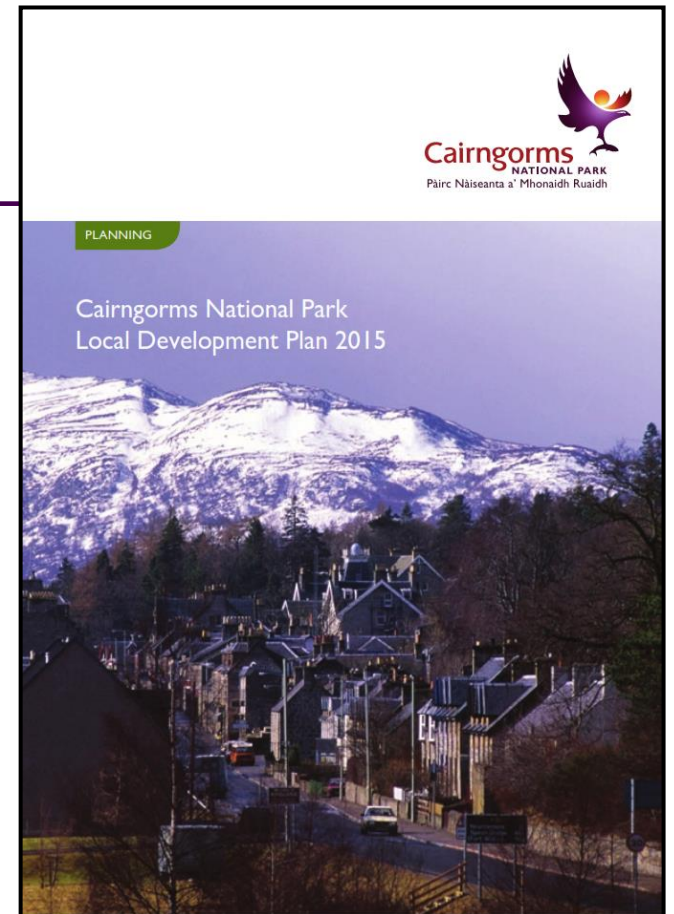


Cairngorms National Park Local Development Plan Action Programme June 2016



Cairngorms
NATIONAL PARK
Pàirc Nàiseanta a' Mhonaidh Ruaidh



SECTION I: PURPOSE AND FORMAT

Purpose

This Action Programme has been prepared to support delivery of the Cairngorms National Park Local Development Plan 2015 (LDP). It identifies the actions which will help implement the vision, strategy and proposals of the LDP. It is the CNPA’s main delivery tool for the LDP and will be used to help monitor progress.

This Action Programme sets out how the CNPA, constituent local authorities and other partners intend to implement the LDP. It sets out, where possible:

- A list of actions required to deliver each of the Plan’s key policies and proposals;
- The organisation who is to carry out the action; and
- The broad timescale for carrying out each action.

The Town and Country Planning (Development Planning) (Scotland) Regulations 2008 do not specify the particular types of action that should be included, though these may be expected to include the delivery of key infrastructure and the preparation of supplementary guidance.

The CNPA want this Action Programme to be a ‘live’ document that changes and adapts over time. The CNPA will review and publish a revision of it each year in order to reflect changes on the ground, demonstrate progress or problems in delivery, incorporate new actions and provide up to date information on the status and progress of sites over time for communities and developers.

The CNPA will also use the Action Programme to build a clearer evidence base for the each of the allocated sites in the LDP, identifying constraints, or costs of developing sites and ways of resolving them. That information will be updated in each review of the Action Programme and available for developers and communities.

Format

The Action Programme has six main sections:

Section	Page
1. The Purpose and Format	1
2. Delivery Priorities for the year ahead	5
3. National Projects	7
4. Infrastructure Delivery and other Projects	9
5. Delivery of LDP Policy Framework	14
6. Monitoring	18
7. Development Land Supply Information	19

The role of partners

The Action Programme is prepared by the CNPA as the authority that prepares the Local Development Plan for the National Park. However, the CNPA is only one of many public bodies, private developers, landowners and communities who are responsible for delivering actions within it.

For example, most local authorities combine the roles of planning authority with housing authority, roads authority, education authority and delivery of services, each of which may help deliver the LDP for an area. In the Cairngorms National Park, the local authorities continue to do all those roles, with the CNPA sharing parts of the planning authority role. This means that our Action Programme relies heavily on the work of the local authorities and other public bodies as well as the owners of land, private developers and communities. There are too many to identify in detail, but some of the key roles are summarised below:

Summary of partner roles	
Partner	Responsible for:
Cairngorms National Park Authority	<ul style="list-style-type: none"> • Coordination of delivery, monitoring and review of LDP and Action Programme. • Significant planning consents, monitoring and enforcement, delivery of efficient planning service for customers • Support and small-scale funding for corporate priorities

