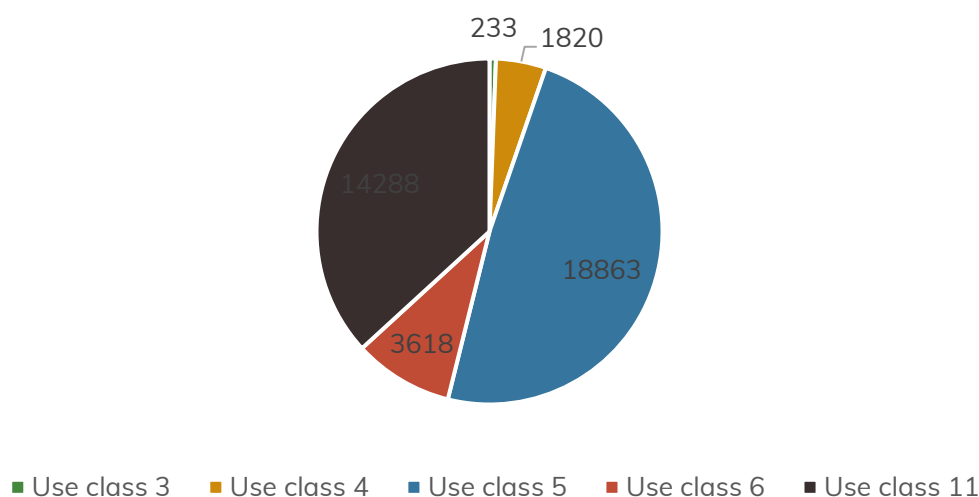


Figure 8 Breakdown of occupied buildings in terms of footprint in m² at Granish near Aviemore by use class. May 2025.

Known constraints on the site include:

- The presence of the Speyside way running directly adjacent to the site. Development proposals should seek to protect and integrate with existing path networks
- Presence of small watercourses and flooding risk.



- Surface water flooding. A Drainage Impact Assessment is required and should address existing surface water flooding issues. Consideration should also be given to the potential for watercourse realignment/ restoration along straightened sections of existing watercourses in and adjacent to the site.
- Landscape requirements due to proximity to ancient woodland and minimise impacts on surrounding landscape. The ancient woodland in particular must be protected from potential impacts of economic development.

There have been no recent (within the last two years) planning applications for further development on the site.

Ballater

Ballater is the largest settlement in the Aberdeenshire area 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. There is only one allocated in the current Local Development Plan for economic development in Ballater, namely the Ballater Business Park (ED1). There are no windfall sites in Ballater.

Ballater Business Park

The site is located within the Royal Deeside village of Ballater which lies 42 miles West of and is within easy reach of Balmoral. It is situated next to the A93, the main route connecting Braemar and Aberdeen. The site is within approximately five-minute walk from the town centre.

The gross site area is 0.6ha which is 100% developed leaving no employment land supply / undeveloped land currently on the site. The audit recorded six occupied units operating on the site (Figure 9), with a mix of use classes, including 1A, 4 and 6. The total footprint of all the units on the site totalled approximately 989m² (Figure 10).

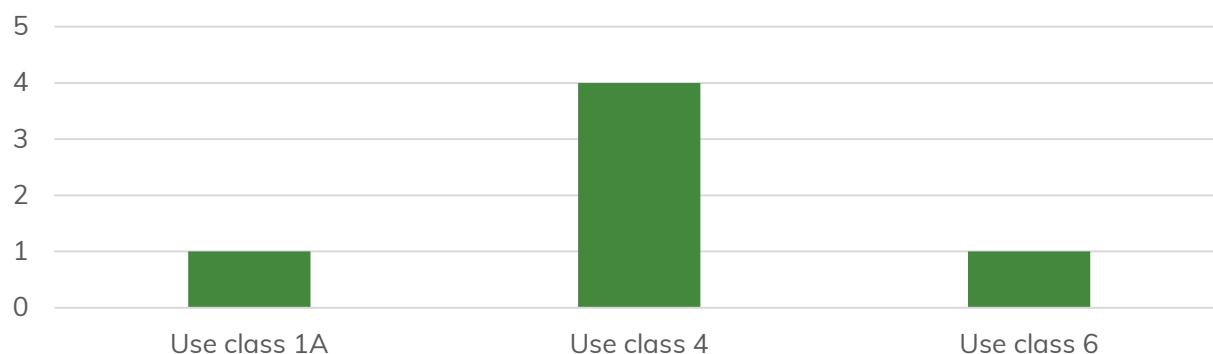


Figure 9 Number of units at the Ballater Business Park in Ballater by use class. May 2025.

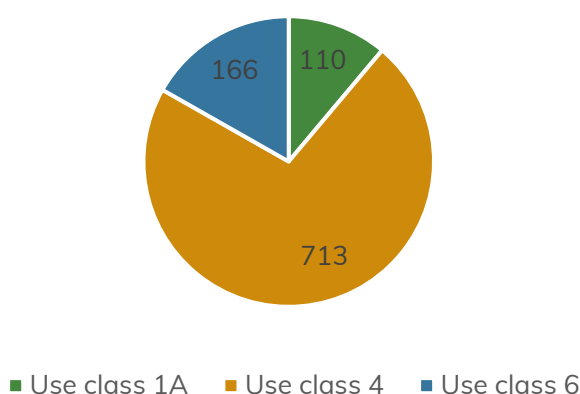


Figure 10 Breakdown of occupied buildings in terms of footprint in m² at the Ballater Business Park in Ballater by use class, May 2025.

Known constraints on the site include the need to take account of the functional flood plain as defined in the Ballater Flood Study. There have been no recent (within the last two years) planning applications for further development on the site.

Grantown-on-Spey

Grantown-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.

There is one allocated site in the current Local Development Plan for economic development in Grantown-on-Spey, namely the Woodlands Industrial Estate (ED1). There is also an additional site, the Achnagonalin Industrial Estate. Across both the sites in Grantown-on-Spey there is approximately 0.4ha of undeveloped economic land available.



Woodlands Industrial Estate

The site is located on the southernmost part of settlement. It is largely developed and in operation with some limited capacity for future economic development to the east of the proposed Strathspey Railway extension.

The gross site area is 7.5ha which is approximately 95% developed (7.1ha), leaving 0.4ha undeveloped. The audit recorded 20 occupied units operating on the site (Figure 11), with a mix of use classes, including 1A, 4, 5 and 6. There was also one vacant unit recorded at the site (692m²). The total footprint of all the units on the site totalled approximately 10,543m² (Figure 12).

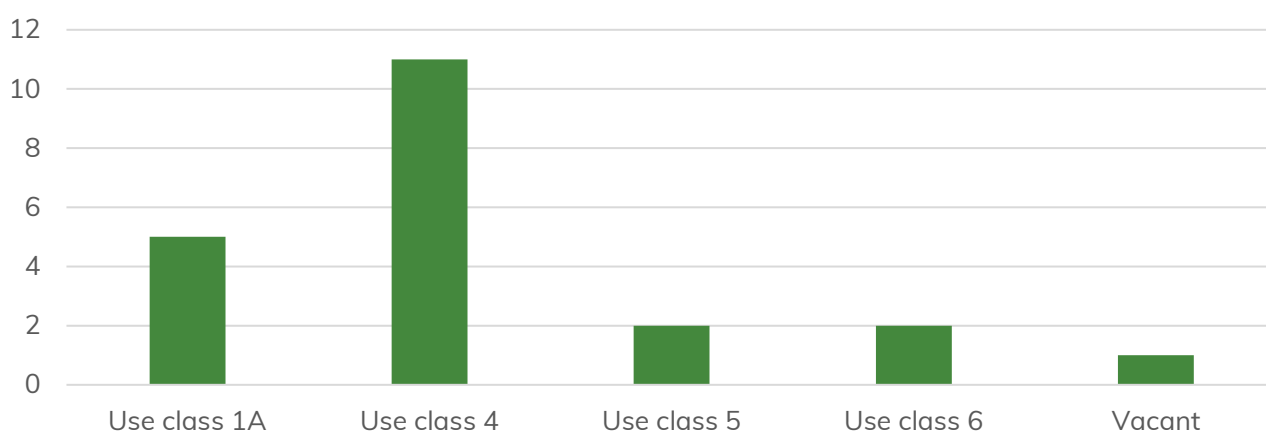


Figure 11 Number of units at the Woodlands Industrial Estate in Grantown-on-Spey by use class. May 2025.

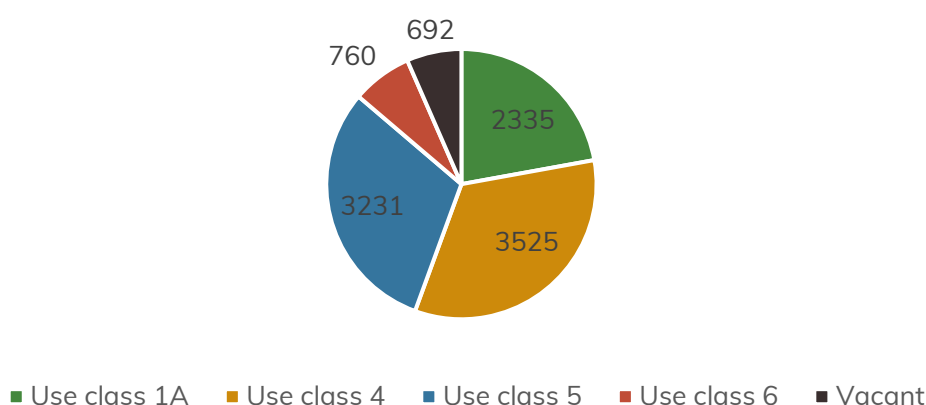


Figure 12 Breakdown of occupied buildings in terms of footprint in m² at the Woodlands Industrial Estate in Grantown-on-Spey by use class. May 2025.

Known constraints on the site include the flood risk presented by surface water flooding. Enhancement of the small watercourses running through the site, which have been historically straightened, is encouraged. A water trunk main also runs through this site.



In terms of undeveloped land there is 0.4ha available at the site. There was a planning application permitted for the erection of an industrial unit (2024/0235/DET, 24/03088/FUL) in April 2025. There is no evidence the development has been commenced as of 20th May 2025.

Achnagonalin Industrial Estate

The site is located on the southern side of Grantown-on-Spey, outwith the settlement boundary. The site is serviced by the A95 which connects to the A9 at various points to the west and ultimately leads to the A96 (via the A941) at Elgin, to the northeast.

The gross site area is 4.2ha which is 100% developed leaving no employment land supply / undeveloped land currently on the site. The audit recorded 13 occupied units operating on the site (Figure 13), with a mix of use classes, including 1A, 3, 5 and 6. The total footprint of all the units on the site totalled approximately 7,613m² (Figure 14).

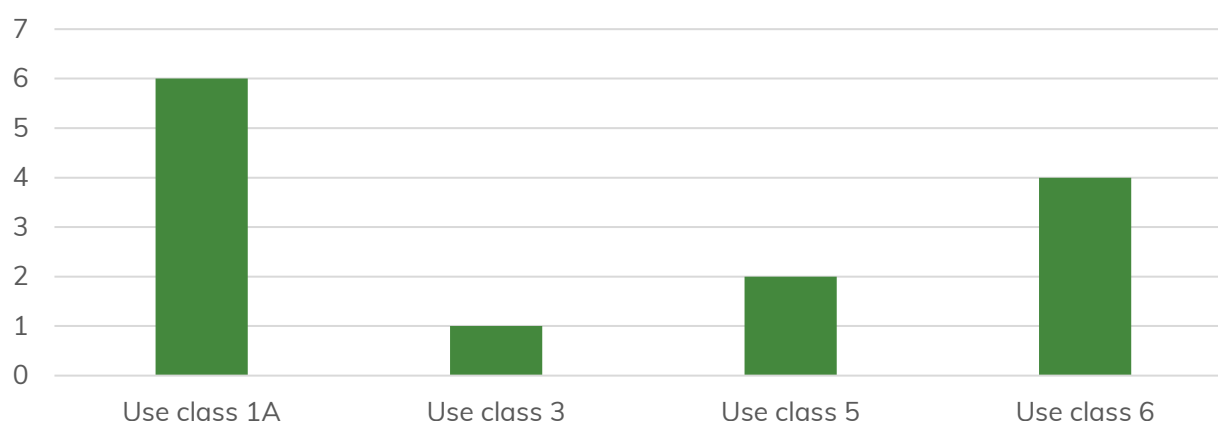


Figure 13 Number of units at the Achnagonalin Industrial Estate near Grantown-on-Spey by use class. May 2025.

