

PLANNING

Cairngorms National Park
Local Development Plan

POLICY 8 - SPORT AND RECREATION
Non-statutory Planning Guidance

**Cairngorms National Park Local Development Plan
Policy 8 – Sport and Recreation
Non-statutory Planning Guidance**

This non-statutory Planning Guidance provides further information and detail on how to comply with **Policy 8 – Sport and Recreation** in the Cairngorms National Park Local Development Plan 2015.

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

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Policy 8 Sport and Recreation

Planning Guidance

Policy Requirements	Information Required
New developments or extensions to existing facilities	<ul style="list-style-type: none"> • Design considerations for construction and future maintenance which demonstrate best practice in sustainability terms • Visitor Management Plan • Community or visitor need to support the proposal • Details of impact on path network
Reduction of facilities or opportunities	<ul style="list-style-type: none"> • Proof that the development is ancillary to the principal use of the site • Confirmation that the reduction or removal of the facility will not affect the use of the principal use or facility • Details of compensatory provisions • Details of impact on path network

Meeting the requirements of the Policy

New development

1. Where a development proposal relates specifically to the provision of a new facility, you should include a Visitor Management Plan in support of your planning application. The level of detail provided in this Plan should be appropriate to the scale of the proposed development. As a minimum, where relevant, it should include information on the following:
 - how the proposal has been designed to extend the tourist season; and
 - how the proposal will improve the availability of facilities for local communities; and
 - what arrangements have been put in place for the long-term maintenance of the completed development.
2. Depending on the scale of the proposed development, contributions may be required by the planning authority to ensure sufficient protection of sport and recreation. Information may also be required on other infrastructure needed to support the proposed development i.e.:
 - access to and/or within the proposed development site (including non-car modes);
 - proposed parking arrangements;
 - signage to and within the proposed development site; and
 - additional facilities such as toilets, reception and storage facilities.

3. All new development should also be designed and located to ensure that existing and potential public access routes are protected, and to utilise appropriate opportunities to promote walking and cycling as a means of transport to/from/within the development site.
4. New development should not restrict future opportunities for the extension of the public access network.
5. In addition, all new developments should maximise opportunities to secure and retain outdoor access, including public access rights, proposed and adopted core paths, wider path networks, rights of way and other public open spaces. All new developments should contribute to enhancing and improving this infrastructure by ensuring that new development proposals do not result in a loss of existing public open space provision; making new physical links to existing paths and open spaces; and putting in place management schemes to ensure these new elements are cared for in the future.
8. It may also be acceptable to re-develop an entire sporting facility where it will be replaced – either on site or on a more suitable site – with a sporting facility of equal or greater benefit, standard and capacity. Ensuring the provision of sporting facilities is a priority.
9. The partial re-development of a facility, field or pitch will only be acceptable where it is ancillary to the existing use of the sports facility or the proposal involved the re-development of a minor part which will not affect the overall function of the facility or space.

Reduction in facilities

Re-development

6. The re-development of sports and recreation facilities, playing fields or pitches will only be acceptable where the proposal meets the criteria set out in Policy 8 of the Local Development Plan.
7. If your proposal seeks to re-develop an entire recreational facility, field or pitch, it must be demonstrated that there is an over-supply of recreational or sporting facilities of this nature within the surrounding area. A playing field strategy prepared in consultation with SportScotland will be required to evidence this.
10. Recreation facilities play an important role across the National Park in supporting local communities and the wider economy. The way in which key facilities and more informal access routes embed communities in the wider landscape is key to their success and should therefore be protected.
11. If your proposal suggests a reduction in the facilities which exist you must justify why its loss will not result in an adverse effect on the local community. Where you propose a reuse of the site you must include an assessment of alternative sites you have considered and discounted.
12. Where such justification is not available, proposals to reduce existing facilities will only be supported where the facility is ancillary to the main use of the site and where the removal of the facility will not adversely impact this principle use.

13. To ensure that the overall range of facilities is not undermined, you must provide an alternative provision of at least equal size, or upgrade the principle facility on the site to maintain the provision as a whole.
14. Where your proposal has an adverse impact on the public path network you must provide appropriate or improved alternative access, so the overall network is maintained. In considering how best to achieve this you should consult the Core Paths Plan which sets out the principle paths across the National Park.