Local Authorities	<ul style="list-style-type: none"> • Planning consents, monitoring and enforcement, delivery of efficient planning service for customers. • Housing authority role including Housing Strategies, Strategic Housing Investment Plans, assess Housing Need and Demand. • Building Control, Roads, Waste, Education, Care services, Leisure, Business support, Environmental Health roles.
Scottish Water	<ul style="list-style-type: none"> • Infrastructure for and connections to public water supplies and waste water systems. <p>Full details at www.scottishwater.co.uk</p>
Scottish Natural Heritage	<ul style="list-style-type: none"> • Advice and support on Natural Heritage in preparation of LDP and in planning applications for planning authorities and developers. • Regulation of Species Licences. <p>Full details in SNH Service Statement</p>
Scottish Environment Protection Agency	<ul style="list-style-type: none"> • Advice and support on Environmental issues in preparation of LDP and in planning applications for planning authorities and developers. • Environmental Regulations and Licensing. <p>Full details at SEPA website</p>
Other public bodies	<ul style="list-style-type: none"> • Advice and support during preparation of LDP and in planning applications for planning authorities and developers. • May invest in projects or programmes that support or are connected to the LDP
Developers, (including community groups or	<ul style="list-style-type: none"> • Undertake work to make effective planning applications, including seeking pre-application advice.

Public bodies when acting as a developer)	<ul style="list-style-type: none"> • Comply with planning consents and conditions. • Secure other required consents. • Keep planning authority informed of progress or problems with sites. • Secure funding, manage development process through to completion and disposal or sale of properties.
Communities and other groups	<ul style="list-style-type: none"> • Engage in LDP preparation and consultations. • Develop and review Community Action Plans. • Establish community development companies to coordinate and develop projects.

Links to other Plans and Strategies

The Local Development Plan and Action Programme help to deliver the plans and strategies of many organisations and for many issues across the National Park. In particular, the Cairngorms National Park Partnership Plan sets the context for the LDP and is the plan that coordinates the work of many partners in the National Park. The implementation of the LDP and Action Programme contribute to many of the Partnership Plan’s outcomes and programmes. Other plans or strategies prepared for the Cairngorms National Park that will also support the implementation of the LDP include:

- National Park Economic Strategy
- The National Park Capital Investment Plan
- Strategy and Action Plan for Sustainable Tourism
- Cairngorms Nature Strategy and Action Plan
- Core Paths Plan

Other plans and strategies that are closely linked include:

- The local authorities’ Housing Strategies, and Strategic Housing Investment Plans
- Regional Transport Strategies
- Area Waste Plans
- Local Authority capital investment plans
- Community Action Plans
- Plans of Community Planning Partnerships
- Catchment Management Plans

Review of the Action Programme

The CNPA will review and republish the Action Programme annually. We expect the Action Programme to evolve over the life of the LDP as it is implemented, as sites move forward, and partners focus work around the Action Programme.

Abbreviations used in the Action Programme

There are a number of organisations and terms that are used in the Action Programme frequently. Their names or terms have been abbreviated at some points in the document and are listed below.

Organisations:

AC	Aberdeenshire Council
ACC	Aberdeen City Council
CBP	Cairngorms Business Partnership
FCS	Forestry Commission Scotland
FES	Forestry Enterprise Scotland
HES	Historic Environment Scotland
HIE	Highlands and Islands Enterprise
HITRANS	Highlands and Islands Transport Partnership
HLF	Heritage Lottery Fund
JHI	James Hutton Institute
LAs	all constituent Local Authorities
MC	Moray Council
NFUS	National Farmers Union Scotland
PKC	Perth & Kinross Council
RSPB	Royal Society for the Protection of Birds
SCI	Spey Catchment Initiative
SEPA	Scottish Environment Protection Agency
SS	Sportscotland
SNH	Scottish Natural Heritage
SSE	Scottish & Southern Energy
SW	Scottish Water
SYHA	Scottish Youth Hostelling Association
THC	The Highland Council

Other abbreviations:

HRA	Habitats Regulations Assessment
LDP	Local Development Plan
SEA	Strategic Environmental Assessment

SECTION 2: DELIVERY PRIORITIES FOR 2016/17

TABLE I: DELIVERY PRIORITIES FOR 2016/17			
Action	Lead Agency	Other Partners	Timescale
➤ Continue to work with developer, agent and community of Carrbridge to prepare non-statutory guidance for the development of Carrbridge site H1	CNPA	Developer and Agent, Carrbridge Community Council, other community groups and THC	Continued from 2015/16
➤ Continue to work with landowner, agent, The Highland Council and community of Aviemore to prepare non-statutory guidance for the development of Highland Resort site	CNPA	Landowner, THC and Aviemore Community Council	Continued from 2015/16
➤ Use HNDA's, Housing Strategies and local housing needs surveys to identify local housing need and demand requirements	CNPA	LAs, Developers, Communities, Estate Agents	Detailed evidence produced in support of next NPPP. Housing will form one of the key issues for the NPPP consultation in 2016.
➤ Carry out a review of infrastructure requirements for allocated development sites	CNPA	Landowners, THC, Communities, Estate Agents, Infrastructure providers and consultees including SEPA, Scottish Water, SSE, Transport Scotland, Developers.	2016/17

TABLE I: DELIVERY PRIORITIES FOR 2016/17			
Action	Lead Agency	Other Partners	Timescale
➤ Undertake a programme of Town Centre Health checks	CNPA		Undertaken in June/July annually
➤ Review Action Programme	CNPA	All partners	Undertaken annually

SECTION 3: NATIONAL PROJECTS

TABLE 2: NATIONAL PROJECTS identified through the Scottish Government’s National Planning Framework (NPF3).