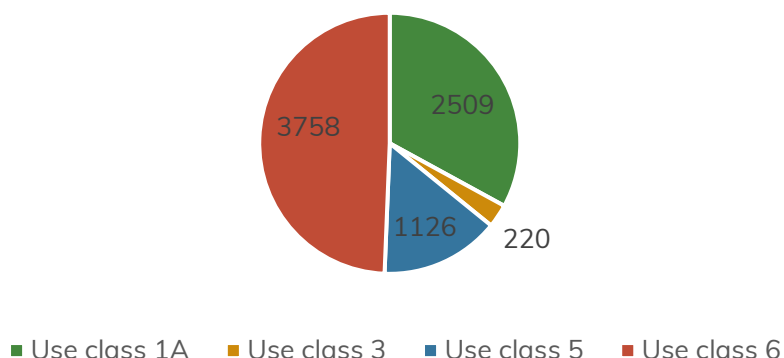


Figure 14 Breakdown of occupied buildings in terms of footprint in m² at the Achnagonalin Industrial Estate near Grantown-on-Spey by use class. May 2025.

No known constraints are recorded for this site as it was not subject to a site appraisal during the preparation of the current Local Development Plan as it is not an allocated site. There was a planning application permitted (2023/0409/DET, 23/04652/FUL) for the erection of an additional unit at Unit 3/9 on the estate. The development was completed in November 2023.

Kingussie

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.

There are two sites allocated in the current Local Development Plan for economic development in Kingussie, namely the Council Depot (ED1) and McCormacks Garage (ED2). There are no windfall sites in Kingussie. Across both the sites in Kingussie there is no available economic land for development.

Council Depot

The Council Depot site is located in the south of the settlement adjacent to the rail station and secondary school.

The gross site area is 2.5ha which is 100% developed leaving no employment land supply / undeveloped land currently on the site. The audit recorded eight occupied units operating on the site (Figure 15), with a mix of use classes, including 1A, 4, 6 and 9. The total footprint of all the units on the site totalled approximately 3,843m² (Figure 16).

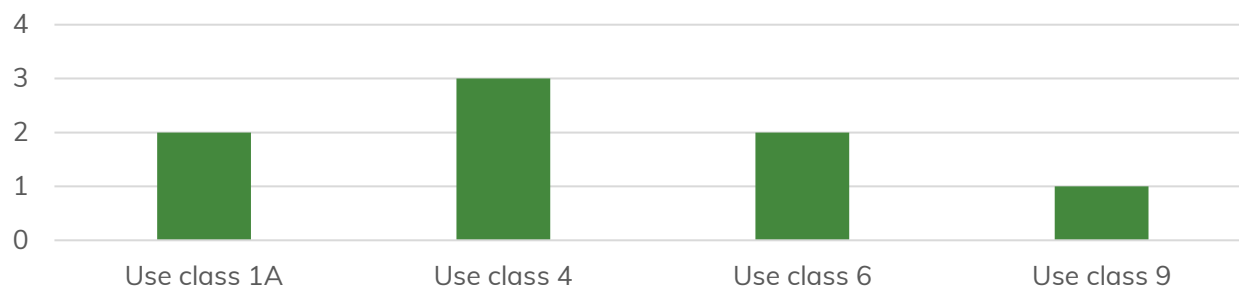


Figure 15 Number of units at the Council Depot in Kingussie by use class. May 2025.

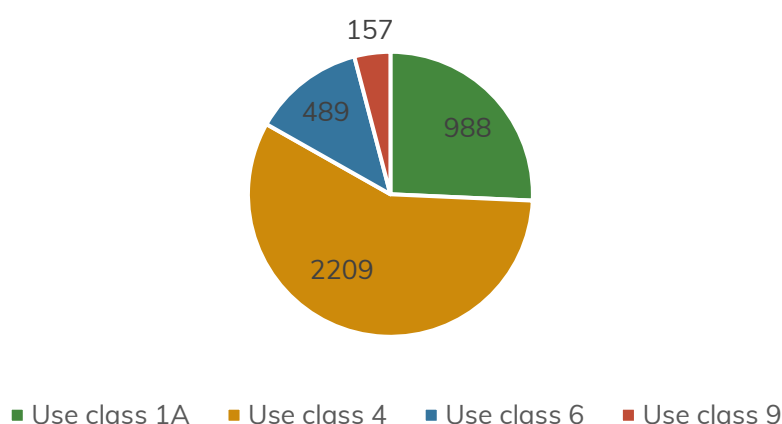


Figure 16 Breakdown of occupied buildings in terms of footprint in m² at the Council Depot in Kingussie by use class. May 2025.

Known constraints include flood risk from surface water flooding. There have been no recent (within the last two years) planning applications for further development on the site.

McCormacks Garage

The site comprises of a small area of land that is currently occupied by a garage. Allocated to protect the site from adverse uses not compatible with economic development.

The gross site area is 0.1ha which is 100% developed leaving no employment land supply / undeveloped land currently on the site. The audit recorded 1 business operating on the site (use class 1A) The total footprint of the unit on the site is approximately 431m².

Known constraints include flood risk and the sewer mains that crosses the site. There have been no recent (within the last two years) planning applications for further development on the site.



Newtonmore

Newtonmore is a traditional highland village located in south Badenoch. There are two sites allocated in the current Local Development Plan for economic development in Newtonmore, namely the Rear of café site (ED1) and the Industrial Park (ED2). There are no windfall sites in Newtonmore. Across both the sites in Newtonmore there is approximately 2ha of undeveloped economic land available.

Rear of café

Land to the rear of the café provides some opportunity for low-impact economic development to support the sustainability of the community. Newtonmore Grill (the café) is restaurant that is easily accessed from the A9 and used by local patrons as well as people travelling through the A9 section within the National Park

The gross site area is 1.3ha which is approximately 38% developed (0.5ha), leaving 0.8ha undeveloped. The audit recorded 1 business operating on the site (use class 3) The total footprint of the unit on the site is approximately 379m².

Known constraints on the site include:

- Flood risk to area adjacent to the site.
- Landscaping and structure planting requirements to ensure integration of the development with the surrounding landscape.

There have been no recent (within the last two years) planning applications for further development on the site.

Industrial Park

The Newtonmore Industrial Estate in Newtonmore, is a vibrant and diverse business hub. The site comprises of a range of industrial and commercial units. The estate is located within easy access of the A9, offering good road and rail connections, and there are a good range of amenities and facilities nearby.

The gross site area is 4.2ha which is approximately 71% developed (3ha), leaving 1.2ha undeveloped. The audit recorded 17 occupied units operating on the site (Figure 17), with a mix of use classes, including 1A, 4, 5, 6, 8, and sui generis. There is also one vacant unit on site. The total footprint of all the units on the site totalled approximately 6,440m² (Figure 18).

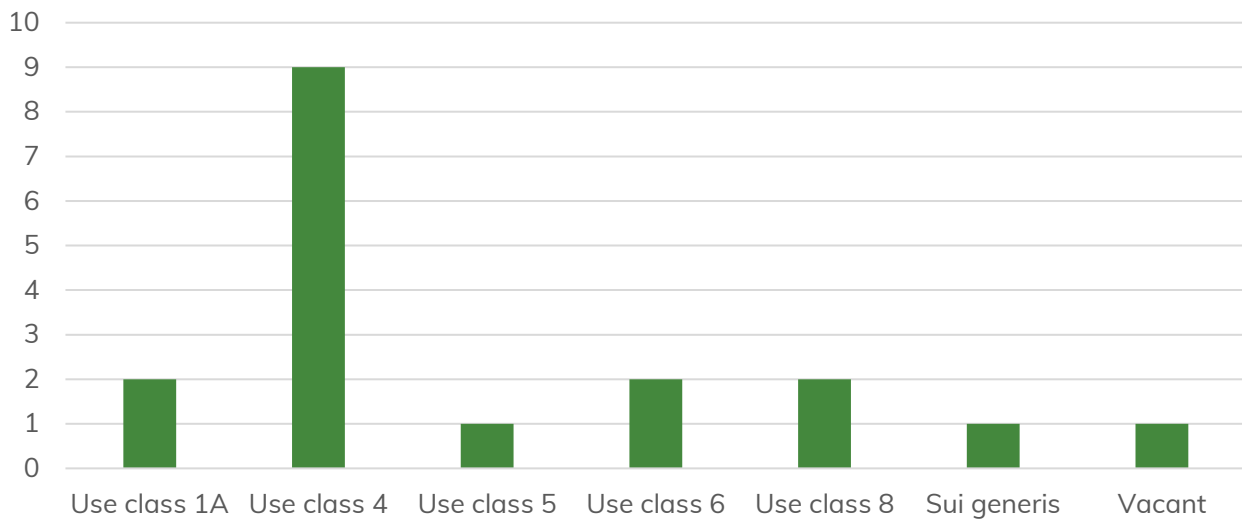


Figure 17 Number of units at the Industrial Park in Newtonmore by use class. May 2025.

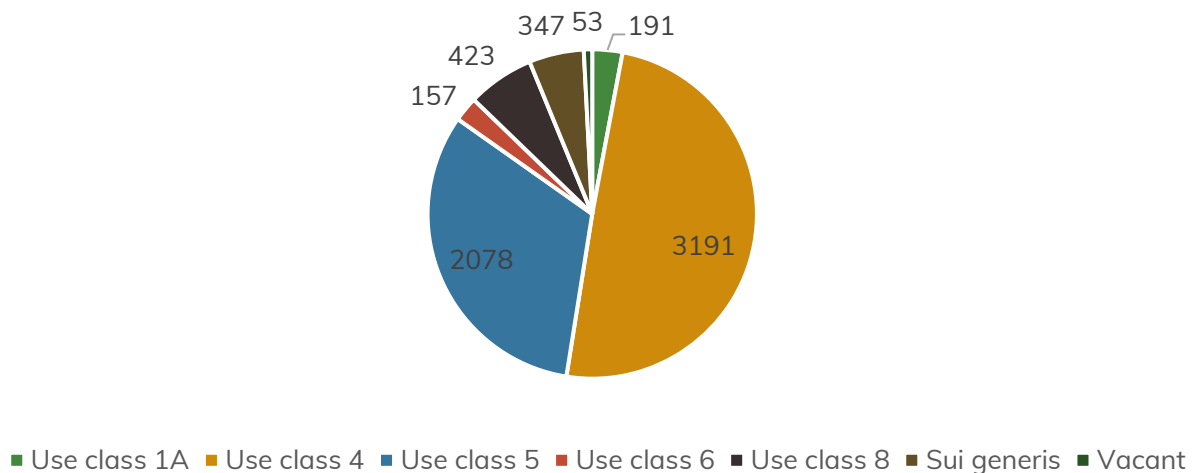


Figure 18 Breakdown of occupied buildings in terms of footprint in m² at the Industrial Park in Newtonmore by use class. May 2025.

Known constraints on the site include flood risk as a large part of the site are in a flood risk zone.

There have been three planning applications on the site in the last two years:

- 2025/0103/DET (25/01119/FUL) – extension to warehouse to create additional warehouse space. The application is currently under consideration by The Highland Council.
- 2025/0054/DET (25/00408/FUL) – erection of a boiler house and fuel silo. The application was permitted 9 April 2025.
- 2023/0353/DET (23/03309/FUL) – demolition of storage shed and erection of extension. The application was permitted 20 October 2023.