Proposal	Description	Timescale	Lead Agency	Other Partners	Notes
A9 Corridor Road and Rail Improvements	<ul style="list-style-type: none"> • Complete dualling of A9 • Provision of off-road cycle routes as part of upgrade • Creation of double track sections to increase capacity 	By 2025	Transport Scotland	CNPA PKC THC	CNPA has created internal project to ensure coordination of National Park Authority input.
National Long distance cycling and walking network	<ul style="list-style-type: none"> • Speyside Way Extension Aviemore to Newtonmore 		CNPA	SUSTRANS	Extension from Aviemore to Kincaig completed and opened in September 2015. Preparation for next stage Kincaig to Kingussie underway for implementation 2016-2018.
Scottish Scenic Routes Initiative	<ul style="list-style-type: none"> • The <u>Scenic Routes Initiative</u> is a project involving the installation of sculptures along scenic tourist routes. A scenic route is identified along the A939 and A93 from Blairgowrie to Grantown-on-Spey. 	2013 onwards	Scottish Government	CNPA	Corgarf viewing pods installation is now complete. Installations at Glenshee and Tomintoul projects are currently progressing with planning permission approved in February 2016 and work expected to begin in June 2016.
Digital Scotland Superfast Broadband Programme	<ul style="list-style-type: none"> • Development of a digital fibre infrastructure across Scotland that reaches 95% of premises. 	2017/18	Scottish Government	HIE, LA’s and National Parks	By the end of 2016 there will be Superfast Fibre Broadband infrastructure in Ballater, Braemar, Tomintoul, Aviemore, Coylumbridge, Grantown-on-Spey, Dulnain Bridge, Nethy Bridge, Boat of Garten, Carr-Bridge, Kincaig, Kingussie & Newtonmore.

Proposal	Description	Timescale	Lead Agency	Other Partners	Notes
High Voltage Transmission Network	<ul style="list-style-type: none"> Beauly – Denny replacement line 	Line rationalisation expected to be complete by end of summer 2016. Continued monitoring until 2018/19.	Scottish and Southern Energy		Line now complete. Line rationalisation project to remove redundant lines should be complete by the end of summer 2016. Monitoring to ensure compliance with planning conditions for reinstatement of construction infrastructure (tracks) ongoing for next 2-3 years.

SECTION 4: INFRASTRUCTURE DELIVERY AND OTHER PROJECTS

The infrastructure projects which are needed to deliver the vision of the LDP and projects that will support it.

TABLE 3: INFRASTRUCTURE DELIVERY AND OTHER PROJECTS					
Settlement/ Project Name	Infrastructure/ Project Description	Status / Constraints	Timescale	Lead Agency	Other Partners
Angus					
South Esk Catchment Partnership	Projects to maintain, enhance and restore the catchment of the River South Esk with benefits for species, habitats and climate change adaptation.		Ongoing	South Esk Catchment Partnership	South Esk Fisheries Board, Esk Rivers Fisheries Trust, Angus Council, SNH, SEPA, private sector representatives, RSPB, FCS, Montrose Port Authority, NFUS.
Aberdeenshire					
Dee Catchment Partnership	Projects to maintain, enhance and restore the catchment of the River Dee with benefits for species, habitats and climate change adaptation.		Ongoing	Dee Catchment Partnership	Dee District Salmon Fisheries Board, River Dee Trust, ACC, Aberdeen Harbour Board, AC, FCS, SEPA, SNH, JHI.

TABLE 3: INFRASTRUCTURE DELIVERY AND OTHER PROJECTS					
Settlement/ Project Name	Infrastructure/ Project Description	Status / Constraints	Timescale	Lead Agency	Other Partners
Deeside Way	Extension of Deeside Way between Braemar and old Brig o Dee	Aspiration – estimated cost £500k not secured			
Dinnet	Wastewater treatment is near to capacity – early discussions for options is required		TBC	Scottish Water	CNPA SEPA
Highland					
Review of Badenoch and Strathspey Healthcare facilities	NHS Highland are reviewing the provision of healthcare facilities in Badenoch & Strathspey. Proposal to replace existing hospital facilities in Grantown-on-Spey and Kingussie with new community hospital facility in Aviemore. The future uses of the old hospital facilities and land still to be identified.	Feasibility studies undertaken, funding secured in principle and preferred site identified.	TBC	NHS Highland	CNPA, THC, Medical Practices, Communities
Strathspey Railway Extension to Grantown	Strathspey Railway Company's project 'Rails to Grantown', is focussed on bringing steam railway to Grantown-on-Spey from Broomhill. Project also requires crossing of A95 Trunk road, with opportunities for upgrading a section of the A95 and off-road link between Dulnain Bridge and Grantown-on-Spey.	EIA scoping completed and TAWS application comprising the road crossing, railway and railway station to be submitted.	TAWS application expected to be submitted in 2016/17	Strathspey Railway Co	Transport Scotland

TABLE 3: INFRASTRUCTURE DELIVERY AND OTHER PROJECTS					
Settlement/ Project Name	Infrastructure/ Project Description	Status / Constraints	Timescale	Lead Agency	Other Partners
Spey Catchment Initiative projects	Projects to maintain, enhance and restore the catchment of the River Spey with benefits for species, habitats and climate change adaptation.		Ongoing	Spey Catchment Initiative	Spey District Fisheries Board, FCS, THC, MC, NFUS, RSPB, SNH, SEPA.
Development of Aviemore Active Travel Plan	The Active Travel Plan will promote active travel – walking and cycling – in and around Aviemore, An Camas Mòr, and Glenmore to Cairngorm. The project is part of the Low Carbon Travel & Transport Programme Transport Scotland are developing Active Travel hubs in each transport authority area.	The proposal is to ensure Highland Council and HITRANS secure funding for the development of Aviemore and its environs to promote and develop active travel.	2015 onwards	HITRANS	SUSTRANS, THC, CNPA
An Camas Mòr	Development of a new community (1500 houses; associated business, community facilities and provision of infrastructure). Infrastructure required will include: <ul style="list-style-type: none"> • Road infrastructure, access and connectivity; • Servicing infrastructure e.g. water, waste water, electricity; and • Natural heritage, landscape and recreation. 	Developer currently working on masterplan for the site including details of the 1 st phase.	2015 onwards	An Camas Mòr LLP/THC/ Aviemore Community Council	CNPA SNH
Aviemore	Aviemore wastewater network capacity	SEPA raise potential issues	2015 on	Scottish Water	

TABLE 3: INFRASTRUCTURE DELIVERY AND OTHER PROJECTS					
Settlement/ Project Name	Infrastructure/ Project Description	Status / Constraints	Timescale	Lead Agency	Other Partners
Cairngorm Mountain and Glenmore	Development of a Strategy and Action Plan to:- <ul style="list-style-type: none"> • Enhance the visitor experience to match the quality of environment • Enhance habitat and species conservation on a landscape scale • Support and enhance the regional economy • Create outdoor learning opportunities for all 	Statuary consultation completed in March 2016 and partners are refining the strategy and action plans. Strategy will go to CNPA Board in September 2016. SYHA, Highlife Highland and FES are developing detailed proposals to upgrade and improve the visitor hub in Glenmore.	2015 on	Natural Retreats, FES, SYHA	Scottish Enterprise, CNPA, THC SS, SNH, HIE, Highlife Highland.
Glenmore	Traffic management enhancement associated with enhanced visitor management		2015	THC	CNPA
Grantown on Spey	Grantown on Spey wastewater treatment works	SEPA raise potential issues	Ongoing	Scottish Water	
Newtonmore	Aspirational bypass from A86 to business park		Not known	Newtonmore Community Council	CNPA
	Newtonmore sewer network capacity	SEPA raise potential issues	Ongoing	Scottish Water	

TABLE 3: INFRASTRUCTURE DELIVERY AND OTHER PROJECTS					
Settlement/ Project Name	Infrastructure/ Project Description	Status / Constraints	Timescale	Lead Agency	Other Partners
Moray					
Regeneration of Tomintoul and Glenlivet	Support for projects being developed by the Tomintoul & Glenlivet Development Trust		Ongoing	Tomintoul and Glenlivet Development Trust	CNPA, HIE, MC, Crown Estate
Tomintoul & Glenlivet Landscape Partnership	Landscape and habitat enhancement, improvements to access infrastructure and cultural heritage conservation	Approaching end of current phase of funding. Application to be submitted to HLF in May 2016 for a further 4 years delivery phase funding. Outcome expected September 2016.	2015 on	CNPA	Tomintoul and Glenlivet Development Trust, Crown Estate, RSPB, HIE, HES, CNPA, SCI.
Tomintoul	Septic Tank operation/capacity	SEPA raise potential issues	Ongoing	Scottish Water	
Perth & Kinross					
Blair Atholl	Wastewater treatment is over capacity – upgrading expected.			Scottish Water	CNPA SEPA

SECTION 5: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK

The work that is needed to ensure the policy framework of the LDP is delivered.