Blair Atholl

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.

There is one allocated site in the current Local Development Plan for economic development in Blair Atholl, namely the Blair Atholl Sawmill Yard (ED1). There are no windfall sites in Blair Atholl.

Blair Atholl Sawmill Yard

The site is located on the western edge of the settlement adjacent to the B8079, in close proximity to the A9.

The gross site area is 3.5ha which is 100% developed leaving no employment land supply / undeveloped land currently on the site. The audit recorded ten occupied units operating on the site (Figure 19), with a mix of use classes, including 1A, 4, 5 and 6. The total footprint of all the units on the site totalled approximately 2,692m² (Figure 20).

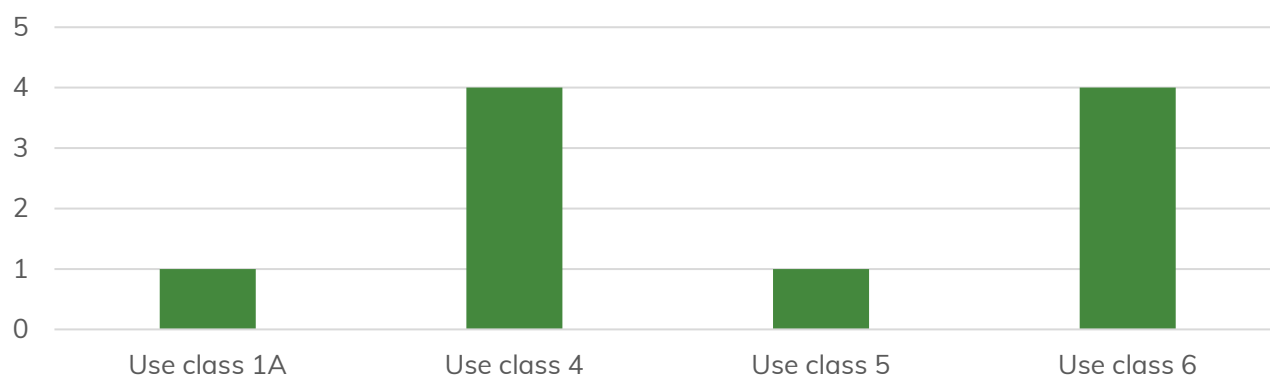


Figure 19 Number of units at the Blair Atholl Sawmill Yard in Blair Atholl by use class. May 2025.

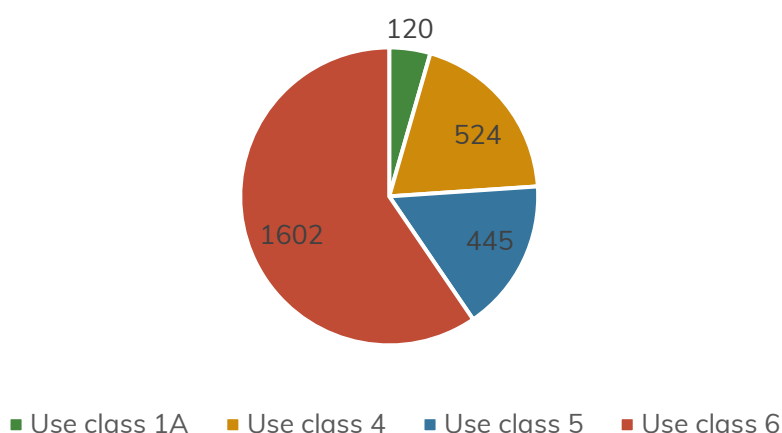


Figure 20 Breakdown of occupied buildings in terms of footprint in m² at the Blair Atholl Sawmill in Blair Atholl Yard by use class. May 2025.

Known constraints on the site include flood risk, requiring a Flood Risk Assessment. A Drainage Impact Assessment will be required and should assess existing surface water flooding issues. There have been no recent (within the last two years) planning applications for further development on the site.

Boat of Garten

Boat of Garten has a thriving community, and the village has a number of services that support the local community and visitors. The Strathspey Railway also stops in Boat of Garten and is a key visitor attraction in the village.

There is one allocated site in the current Local Development Plan for economic development in Blair Atholl, namely The Steam Railway Station (ED1). There is an additional site at the old sawmill outwith the settlement.

The Steam Railway Station

Land at the station provides an opportunity for further economic development within the site area, in support of the village. Any new development should ensure the enhancement of this important tourism facility. The down-platform building is single-storey and wooden, with a one-storey and attic stone station house adjoining. Now the headquarters of the Strathspey Railway Company, which intends to operate a train service between the Boat and Aviemore.

The gross site area is 2.7ha which is 100% developed, being used by the Steam Railway company, leaving no employment land supply / undeveloped land currently on the site. The audit recorded 1 business operating on the site (use class 11). The total footprint of the unit on the site is approximately 807m².



The Local Development Plan identified that a Drainage Impact Assessment will be required for this site. There have been no recent (within the last two years) planning applications for further development on the site.

Boat of Garten Sawmill

The site is located adjacent to Boat of Garten and is bounded to the north by the A95 and a local road to the west that connects the site to the main village. The eastern and southern boundaries of the site are adjacent to farmland for grazing. The site itself has been a sawmill since the 1940's and has since been significantly upgraded over the years. It is now vacant and is being marketed for sale. The gross site area is 4.1ha. There may be contaminated land issues associated with the site given its history.

Braemar

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. The village is also benefiting from significant investment as a result of the new Heritage Centre and the extensive redevelopment of the Fife Arms Hotel.

There are two sites allocated in the current Local Development Plan for economic development in Braemar, namely the Ambulance Station (ED1) and The Mews (ED2). There is an additional site outwith the settlement at Lions Face Quarry, however no assessment was able to be completed as site access was refused. Across the two allocated sites in Braemar there is no undeveloped land, however all the buildings at the Ambulance site are vacant, providing the opportunity for new businesses or redevelopment of the whole site (0.1ha).

Ambulance Station

This is the site of the former Ambulance Station / depot and is now redundant. The site is divided in two by an existing access road running through the site and is within the Braemar conservation area. The total footprint of the two vacant buildings on the site is approximately 432m².

There was a planning application (2024/0265/CON, APP/2024/1607) for the demolition of the redundant depot building was submitted in 2024 but was subsequently withdrawn.



The Mews

The site is an existing retail complex comprising four retail units in the centre of Braemar. It has been allocated in the Local Development Plan to ensure future economic development uses are compatible with retail. The Mews building was originally constructed in 1873 as the stable block of the Fife Arms Hotel. The Mews was divided into retail units in the early 1990's. The buildings are constructed in harled stone and timber walls with pitched and slated roofing and with timber framed windows.

The gross site area is 0.3ha which is 100% developed leaving no employment land supply / undeveloped land currently on the site. The audit recorded four occupied units operating on the site all recorded as 1A use class. The total footprint of all the units on the site totalled approximately 555m².

Known constraints include a medium to high probability flood risk adjacent to the site. The Local Development Plan states that a Flood Risk Assessment or other supporting information may be required and used to inform the site layout. The site is located within the Braemar Conservation Area. A Drainage Impact Assessment will be required to address surface water issues

There have been no recent (within the last two years) planning applications for further development on the site.

Lions Face Quarry

The site known as 'Lion's Face Quarry' lies within the grounds of Invercauld Estate approximately 1.5 miles north-east of the centre of Braemar. Access is via the southern side of the A93 Old Military Road, in which a track leads in parallel to the A93 in a westerly direction within the site to serve a wider hardcore area. Within the site are existing light infrastructure, and two sheds in poor repair. To the northern side of the A93 lies the River Dee which is separated from the road by agricultural fields.

The original planning application was approved by the Cairngorms National Park Authority Planning Committee in December 2021 for the erection of eight industrial units (Use class 4).

A detailed study of the present-day site was not available due to site access being denied to the attending planning officer.



Carrbridge

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 Forest Adventure Park, which attracts many visitors to the area. The village also contains a range of other facilities including hotels, shops and a garage.

There are three sites allocated in the current Local Development Plan for economic development in Carrbridge, namely the Land at the Railway Station (ED1), Carrbridge Garage (ED2) and the Former Sawmill (ED3). There are no windfall sites in Carrbridge. Across all the sites in Carrbridge there is approximately 4.5ha of undeveloped economic land available.

Land at the Railway Station

Land associated with the Railway Station and siding presents an opportunity for investment. The Local Development Plan states notes that development should help promote Carrbridge as a tourist destination and help link the railway with the rest of the village. The gross site area is 0.8ha and is entirely undeveloped.

The Local Development Plan states that a Drainage Impact Assessment will be required and should address surface water flooding issues. Any new development will also be required to protect the adjacent ancient woodland. There have been no recent (within the last two years) planning applications for further development on the site.

Carr-bridge Garage

This site is located in the centre north of the settlement. It makes an important contribution to the local economy, and it was determined by the current Local Development Plan that it should be retained for economic development purposes.

The gross site area is 0.3ha which is 100% developed leaving no employment land supply / undeveloped land currently on the site. The audit recorded two occupied units operating on the site, with use classes of 1A and 6. The total footprint of all the units on the site totalled approximately 784m² (Figure 21).

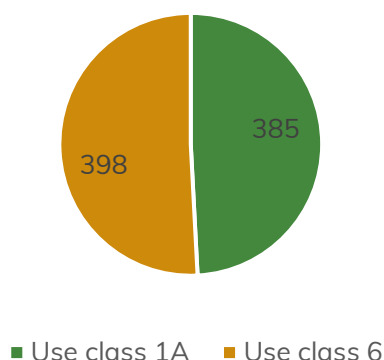


Figure 21 Breakdown of occupied buildings in terms of footprint in m² at the Carrbridge Garage site in Carrbridge by use class. May 2025.

Known constraints include a medium to high probability of flooding on part of the site. The Local Development Plan states that a Flood Risk Assessment will be required to identify the developable area for any alternative development proposals. A sewer main also runs through this site. There have been no recent (within the last two years) planning applications for further development on the site.

Former Sawmill

The site is located at the western edge of the settlement boundary adjacent to Station Road. Land that was formally occupied by a sawmill presents an opportunity for economic development in association with the upgrading of the A9. Given the site's historical use, there are potential contaminated land issues that will need to be addressed. The gross site area is 3.7ha and is 100% undeveloped with no economic activity on the site. There have been no recent (within the last two years) planning applications for further development on the site.

Known constraints include the presence of a small watercourse that runs through the site. The Local Development Plan notes that a Flood Risk Assessment or other supporting information may be required to identify the developable area. Enhancement of the small watercourse running through the site is encouraged. A Phase 1 Habitat Survey and Invertebrates Survey will be required due to the possible presence of acid grassland and other significant species. Any new development will be required to protect the adjacent ancient woodland.

Cromdale

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.



There is one site allocated in the Local Development Plan for economic development in Cromdale; namely the Rosebank cottage and surrounding land (ED1). There are no windfall sites in Cromdale. The site has some potential to provide for economic development in the village. Any proposals must ensure that issues regarding contamination and access are adequately addressed.

The gross site area is 0.3ha which is 100% developed leaving no employment land supply / undeveloped land currently on the site. The audit 1 occupied unit operating on the site recorded with a 4 use class. The total footprint of the unit on the site is approximately 631m². There have been no recent (within the last two years) planning applications for further development on the site.

Known constraints include the medium to high probability of flooding adjacent to the site. The Local Development Plan notes that a Flood Risk Assessment will be required to identify the developable area for any further development proposals. A Drainage Impact Assessment is also required. A Water Impact Assessment or Flow and Pressure tests may be required.