TABLE 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK

Policy	Timescale	Description	Lead Agency	Other Partners	Notes
All policies	2015 on	Publish annual LDP monitoring and review report. Prepare additional non-statutory guidance if required.	CNPA		Published annually.
New Housing Development	2016/17	Undertake review of LDP allocated sites, consents and land supply effectiveness and constraints with developers/land owners.	CNPA	Developers and Landowners, THC, Communities, Estate Agents	Progressing
	Ongoing	Undertake detailed community-based assessments of housing needs as appropriate where communities have developed structures to take forward.	Housing Enabling Organisation	CNPA, LAs, Community Groups	
	Ongoing	Assist communities actively looking for 'self-help' solutions and work with these communities to help deliver specific projects.	Community support organisations	CNPA, LAs, Housing Enabling Orgs, Developers, Landowners,	
	2015 on	Build the case for more investment in Affordable Housing within the National Park as part of development of National Park Partnership Plan.	CNPA and LAs	Developers, communities	Ongoing through NPPP3

TABLE 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK

Policy	Timescale	Description	Lead Agency	Other Partners	Notes
Supporting Economic Growth	2016/17	Undertake a search for and review of potential sites for 100% affordable housing and affordable housing through cross-subsidy.	CNPA	LAs, Housing Enabling Orgs, Developers, Landowners, Communities	
	2015 on	Review demand and supply for business land and units within the National Park.	CNPA	LAs, CBP	
	2015 on	Identify potential speculative business sites for next LDP.	CNPA	LAs, HIE, Developers, Landowners, CBP	
	2015 on	Implement Cairngorms Economic Strategy.	CNPA	LAs, HIE, Developers, Landowners, CBP, Communities	In progress/ongoing
	2015 on	Review Town Centre Health Checks.	CNPA		Undertaken annually
	2015/2016	Deliver Town Centre Pilot Project for Scottish Government.	CNPA		Complete

TABLE 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK

Policy	Timescale	Description	Lead Agency	Other Partners	Notes
Sustainable Design	2016	Hold Design Awards and promote good practice through case studies.	CNPA	LA's, Developers, Communities	Awards launched April 2016, closing 1st July 2016. Judging will be undertaken over summer 2016, with awards announced November 2016.
Natural Heritage	2015 on	Delivering the Capercaillie Framework to address potential and in-combination effects of recreational disturbance on Capercaillie in SPA network and associated habitat network.	CNPA	SNH, RSPB, FCS Landowners	HLF application to be submitted in 2016 for a 3-4 year project.
	2015 on	Identify phosphate thresholds for freshwater pearl mussels in river SACs. Adopt thresholds in management of water abstraction, waste water discharge through licensing and regulations.	Scottish Government, SNH, SEPA	CNPA, Scottish Water	Ongoing discussions at UK level so status for Scotland yet to be confirmed.
Landscape	Ongoing	Promote Landscape Toolkit for the Park	CNPA		Ongoing
Siting & Design of Digital Communications Equipment	Ongoing	Monitor consents and development on the ground	CNPA		Ongoing
		Promote Landscape Toolkit for the Park to developers	CNPA	Mobile operators, Community Broadband Scotland	

TABLE 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK

Policy	Timescale	Description	Lead Agency	Other Partners	Notes
Renewable Energy	2015 on	Monitor consents and development on the ground	CNPA		Ongoing
Cultural Heritage	2015 on	Review of conservation areas and identify any new conservation areas are required	CNPA	LAs	Focus on Highland and Moray areas
Resources	2015 on	Identify land for active flood management and flood plain restoration	Catchment Management Partnerships	CNPA, SEPA, SNH	NPPP3 will specifically consider how natural flood management can be encouraged and supported.
Developer Contributions	2016/17	Produce Advice note on the application of developer contributions policy.	CNPA	LAs	Under Review
Community Information	2015 onwards	Support communities to achieve their community objectives through Community Action Planning and Community Plan Partnerships	CNPA		Ongoing

SECTION 6: MONITORING



The routine monitoring of the LDP and Action Programme. This will be reported in the review of the Action Programme and other routine monitoring reports each year.

TABLE 5: MONITORING				
Action/Description	Timescale	Lead Agency	Other Partners	Notes
Delivery of Action Programme	Annually	CNPA	LAs	
Use of Policies	Annually	CNPA	LAs	
Planning Permissions and Completions	Annually	CNPA	LAs	
Housing Land Supply & Effectiveness	Annually	CNPA	LAs	
Business Land Audit	Annually	CNPA	LAs	
Town Centre Health Checks	Annually	CNPA	LAs	
Natural Heritage enhancement by consents	Annually	CNPA	LAs	
Money for Affordable Housing raised by off-site contributions (from schemes of less than 4 units)	Annually	CNPA	LAs	
SEA - Monitor environmental effects of LDP	Annually	CNPA		
HRA – mitigation measures and effects on conservation objectives of European sites	Annually	CNPA		



SECTION 7: DEVELOPMENT LAND SUPPLY

This section of the Action Programme is used to assess progress and identify constraints or barriers to development of land and sites for housing, employment and community or other uses.



This section includes current allocations (identified as 'H' sites) as well as existing permissions (identified as 'EP' sites). Some sites have planning permission that has been granted over 3 years ago, however in many cases these have been implemented through the starting of construction or servicing of sites.

ABERDEENSHIRE Table 6.1	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
BALLATER					
H1 Monaltrie Park					
 <p style="text-align: right; font-size: small;">1:10,000</p>	<p>Allocated for 50 residential units. Forms part of larger site with overall capacity for 250 units. Masterplan required for whole site.</p> <p>Owner / developer: Invercauld Estates</p> <p>Planning status: No current planning permission.</p>	<p>Potential constraints in respect of:</p> <ul style="list-style-type: none"> Recent flooding: work is being undertaken to consider flood management and alleviation measures for Ballater. 	<p>Marketing of site</p>	<p>2016</p>	<p>Site is being marketed.</p>
H2 Sir Patrick Geddes Way					
 <p style="text-align: right; font-size: small;">1:5,000</p>	<p>Allocated for 8 residential units</p> <p>Owner / developer: Aberdeenshire Council</p>	<p>Development complete</p>			


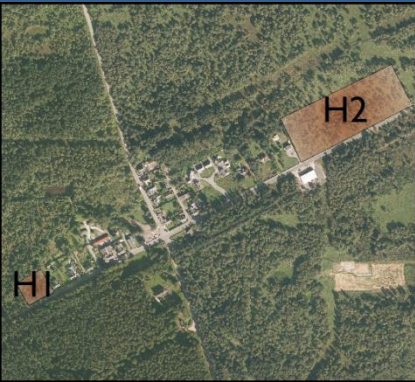
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Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
BRAEMAR					
HI Chapel Brae					
 <p>1:5000</p>	<p>Allocated for 6 residential units.</p> <p>Owner / developer: Mar Estate</p> <p>Planning Status: No current permissions.</p>				<p>Owner is currently exploring options for the site.</p>
EPI Balnellan Road					
 <p>1:6,000</p>	<p>Existing permission for 25 residential units.</p> <p>Owner / developer: Springfield properties</p> <p>Planning Status: Full planning permission approved July 2010 (07/444/CP).</p>			<p>Under construction</p>	

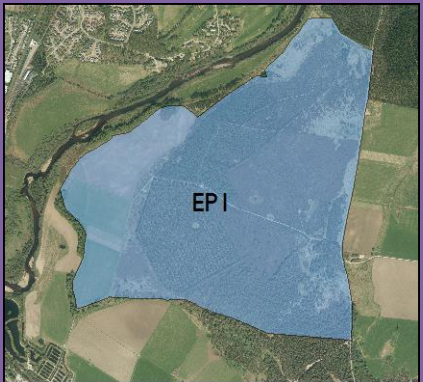

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Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
EP2/3 St Andrews Terrace and Kindrochit Court					
 <p>1:6,000</p>  <p>1:5,000</p>	<p>Sites have consent for a total of 41 residential units: EP2 (30 units) and EP3 (11 units).</p> <p>Owner / developer: Gordon Land Ltd</p> <p>Planning Status: Full planning permission for sites approved April 2014 (07/219/CP and 07/223/CP).</p>		<p>Fulfil Section 75 obligations and discharge suspensive conditions.</p>	<p>2016</p>	



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Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
EP4 Invercauld Farm					
	<p>Existing consent for 4 remaining residential units (part of a larger 13 unit development).</p> <p>Owner: Invercauld Estates</p> <p>Planning Status: Full permission approved November 2007 (05/168/CP) which has been implemented through the construction of a large part of the site.</p>				
DINNET					
H1: Land to the West and H2: Land to the East					
	<p>H1 is allocated for 4 residential units.</p> <p>H2 is allocated for 15 residential units.</p> <p>Owner / developer: Dinnet and Kinnord Estates</p> <p>Planning Status: No current permissions.</p>				<p>Owner is currently exploring options for the site.</p>



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HIGHLAND Table 6.2	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
AN CAMAS MOR					
An Camas Mor					
	<p>Existing consent for development of a new community (1500 houses; associated business, community facilities and provision of infrastructure).</p> <p>Owner / developer: An Camas Mor LLP</p> <p>Planning status: Planning Permission in principle (09/155/CP, expires March 2017). Further submission required prior to expiry.</p>	<ul style="list-style-type: none"> • Road infrastructure, access and connectivity; • Servicing infrastructure e.g. waste water, electricity; and • Natural heritage, landscape and recreation. 	<p>Developer currently working on masterplan for the site including details of the 1st phase.</p>	<p>2016/17</p>	<p>Developer working up details for further submissions.</p>
AVIEMORE					
EPI Horsefield – Aviemore Highland Resort					
	<p>Site has planning permission for 140 residential units. It forms part of the wider Aviemore Highland Resort site and will be included within the masterplan for the Resort.</p> <p>Owner/developer: McDonald Hotels</p> <p>Planning Status: Full permission approved March 2008 (05/306/CP) which has been implemented through the construction of part of the site.</p>		<p>Preparation of masterplan for the wider Aviemore Highland Resort Site incorporating EPI.</p>	<p>2016</p>	<p>A small section of housing is complete.</p>