Dulnain Bridge

Dulnain Bridge is a small village situated to the west of Grantown-on-Spey. The village has a garage, post office 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

There is one site allocated in the Local Development Plan for economic development in Dulnain Bridge: namely the Dulnain Garage (ED1). There are no windfall sites in Dulnain Bridge. The Local Development Plan notes that the existing commercial business operating on the site provides an important contribution to the local economy and should be supported and retained.

Dulnain Garage

The gross site area is 0.3ha which is 100% developed leaving no employment land supply / undeveloped land currently on the site. The audit 1 occupied unit operating on the site recorded with a 1A use class. The total footprint of the unit on the site is approximately 223m².

The Local Development Plan notes that a Drainage Impact Assessment is required for any future development proposals and should address surface water flooding. A Water Impact Assessment or Flow and Pressure tests may be required. There have been no



recent (within the last two years) planning applications for further development on the site.

Kincraig

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

There is one site allocated in the Local Development Plan for economic development in Kincraig; namely the Baldow Smiddy (ED1). The site currently is used for the premises of an established garage business. The site should be protected for economic development uses.

The gross site area is 0.3ha which is 100% developed leaving no employment land supply / undeveloped land currently on the site. The survey showed one occupied unit operating on the site recorded with a 1A use class. The total footprint of the unit on the site is approximately 305m². There have been no recent (within the last two years) planning applications for further development on the site.

Known constraints include the small, culverted watercourse adjacent to the site that may present a flood risk. The Local Development Plan also notes that further investigations such as a Drainage Impact Assessment, Water Impact Assessment or Flow and Pressure tests may be required. Enhancement of the small watercourse running adjacent to the site, which has been historically straightened, is encouraged. There have been no recent (within the last two years) planning applications for further development on the site.

Tomintoul

Tomintoul is a planned village and is located in a remote part of Moray. It has a number of small businesses and 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 have also recently undertaken a number of projects to support and enhance aspects of the natural and cultural heritage of the area.

There are two sites allocated in the current Local Development Plan for economic development in Tomintoul; namely the Garage to North East (ED1) and the Land by A939 (ED2). Across the two allocated sites in Tomintoul there is 1ha of undeveloped land available for economic development.



Garage to North East

The site is located on the northern most part of the settlement boundary area. The Local Development Plan notes that the site should be retained as an important contributor to the economy of the village. Proposals for the appropriate expansion of business and enhancement of the site will be supported.

The gross site area is 0.7ha which is approximately 43% developed (0.3ha), leaving 0.4ha undeveloped. The audit recorded one business operating on the site with use class of A1 and a total footprint of 405m².

Known constraints include the presence of an existing combined sewer running through the site. The Local Development Plan also notes that depending on the size of proposed development, further investigations such as a Drainage Impact Assessment will be required. A Water Impact Assessment or Flow and Pressure tests may be required.

There have been no recent (within the last two years) planning applications for further development on the site.

Land by A939

The site is located on the eastern side of the settlement, within the settlement boundary. The Local Development Plan notes that the site should be retained as an important contributor to the village. Proposals for appropriate expansion of business and enhancement of the site will be supported.

The gross site area is 1.2ha which is approximately 50% developed (0.6ha), leaving 0.6ha undeveloped. The audit recorded three occupied units operating on the site with a mix of use classes, including 6 and 9. There are two units with use class 6, and one with use class 9. The total footprint of all the units on the site totalled approximately 537m² (Figure 22).

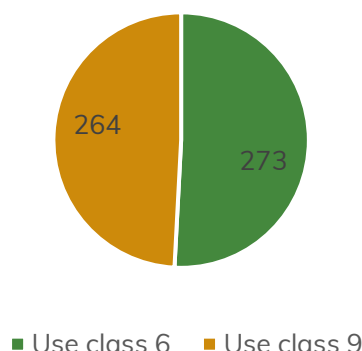


Figure 22 Breakdown of occupied buildings in terms of footprint in m² at the Land by A939 in Tomintoul by use class. May 2025.

Known constraints include the presence of water infrastructure running through the site. The Local Development Plan also notes that depending on the size of proposed development, further investigations such as a Drainage Impact Assessment will be required. A Water Impact Assessment or Flow and Pressure tests may be required. Water infrastructure runs through this site. There have been no recent (within the last two years) planning applications for further development on the site.

Dalwhinnie

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 will be encouraged. Dalwhinnie has fragile facilities, and future housing is needed to support these and to sustain a stable population.

There is one site allocated in the Local Development Plan for economic development in Dalwhinnie; namely the Garage site (ED1). There are no windfall sites in Dalwhinnie. The site is an existing petrol filling station with some capacity for further development. Any future development on the site must be for economic development.

The gross site area is 0.3ha which is 100% developed leaving no employment land supply / undeveloped land currently on the site. The audit recorded one occupied unit operating on the site recorded with a 1A use class and one vacant unit. The total footprint of the units on the site is approximately 110m².

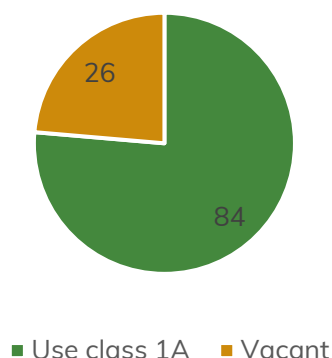


Figure 23 Breakdown of occupied buildings in terms of footprint in m² at the Garage site in Dalwhinnie (ED1) in Dalwhinnie by use class. May 2025.

Known constraints on the site include a flood risk adjacent to the site and the sites close proximity to Waste Water Treatment Works. There have been no recent (within the last two years) planning applications for further development on the site.

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. There is one site allocated in the Local Development Plan for economic development in Dinnet namely the Former Steading (ED1). The site is a former farm which is now redundant. The site provides an opportunity for economic development uses. There are no windfall sites in Dalwhinnie.

The gross site area is 1.5ha which is approximately 87% developed (1.3ha), leaving 0.2ha undeveloped. There are three vacant buildings on the site with a total building footprint of 1,723m².

Known constraints include a medium to high probability of flooding adjacent to the site. The Local Development Plan notes that a Flood Assessment or other supporting information will be required to determine the developable area. The site is in close proximity to Waste Water Treatment Works and appropriate stand-off distances will be required to mitigate any noise impacts This may impact on developable area.

There was a planning application on the site (2023/0302/DET, APP/2021/0891) for the permitted retention of the car park and associated toilet and refuse facilities. The application was called in by the National Park Authority. It was approved by the Planning Committee and conditions are still being discharged.



Appendix 1: Glossary of terms and abbreviations

Area

Site Area (gross) in hectares. Site areas, in all cases are approximate, and are only intended as a guide.

Brownfield sites

Land / sites which have previously been developed or used for some purpose that has ceased. They may encompass vacant or derelict land; infill sites; land occupied by redundant or unused buildings; and developed land within the settlement boundary, where further intensification of use is considered acceptable. Private and public gardens, sports and recreation grounds, woodlands and amenity open space are excluded.

Drainage Impact Assessment

A Drainage Impact Assessment (DIA) is a report that evaluates the potential effects of a proposed development on the drainage system and surrounding environment. It is essential for determining how a development will manage surface water and wastewater, ensuring that it does not negatively impact local drainage systems or increase flood risk.

Flood Risk Assessment

Assessment prepared to support a planning application. It considers what area is developable (it considers what is low or no risk) and what mitigation measures are required (mitigation is encouraged if there is a low risk). Scottish Environment Protection Agency (SEPA) mapping and the Local Development Plan (site specific requirements) is evaluated, and a Flood Risk Assessment is developed to provide more detail which determines the risk.

Greenfield sites

A Greenfield site has not been built upon previously.

Gross area

This refers to the total area (in hectares) within the boundary of the site and includes allocation for roads, landscaping etc.

Known constraints

Known constraints noted in the land audit are those highlighted in the Local Development Plan on allocated sites.



Serviced

Serviced sites should have road infrastructure up to the edge of the individual plot with the other services provided adjacent to the overall site (electricity connection, water supply connection, foul drainage connection, gas connection and telecommunication connection). For smaller sites which are unlikely to require an internal servicing/road network for multiple units they are considered to be serviced if the road access is adjacent. Also, on larger sites where there is a road frontage, we consider this to be serviced in terms of road access and have estimated the area (using the characteristics of neighbouring sites to determine an estimated plot depth).

Undeveloped land

A site is considered to be undeveloped, but available, until physical construction is underway.

Windfall

Sites which have full current planning permission for employment use and are not allocated for employment use in the Local Development Plan.



Appendix 2: Employment land audit site details

Aviemore

Table 1 Site information.

Site name	Dalfaber Industrial Estate
Address	Dalfaber Industrial Estate Aviemore PH22 1ST
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	290191, 813885
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 2 Established land supply.

Total site area	5.9ha
Developed site area	5.2ha
Undeveloped site area	0.7ha

Table 3 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	4,667m ² 16 units	Class 3	-	Class 4	3,542m ² 9 unit
Class 5	-	Class 6	829m ² 3 units	Class 7	-
Class 8	-	Class 9	-	Class 10	272m ² 1 unit
Class 11	864m ² 1 unit	Sui generis	-	Vacant	-
Mixed	609 m ² 1 unit				



Figure 24 Dalfaber Industrial Estate. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.



Constraints

The Local Development Plan states that a Drainage Impact Assessment for the northern part of the site is required to address existing surface water flooding issues.

Landscaping will be required to ensure integration of the development with the surrounding landscape and ancient woodland to the north of the site.



Table 4 Site information.

Site name	Myrtlefield Industrial Estate
Address	Myrtlefield Industrial Estate Aviemore Inverness-shire PH22 1SB
Local Development Plan 2021 reference	ED2
Grid reference (X,Y)	289665, 812856
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 5 Established land supply.

Total site area	1.2ha
Developed site area	1.2ha
Undeveloped site area	0ha

Table 6 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	1967m ² 13 units	Class 3	357m ² 2 units	Class 4	2297m ² 5 units
Class 5	-	Class 6	251m ² 1 unit	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				



Figure 25 Myrtlefield Industrial Estate. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan states that a Drainage Impact Assessment for the northern part of the site is required to address existing surface water flooding issues.



Table 7 Site information.

Site name	Granish
Address	Granish Quarry Aviemore PH22 1QD
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	290191, 813885
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 8 Established land supply.