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Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
EP2 / EP3: Dalfaber					
 <p data-bbox="539 791 618 815">1:14,000</p>	<p data-bbox="645 416 965 533">Sites have capacity for 114 residential units (previously allocated) and consent for 93 units.</p> <p data-bbox="645 600 981 659">Owner / developer: Reidhaven and Seafield Estates</p> <p data-bbox="645 695 987 783">Planning Status: Planning permission granted at appeal in March 2016.</p>	<p data-bbox="1025 416 1279 475">Potential constraints in respect of:</p> <ul data-bbox="1025 480 1256 568" style="list-style-type: none"> • Traffic impact on existing infrastructure 	<p data-bbox="1308 432 1514 491">Detail of siting and design of housing</p>	<p data-bbox="1572 432 1666 456">2016/17</p>	<p data-bbox="1780 432 1995 491">Owner progressing site.</p>
EP4 Grampian Road					
 <p data-bbox="551 1270 618 1294">1:3,000</p>	<p data-bbox="645 967 1420 1026">Site had consent to demolish community hall and develop 20 affordable residential units.</p> <p data-bbox="645 1094 1055 1126">Owner / developer: Keppie Design</p>			<p data-bbox="1572 1031 1928 1062">Development complete</p>	

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Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
EP5: High Burnside					
 <p data-bbox="539 815 613 836">1:15,000</p>	<p data-bbox="645 517 1447 576">Site has consent for 46 houses and ancillary works (Approval of Reserved Matters) as part of a larger 75 unit development (05/177/CP).</p> <p data-bbox="645 639 1520 667">Owner / developer: Aviemore & Highland Developments Ltd / Tulloch Homes</p>				<p data-bbox="1581 485 1939 517">Development complete</p>
EP6: Milton Place					
 <p data-bbox="546 1294 620 1315">1:4,500</p>	<p data-bbox="645 932 898 991">Site has consent for 25 residential units.</p> <p data-bbox="645 1023 943 1082">Owner / developer: Alan Munro Construction Ltd</p> <p data-bbox="645 1118 999 1273">Planning Status: Planning permission granted on appeal (09/153/CP) in September 2010. Subsequent amendments to this have been made.</p>				<p data-bbox="1570 963 1861 995">Under construction</p>

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Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
EP7: Granish Way					
 <p data-bbox="551 810 620 831">1:2,500</p>	<p data-bbox="647 448 987 568">Site has consent for 6 residential units. It forms part of a larger development site on Sluggan Drive.</p> <p data-bbox="647 635 981 691">Owner / developer: Rathven Investments Ltd</p> <p data-bbox="647 727 999 820">Planning Status: Full permission approved December 2013 (2013/0240/DET).</p>				<p data-bbox="1570 507 1861 539">Under construction</p>
BOAT OF GARTEN					
EPI: West of Boat of Garten					
 <p data-bbox="551 1366 620 1386">1:6,000</p>	<p data-bbox="647 1003 898 1059">Site has consent for 32 residential units.</p> <p data-bbox="647 1096 965 1152">Owner / developer: Davall Developments Ltd</p> <p data-bbox="647 1189 978 1281">Planning Status: Full permission approved October 2014 (2013/0115/DET).</p>	<ul data-bbox="1032 1007 1240 1161" style="list-style-type: none"> • Capercaillie mitigation; • Public drainage connection; and • Landscaping 	<p data-bbox="1308 1003 1509 1091">Work ongoing to discharge planning conditions.</p>	<p data-bbox="1554 1003 1615 1031">2016</p>	<p data-bbox="1778 1003 2033 1123">Site has been cleared in preparation of commencing development.</p>

Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
CARR-BRIDGE					
H1: Carr Road					
 <p>1:10,000</p>	<p>Site is allocated for 72 residential units.</p> <p>Owner / developer: Tulloch Homes</p> <p>Planning Status: No current permission.</p>	<p>Potential constraints in respect of:</p> <ul style="list-style-type: none"> • Road capacity; • Pedestrian safety; • Natural heritage; and • Landscape 	<p>Preparation of a development brief.</p>	<p>2016/17</p>	<p>Initial consultation undertaken on the issues for potential development brief.</p>
H2: Crannich Park					
 <p>1:6,000</p>	<p>Site is allocated for 22 residential units.</p> <p>Owner / developer: Tulloch Homes</p> <p>Planning Status: No current permission.</p>	<p>Potential constraints in respect of:</p> <ul style="list-style-type: none"> • Groundwater and drainage; and • Natural heritage 			