Total site area	16.8ha
Developed site area	10.1ha
Undeveloped site area	6.1ha

Table 9 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	-	Class 3	233m ² 1 unit	Class 4	1,820m ² 2 units
Class 5	18,863m ² 2 units	Class 6	3,618m ² 1 unit	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	14,288m ² 1 unit	Sui generis	-	Vacant	-
Mixed	-				

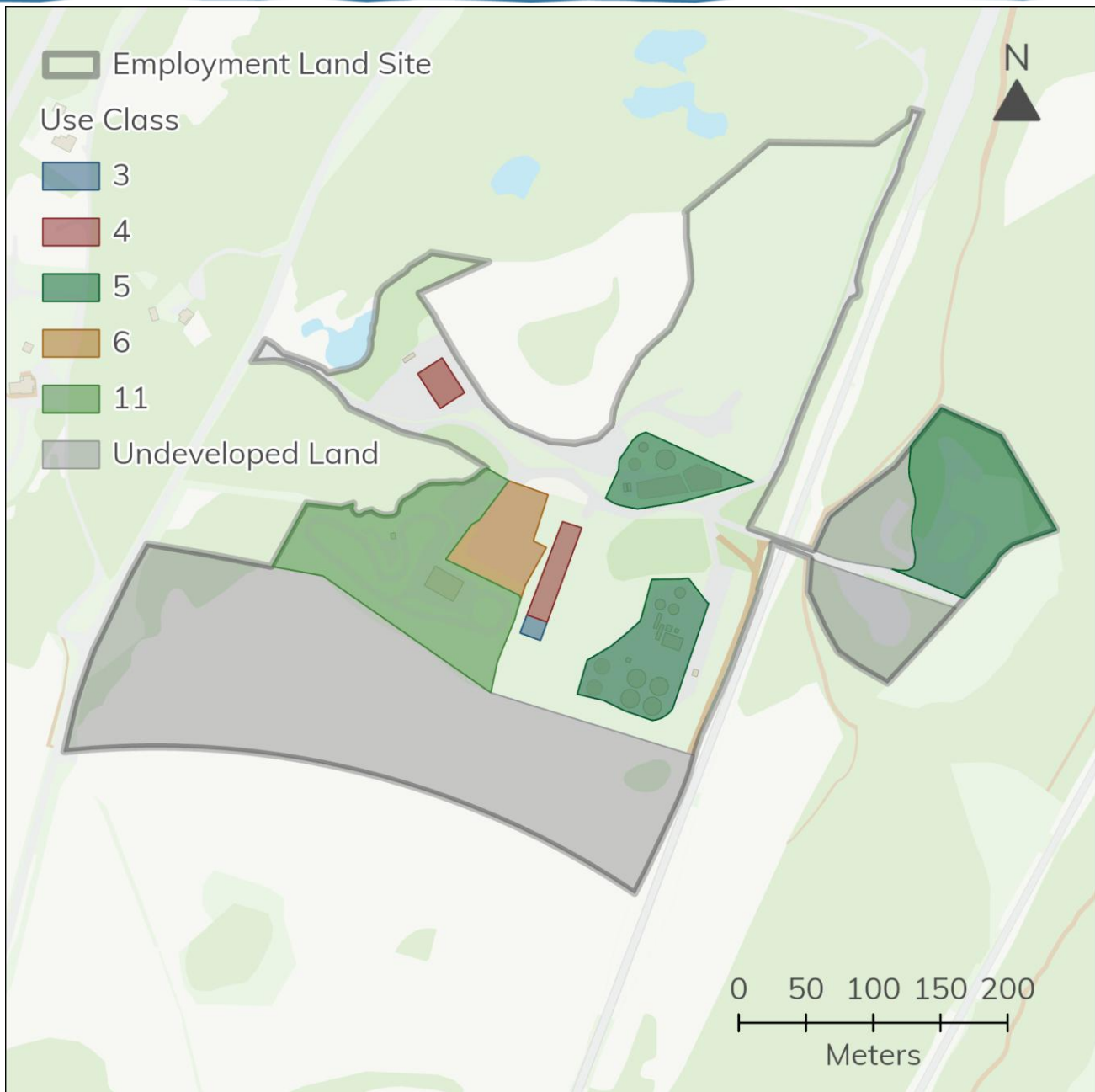


Figure 26 Granish. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan states that owing to the presence of small watercourses, a Flood Risk Assessment or other supporting information will be required to identify the functional floodplain and developable area. It further states that a Drainage Impact Assessment is required and should address existing surface water flooding issues. Consideration should also be given to the potential for watercourse realignment/



restoration along straightened sections of existing watercourses in and adjacent to the site.



Ballater

Table 10 Site information.

Site name	Ballater Business Park
Address	Ballater Business Park Craigview Road Ballater AB35 5PN
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	337428, 796066
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 11 Established land supply.

Total site area	0.6ha
Developed site area	0.6ha
Undeveloped site area	0ha

Table 12 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	110m ² 1 unit	Class 3	-	Class 4	713m ² 4 units
Class 5	-	Class 6	166 m ² 1 unit	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				



Figure 27 Ballater Business Park. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan states that any future development will need to take account of the functional flood plain as defined in the Ballater Flood Study.



Grantown-on-Spey

Table 13 Site information.

Site name	Woodlands Industrial Estate
Address	Woodlands Terrace Industrial Estate Woodlands Terrace Grantown on Spey PH26 3NA
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	302437, 826914
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 14 Established land supply.

Total site area	7.5ha
Developed site area	7.1ha
Undeveloped site area	0.4ha

Table 15 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	2,335m ² 5 units	Class 3	-	Class 4	3,525m ² 11 units
Class 5	3,213m ² 2 units	Class 6	760m ² 2 units	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	692m ² 1 units
Mixed	-				

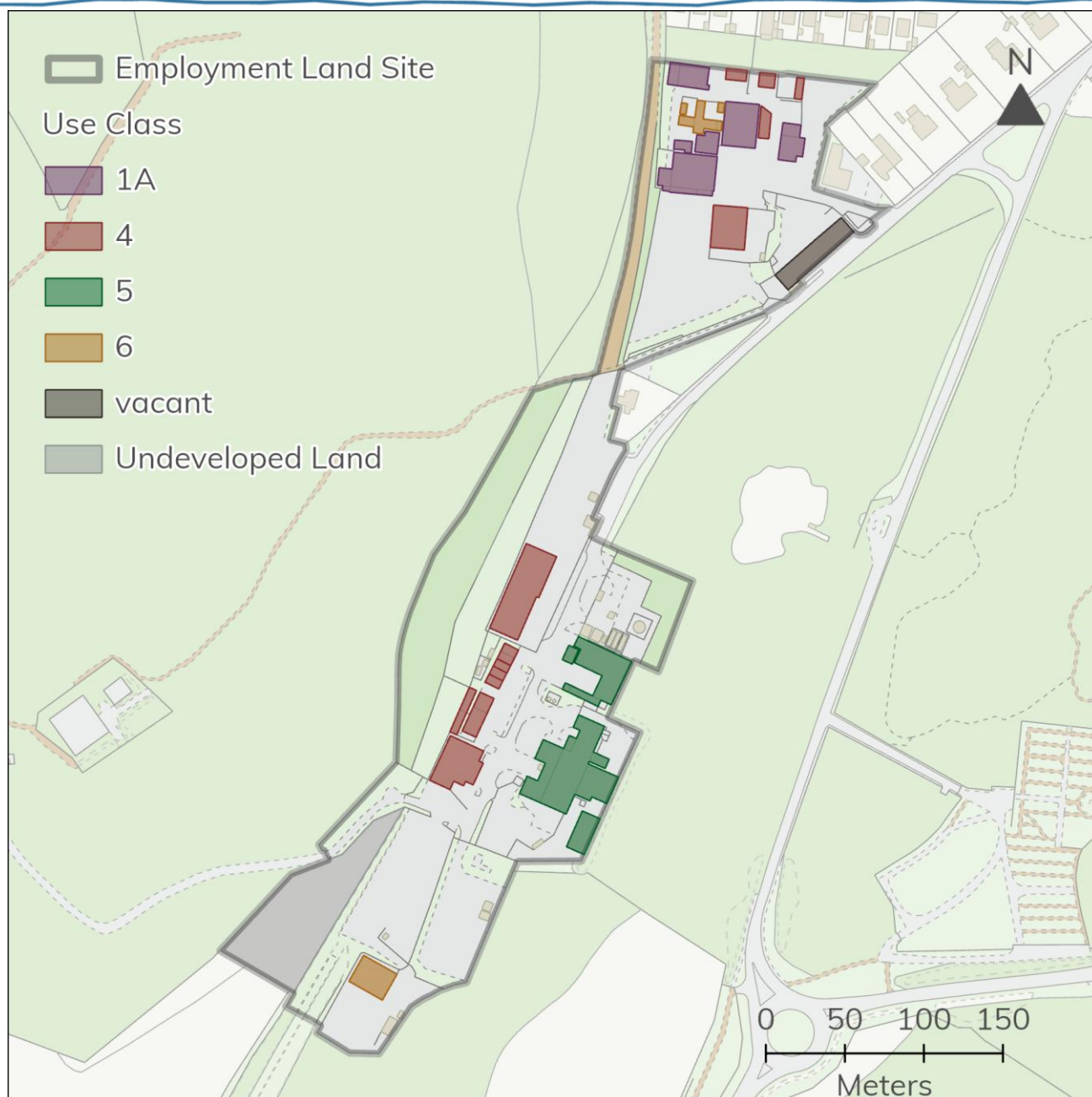


Figure 28 Woodlands Industrial Estate. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan states that proposals for further development on the site would require a Drainage Impact Assessment, which should address existing surface water flooding issues. Enhancement of the small watercourses running through the site, which have been historically straightened, is encouraged. A water trunk main runs through this site.



Table 16 Site information.

Site name	Achnagonalin Industrial Estate
Address	Achnagonalin Industrial Estate Grantown-on-Spey PH26 3TA
Local Development Plan 2021 reference	N/A
Grid reference (X,Y)	303272, 826435
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 17 Established land supply.

Total site area	4.2ha
Developed site area	4.2ha
Undeveloped site area	0ha

Table 18 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	2,509m ² 6 units	Class 3	220m ² 1 unit	Class 4	-
Class 5	1,126m ² 2 units	Class 6	3,758m ² 4 units	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				



Figure 29 Achnagonalin Industrial Estate. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

No known constraints.



Kingussie

Table 19 Site information.

Site name	Council Depot
Address	Market Lane Kingussie PH21 1EP
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	275583, 800280
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 20 Established land supply.

Total site area	2.5ha
Developed site area	2.5ha
Undeveloped site area	0ha

Table 21 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	988m ² 2 units	Class 3	-	Class 4	2,209m ² 3 units
Class 5	-	Class 6	489m ² 2 units	Class 7	-
Class 8	-	Class 9	157m ² 1 unit	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				



Figure 30 Council Depot. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan states there is a medium to high probability flood risk exists on part of the site. A Flood Risk Assessment will be required to accompany any further development proposals. A Drainage Impact Assessment is required and should assess surface water flooding.



Table 22 Site information.

Site name	McCormacks Garage
Address	Newtonmore Road Kingussie Highland PH21 1HE
Local Development Plan 2021 reference	ED2
Grid reference (X,Y)	275340, 800420
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 23 Established land supply.

Total site area	0.1ha
Developed site area	0.1ha
Undeveloped site area	0ha

Table 24 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	431m ² 1 unit	Class 3	-	Class 4	-
Class 5	-	Class 6	-	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				



Figure 31 McCormacks Garage. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan states that a medium to high probability flood risk lies adjacent to the site. A Flood Risk Assessment or other supporting information will be required to accompany any further development proposals. Sewer mains cross this site.



Newtonmore

Table 25 Site information.

Site name	Lant to rear of Cafe
Address	Perth Road Newtonmore Highland PH20 1BB
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	270986, 798572
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Greenfield (undeveloped part of the site)

Table 26 Established land supply.

Total site area	1.3ha
Developed site area	0.4ha
Undeveloped site area	0.8ha

Table 27 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	-	Class 3	379m ² 1 unit	Class 4	-
Class 5	-	Class 6		Class 7	-
Class 8	-	Class 9		Class 10	-
Class 11	-	Sui generis		Vacant	-
Mixed	-				



Figure 32 Lant to rear of Cafe. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan states there is a medium to high probability flood risk adjacent to the site. A Flood Risk Assessment or other supporting information will be required to identify the functional floodplain and developable area. A Drainage Impact Assessment would be required to accompany development proposals. Landscaping and



structure planting will be required to ensure integration of the development with the surrounding landscape.



Table 28 Site information.

Site name	Newtonmore Industrial Park
Address	Newtonmore Industrial Estate Newtonmore Highland PH20 1AL
Local Development Plan 2021 reference	ED2
Grid reference (X,Y)	271630, 798559
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield / Greenfield – undeveloped part of the site

Table 29 Established land supply.

Total site area	4.2ha
Developed site area	3ha
Undeveloped site area	1.2ha

Table 30 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	191m ² 2 units	Class 3	-	Class 4	3,191m ² 9 units
Class 5	2,078m ² 1 unit	Class 6	157m ² 2 units	Class 7	-
Class 8	423m ² 2 units	Class 9	-	Class 10	-
Class 11	-	Sui generis	347m ² 1 unit	Vacant	53m ² 1 unit
Mixed	-				



Figure 33 Newtonmore Industrial Park. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan states that there is a medium to high probability flood risk exists over a large part of the site. A Flood Risk Assessment or other supporting information will be required to identify the functional floodplain and developable area for any further development proposals. A Drainage Impact Assessment would be required to address any further development proposals.



Additional notes and information

The sui generis building on this site is the railway station.



Blair Atholl

Table 31 Site information.

Site name	Blair Atholl Sawmill Yard
Address	Sawmill Yard Blair Atholl Pitlochry Perth and Kinross PH18 5TL
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	286660, 765472
Supply type	Effective/ part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 32 Established land supply.

Total site area	3.5ha
Developed site area	3.5ha
Undeveloped site area	0ha

Table 33 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	120m ² 1 unit	Class 3	-	Class 4	524m ² 4 units
Class 5	445m ² 1 unit	Class 6	1,602m ² 4 units	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				



Figure 34 Blair Atholl Sawmill Yard. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan states that a medium to high probability flood risk exists on the site. Any proposals for further development on the site will require a Flood Risk Assessment.

A Drainage Impact Assessment will be required and should assess existing surface water flooding issues.



Boat of Garten

Table 34 Site information.

Site name	The Steam Railway Station
Address	Boat Of Garten Station Boat Of Garten Highland PH24 3BH
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	294365, 818779
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 35 Established land supply.

Total site area	2.7ha
Developed site area	2.7ha
Undeveloped site area	0ha

Table 36 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	-	Class 3	-	Class 4	-
Class 5	-	Class 6	-	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	807m ² 1 unit	Sui generis	-	Vacant	-
Mixed	-				

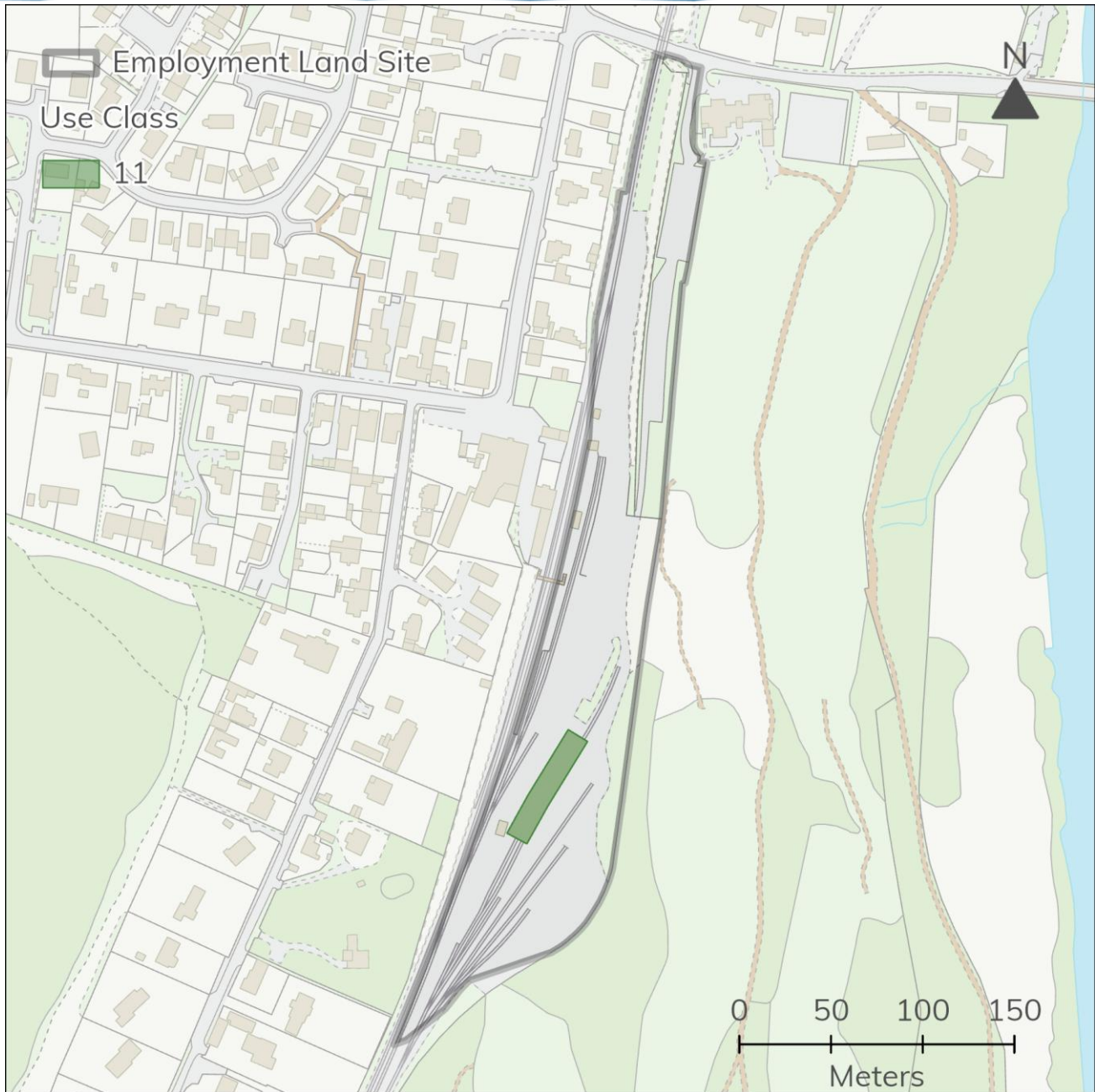


Figure 35 The Steam Railway Station. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan states that a Drainage Impact Assessment will be required for this site.

Additional notes and information

Site is used as a railway yard.



Table 37 Site information.

Site name	Boat of Garten sawmill
Address	Boat of Garten Highland PH24 3BN
Local Development Plan 2021 reference	Not applicable
Grid reference (X,Y)	294480, 819893
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 38 Established land supply.

Total site area	4.1ha
Developed site area	0ha
Undeveloped site area	4.1ha

Table 39 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	-	Class 3	-	Class 4	-
Class 5	-	Class 6	-	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				

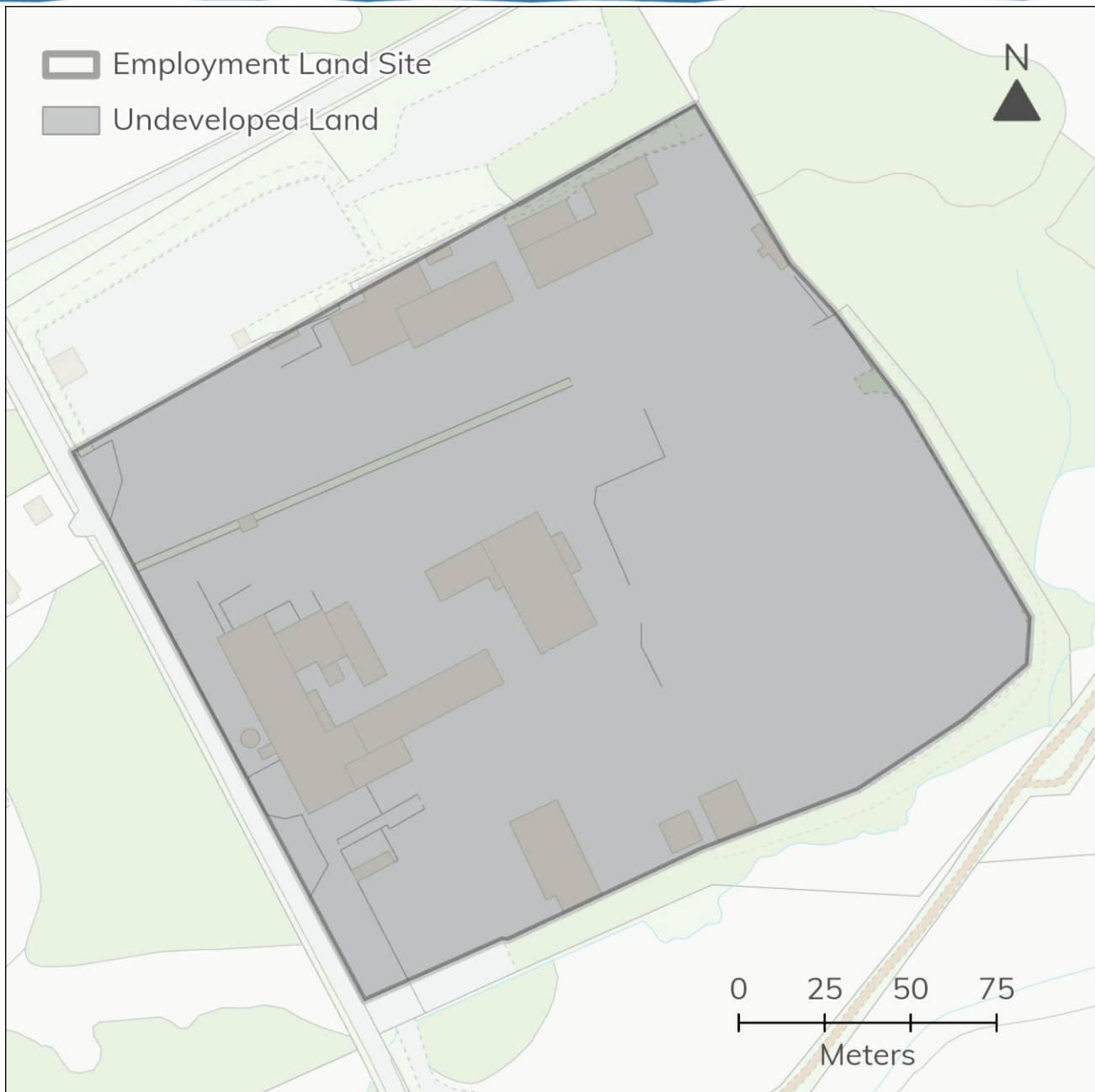


Figure 36 Boat of Garten sawmill. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

Former sawmill site, therefore land likely to be contaminated.

Additional notes and information

Currently being marketed by Ryden – residential investment and development company as a mixed use site.



Braemar

Table 40 Site information.

Site name	Ambulance Station
Address	Castleton Place Braemar Ballater Aberdeenshire AB35 5ZQ
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	315352, 791434
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 41 Established land supply.

Total site area	0.1ha
Developed site area	0ha
Undeveloped site area	0.1ha

Table 42 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	-	Class 3	-	Class 4	-
Class 5	-	Class 6	-	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	432m ² 1 unit
Mixed	-				



Figure 37 Ambulance Station. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan notes that part of the site is located within the Braemar Conservation Area.

A planning application (2024/0265/CON, APP/2024/1607) for the demolition of the redundant depot building was submitted in 2024 but was subsequently withdrawn.



Table 43 Site information.

Site name	The Mews
Address	The Mews Mar Road Braemar Ballater Aberdeenshire AB35 5YL
Local Development Plan 2021 reference	ED2
Grid reference (X,Y)	315030, 791373
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 44 Established land supply.

Total site area	0.3ha
Developed site area	0.3ha
Undeveloped site area	0ha

Table 45 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	555m ² 4 units	Class 3	-	Class 4	-
Class 5	-	Class 6	-	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				

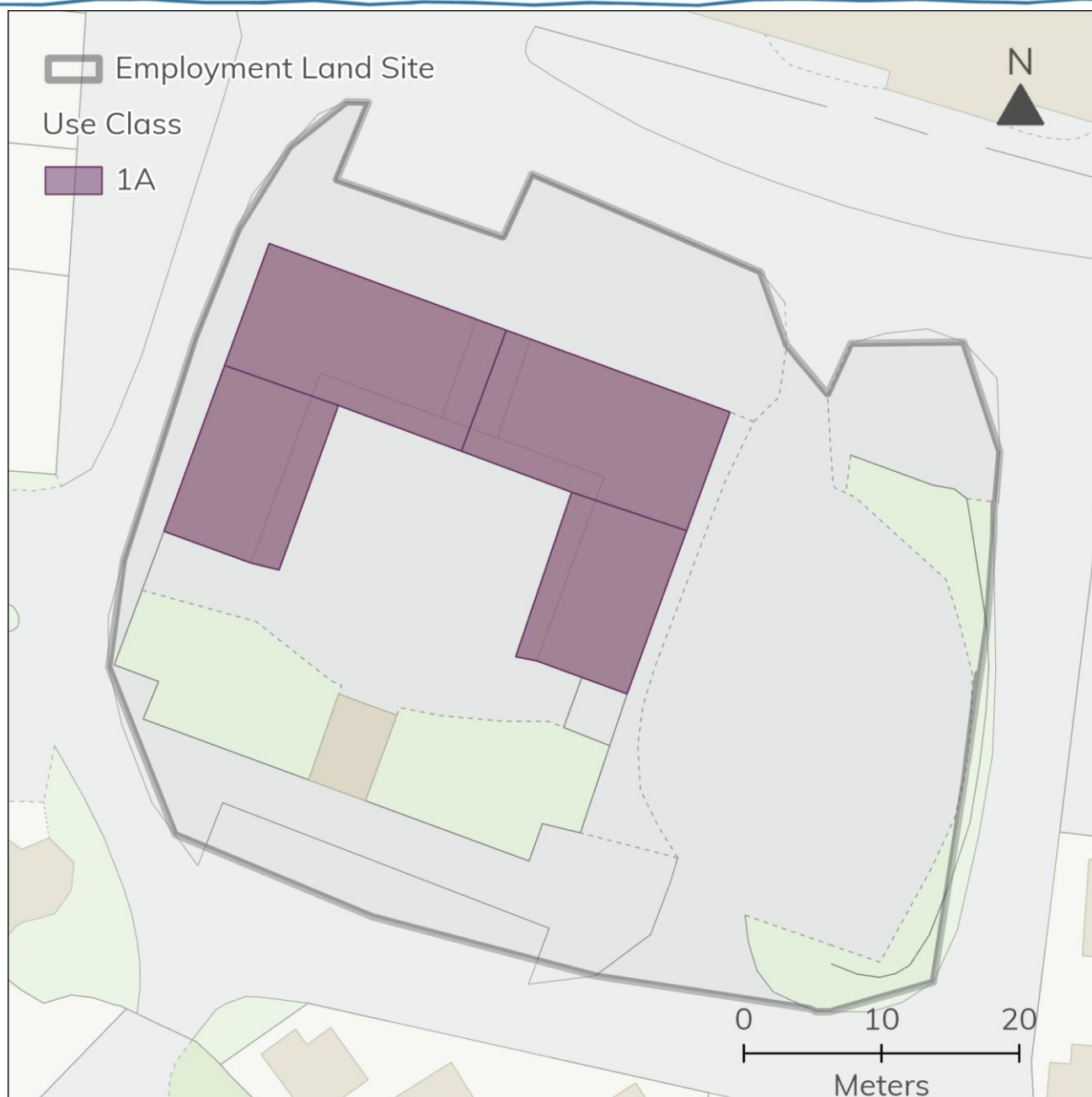


Figure 38 The Mews. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan states that a medium to high probability flood risk exists adjacent to the site. A Flood Risk Assessment or other supporting information may be required and used to inform the site layout. The site is also located within the Braemar Conservation Area. A Drainage Impact Assessment will be required to address surface water issues.



Table 46 Site information.

Site name	Lions Face Quarry
Address	Lions Face Quarry Depot Braemar Aberdeenshire
Local Development Plan 2021 reference	N/A
Grid reference (X,Y)	316852, 791965
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 47 Established land supply.

Total site area	0.7ha
Developed site area	Unknown
Undeveloped site area	Unknown

Table 48 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	Unknown	Class 3	Unknown	Class 4	Unknown
Class 5	Unknown	Class 6	Unknown	Class 7	Unknown
Class 8	Unknown	Class 9	Unknown	Class 10	Unknown
Class 11	Unknown	Sui generis	Unknown	Vacant	Unknown
Mixed	Unknown				



Figure 39 Lions Face Quarry. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

No known constraints

Additional notes and information.

Planning Officer was denied access to site during employment land audit site visits.



Carrbridge

Table 49 Site information.

Site name	Land at Railway Station
Address	Station Road Carrbridge Highland PH23 3AJ
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	289940, 822471
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 50 Established land supply.

Total site area	0.8ha
Developed site area	0ha
Undeveloped site area	0.8ha

Table 51 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	-	Class 3	-	Class 4	-
Class 5	-	Class 6	-	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				



Figure 40 Land at Railway Station. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan notes that a Drainage Impact Assessment will be required and should address surface water flooding issues. Also, any new development will require to protect the adjacent ancient woodland.



Table 52 Site information.

Site name	Carr-bridge Garage
Address	Old Bridge Garage Carrbridge Highland PH23 3AS
Local Development Plan 2021 reference	ED2
Grid reference (X,Y)	290629, 822974
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 53 Established land supply.

Total site area	0.3ha
Developed site area	0.3ha
Undeveloped site area	0ha

Table 54 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	385m ² 1 unit	Class 3	-	Class 4	-
Class 5	-	Class 6	398m ² 1 unit	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				

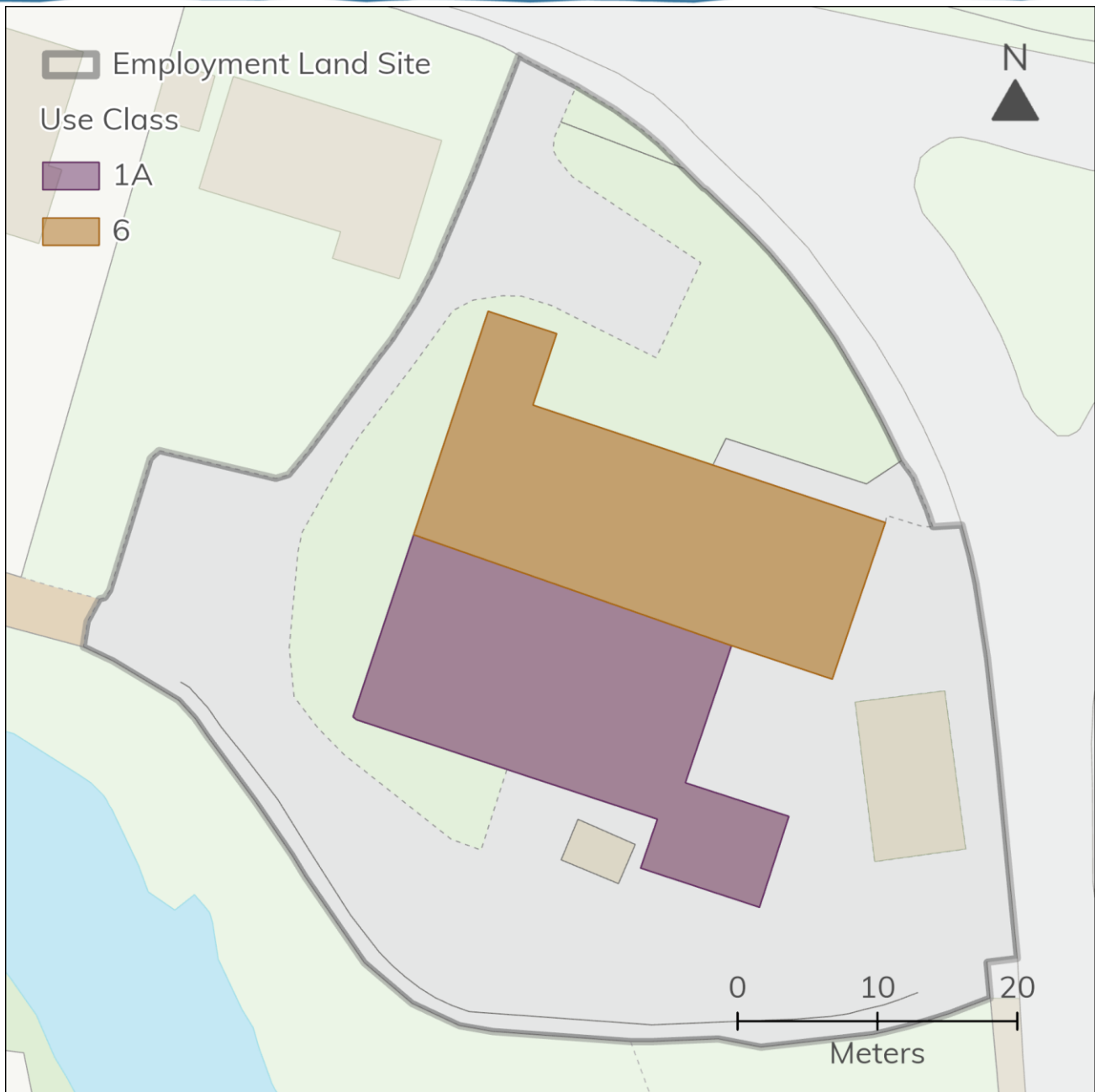


Figure 41 Carr-bridge Garage. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan states that a medium to high probability flood risk exists on part of the site. A Flood Risk Assessment will be required to identify the developable area for any alternative development proposals. Also, a sewer mains runs through this site.



Table 55 Site information.

Site name	Former Sawmill
Address	Station Road Carrbridge Highland PH23 3AP
Local Development Plan 2021 reference	ED3
Grid reference (X,Y)	289547, 822344
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 56 Established land supply.

Total site area	3.7ha
Developed site area	0ha
Undeveloped site area	3.7ha

Table 57 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	-	Class 3	-	Class 4	-
Class 5	-	Class 6	-	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				

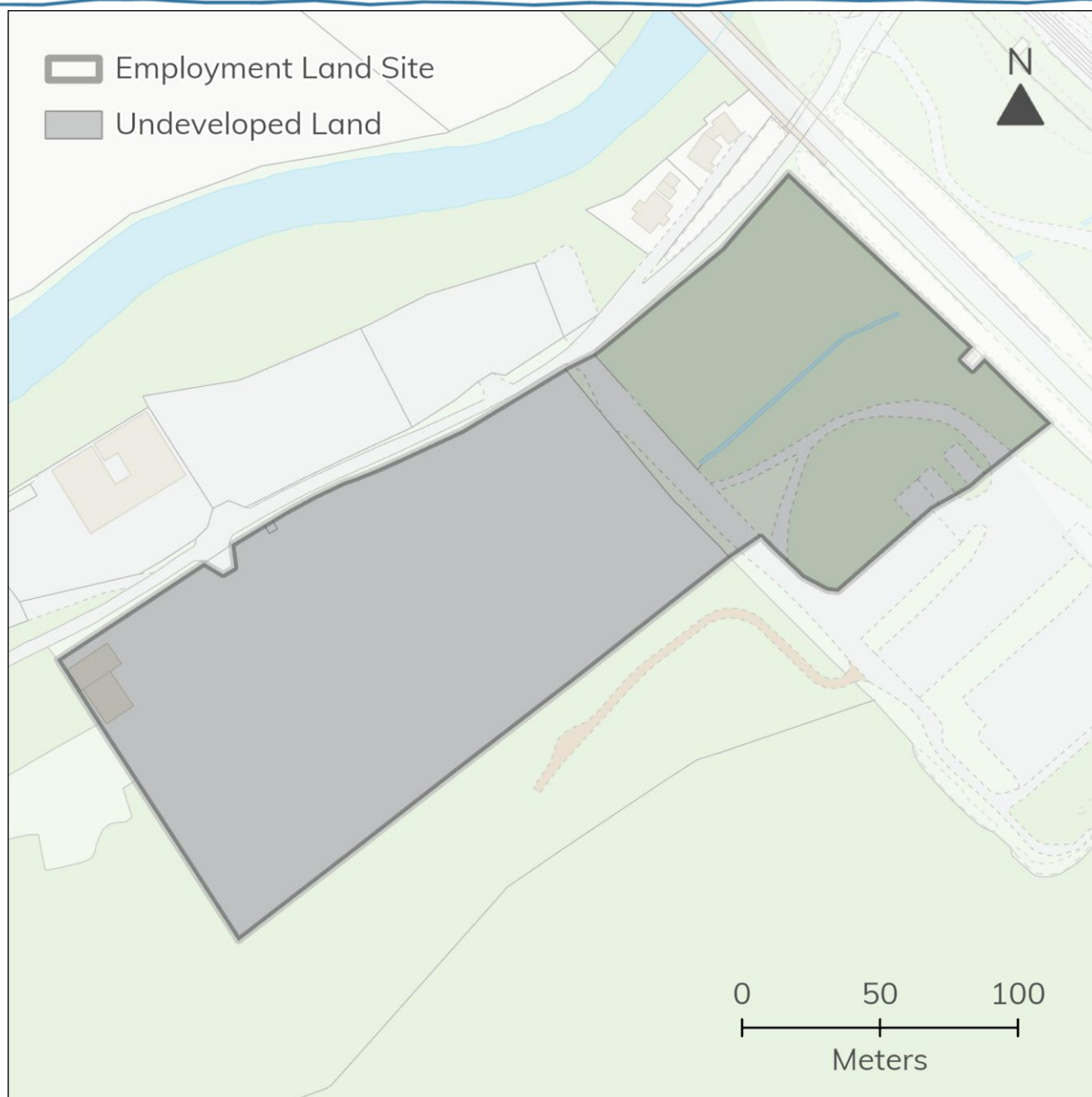


Figure 42 Former Sawmill. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan notes that a small watercourse runs through the site. A Flood Risk Assessment or other supporting information may be required to identify the developable area. A Phase 1 Habitat Survey and Invertebrates Survey will be required due to the possible presence of acid grassland and other significant species. Any new development will be required to protect the adjacent ancient woodland. Enhancement of the small watercourse running through the site is encouraged.



Cromdale

Table 58 Site information.

Site name	Rosebank Cottage and surrounding land
Address	Cromdale Grantown-on-Spey Highland PH26 3LN
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	307477, 828549
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 59 Established land supply.

Total site area	0.3ha
Developed site area	0.3ha
Undeveloped site area	0ha

Table 60 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	-	Class 3	-	Class 4	631m ² 1 unit
Class 5	-	Class 6	-	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				



Figure 43 Rosebank Cottage and surrounding land. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan states that a medium to high probability flood risk exists adjacent to the site. A Flood Risk Assessment will be required to identify the developable area for any further development proposals. A Drainage Impact Assessment is required. A Water Impact Assessment or Flow and Pressure tests may be required.



Dulnain Bridge

Table 61 Site information.

Site name	Dulnain Garage
Address	LPG – Dulnain Bridge Garage Dulnain Bridge Highland PH26 3LT
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	299750, 824919
Supply type	Effective/ part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 62 Established land supply.

Total site area	0.1ha
Developed site area	0.1ha
Undeveloped site area	0ha

Table 63 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	223m ² 1 unit	Class 3	-	Class 4	-
Class 5	-	Class 6	-	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				

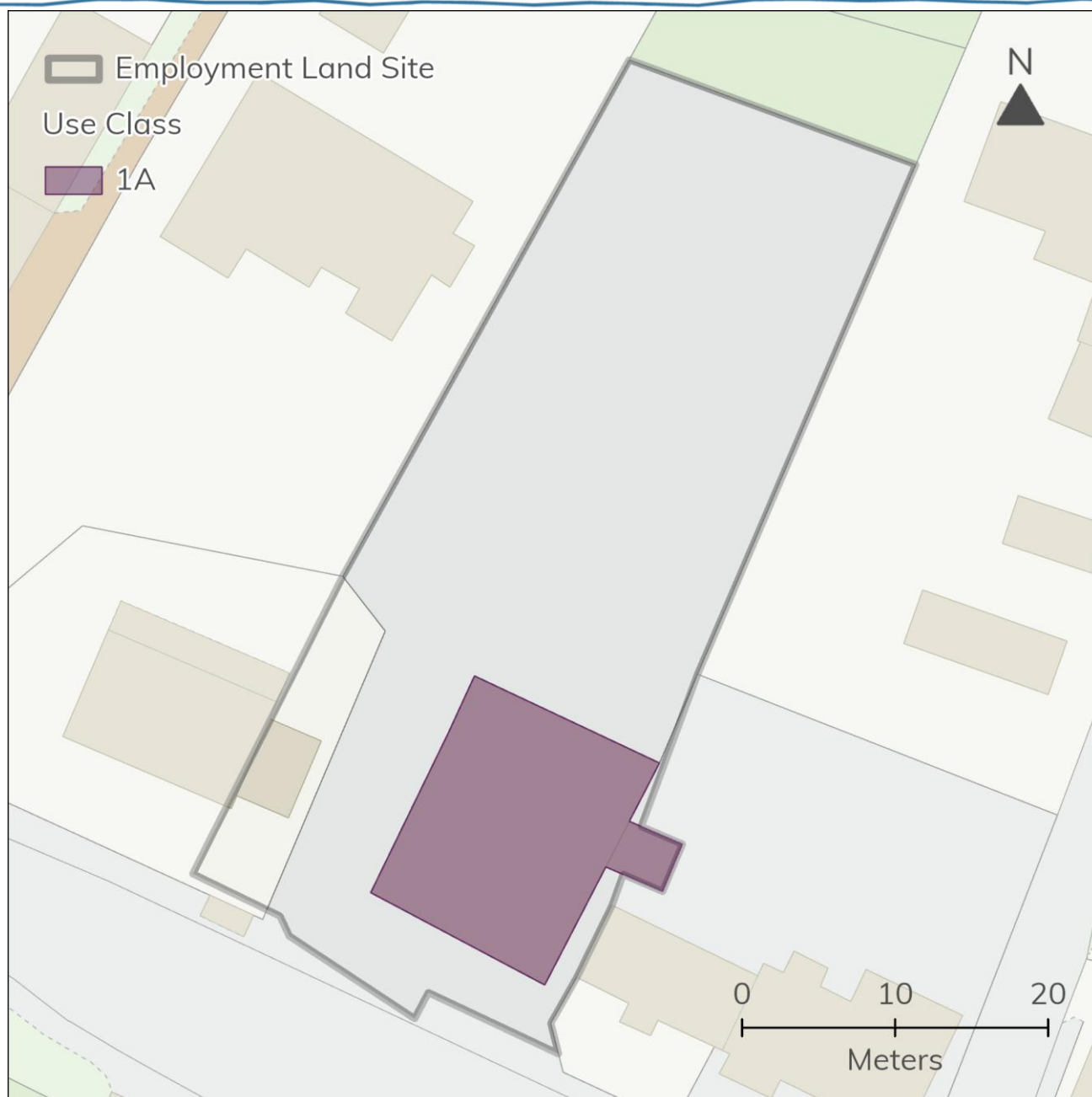


Figure 44 Dulnain Garage. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan notes that a Drainage Impact Assessment is required for any future development proposals and should address surface water flooding. A Water Impact Assessment or Flow and Pressure tests may be required.



Kincraig

Table 64 Site information.

Site name	Baldow Smiddy
Address	Lower Milehead Kincraig Highland PH21 1ND
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	283419, 806402
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 65 Established land supply.

Total site area	0.3ha
Developed site area	0.3ha
Undeveloped site area	0ha

Table 66 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	305m ² 1 unit	Class 3	-	Class 4	-
Class 5	-	Class 6	-	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				



Figure 45 Baldow Smiddy. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan notes that a small, culverted watercourse lies adjacent to the site which may present a flood risk. A Flood Risk Assessment or other supporting information may be required depending on proposed use and site layout. Further investigations such as a Drainage Impact Assessment, Water Impact Assessment or Flow and Pressure tests may be required. Enhancement of the small watercourse running adjacent to the site, which has been historically straightened, is encouraged.



Tomintoul

Table 67 Site information.

Site name	Garage to North East
Address	101 Main Street Tomintoul Ballindalloch Moray AB37 9HG
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	316537, 819325
Supply type	Effective/ part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 68 Established land supply.

Total site area	0.7ha
Developed site area	0.3ha
Undeveloped site area	0.4ha

Table 69 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	405m ² 1 unit	Class 3	-	Class 4	-
Class 5	-	Class 6	-	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				



Figure 46 Garage to North East. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan notes that depending on the size of proposed development, further investigations such as a Drainage Impact Assessment will be required. A Water Impact Assessment or Flow and Pressure tests may be required. There is an existing combined sewer running through the site.



Table 70 Site information.

Site name	Land by A939
Address	Conglass Lane Tomintoul Ballindalloch Moray AB37 9HF
Local Development Plan 2021 reference	ED2
Grid reference (X,Y)	316998, 818782
Supply type	Effective / part constrained / constrained Y Brownfield
Serviced (Y / N)	
Brownfield / Greenfield	

Table 71 Established land supply.

Total site area	1.2ha
Developed site area	0.6ha
Undeveloped site area	0.6ha

Table 72 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	-	Class 3	-	Class 4	-
Class 5	-	Class 6	273m ² 2 unit	Class 7	-
Class 8	-	Class 9	264m ² 1 unit	Class 10	-
Class 11	-	Sui generis	-	Vacant	-
Mixed	-				



Figure 47 Land by A939. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan notes that depending on the size of proposed development, further investigations such as a Drainage Impact Assessment will be required. A Water Impact Assessment or Flow and Pressure tests may be required. Water infrastructure runs through this site.



Dalwhinnie

Table 73 Site information.

Site name	Garage Site
Address	Dalwhinnie Highland PH19 1AF
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	263650, 784208
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 74 Established land supply.

Total site area	0.3ha
Developed site area	0.3ha
Undeveloped site area	0ha

Table 75 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	84m ² 1 unit	Class 3	-	Class 4	-
Class 5	-	Class 6	-	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	26m ² 1 unit
Mixed	-				



Figure 48 Garage Site. Reproduced by permission of Ordnance Survey on behalf of His Majesty's Stationery Office. © Crown copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000821810, Cairngorms National Park Authority.

Constraints

The Local Development Plan state that a medium to high probability flood risk area adjacent to the site. A Flood Assessment or other supporting information will be required to determine the developable area. Site is in close proximity to Wastewater Treatment Works and appropriate stand-off distances will be required to mitigate any noise impacts This may impact on developable area



Dinnet

Table 76 Site information.

Site name	Former Steading
Address	Firmounth Road Dinnet Aberdeenshire AB34 5LP
Local Development Plan 2021 reference	ED1
Grid reference (X,Y)	345159, 798687
Supply type	Effective / part constrained / constrained
Serviced (Y / N)	Y
Brownfield / Greenfield	Brownfield

Table 77 Established land supply.

Total site area	1.5ha
Developed site area	1.3ha
Undeveloped site area	0.2

Table 78 Occupancy of existing buildings by use class (total footprint m² / + no. of units).

Class 1A	-	Class 3	-	Class 4	-
Class 5	-	Class 6	-	Class 7	-
Class 8	-	Class 9	-	Class 10	-
Class 11	-	Sui generis	-	Vacant	1,723m ² 1 unit
Mixed	-				



Figure 49 Former Steading.

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Constraints

The Local Development Plan states that a medium to high probability flood risk adjacent to the site. A Flood Risk Assessment or other supporting information will be required to determine the developable area. This site is located a considerable distance from the



public wastewater network. The installation of a network from the site to the public sewers must be funded and carried out by the developer.



Appendix 3: Supporting documents

- National Planning Framework 4
<https://www.gov.scot/publications/national-planning-framework-4/documents/>
- Local Development Planning Guidance
<https://www.gov.scot/publications/local-development-planning-guidance/>
- Cairngorms National Park Partnership Plan 2022
<https://cairngorms.co.uk/working-together/partnershipplan/>
- Cairngorms National Park Local Development Plan 2021
<https://cairngorms.co.uk/planning-development/ldp-2021/>
- Cairngorms National Park Local Development Plan Delivery Programme 2025
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