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Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
CROMDALE					
EPI: Auchroisk Park					
	<p>Site has consent for 22 plots dating back from 1998.</p> <p>Owner / developer: Site is subdivided for self-build plots.</p> <p>Planning Status: Permission granted in 1998 (BS/97/224) which has been implemented through individual detailed planning applications and completion of 2 units.</p>	<p>Potential constraints in respect of:</p> <ul style="list-style-type: none"> • Marketability 	<p>Marketing sites</p>	<p>2016</p>	<p>2 units completed. The remaining plots are currently being marketed.</p>
HI: Kirk Road					
	<p>Site allocated for 20 residential units.</p> <p>Owner / developer: George McConachie</p> <p>Planning Status: No current permission.</p>	<p>Potential constraints in respect of:</p> <ul style="list-style-type: none"> • Traffic impact on Kirk Road / A95 junction. 			<p>Owner currently exploring options for the site.</p>



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Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
DALWHINNIE					
H1: Opposite Community Hall					
 <p data-bbox="551 849 616 874">1:5,000</p>	<p data-bbox="645 488 920 513">Site allocated for 6 units.</p> <p data-bbox="645 612 891 670">Owner / developer: Unknown</p> <p data-bbox="645 705 985 762">Planning Status: No current permission.</p>	<p data-bbox="1025 488 1276 545">Potential constraints in respect of:</p> <ul data-bbox="1025 552 1211 577" style="list-style-type: none"> • Marketability 			
H2: Land by Garage					
 <p data-bbox="551 1327 616 1353">1:5,000</p>	<p data-bbox="645 967 880 992">Allocated for 6 units.</p> <p data-bbox="645 1091 891 1149">Owner / developer: Unknown</p> <p data-bbox="645 1184 985 1241">Planning Status: No current permission.</p>	<p data-bbox="1025 967 1267 1024">Potential constraints in respect of:</p> <ul data-bbox="1025 1031 1211 1056" style="list-style-type: none"> • Marketability 			



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Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
DULNAIN BRIDGE					
HI: West of play area					
 <p data-bbox="551 850 620 871">1:6,000</p>	<p data-bbox="647 491 943 544">Allocated for 30 residential units.</p> <p data-bbox="647 644 981 697">Owner / developer: Reidhaven and Seafeld Estates</p> <p data-bbox="647 735 985 788">Planning Status: No current permission.</p>		<p data-bbox="1308 491 1520 544">Submission of planning application</p>	<p data-bbox="1554 491 1644 512">2016/17</p>	<p data-bbox="1780 491 2018 671">A Development Brief for the site was approved in 2015. Planning application process expected to commence shortly.</p>
EPI: Adjacent to A938					
 <p data-bbox="551 1334 620 1355">1:6,000</p>	<p data-bbox="647 968 996 1118">Site has consent for the formation of an access road and sewage pumping station and subdivision of land to form 10 house plots.</p> <p data-bbox="647 1157 916 1209">Owner / developer: Muckrach Estate / Savills</p> <p data-bbox="647 1248 974 1337">Planning Status: Full permission (04/00118/FULBS) approved 2010.</p>		<p data-bbox="1308 968 1491 989">Marketing of site</p> <p data-bbox="1308 1027 1518 1048">Delivery of the site</p>	<p data-bbox="1554 968 1610 989">2016</p> <p data-bbox="1554 1027 1671 1048">2016-2020</p>	<p data-bbox="1780 968 2036 1053">The bellmouth junction with the A938 has been constructed.</p>



Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
EP2: Church Terrace					
 <p data-bbox="555 794 622 818">1:2,000</p>	<p data-bbox="645 427 965 491">Site has consent for 2 residential units.</p> <p data-bbox="645 555 853 579">Owner: Unknown</p> <p data-bbox="645 619 965 707">Planning Status: Full permission approved in 2010 (06/209/CP).</p>				
GRANTOWN-ON-SPEY					
HI: Beachen Court					
 <p data-bbox="539 1340 622 1364">1:10,000</p>	<p data-bbox="645 978 987 1098">Site allocated for 50 units. Two separate applications pending for 43 units and 10 affordable units.</p> <p data-bbox="645 1137 987 1225">Owner / developer: Reidhaven Estates and Highland Council.</p> <p data-bbox="645 1265 943 1377">Planning Status: Planning permission pending (2015/0394/DET and 2016/0060/DET).</p>	<p data-bbox="1025 978 1279 1066">Potential requirements / constraints in respect of:</p> <ul data-bbox="1025 1074 1211 1169" style="list-style-type: none"> • Access; • Drainage; and • Landscaping 	<p data-bbox="1305 978 1518 1042">Development Brief approved</p> <p data-bbox="1305 1074 1503 1137">Progress planning application.</p>	<p data-bbox="1552 978 1615 1002">2015</p> <p data-bbox="1552 1074 1615 1098">2016</p>	<p data-bbox="1776 978 1995 1042">Planning application currently pending.</p>

Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
EPI: Strathspey Hotel					
 <p>1:2,500</p>	<p>Site has consent to convert the existing hotel into 3 residential units and 4 flats on land to the rear of the hotel.</p> <p>Owner / developer: Tyree Investments Ltd</p> <p>Planning Status: Full permission approved in January and February 2016 (15/02983/FUL and 15/02789/FUL).</p>		<p>Planning permission approved</p> <p>Obtain Building Warrant</p> <p>Construction start date</p>	<p>Early 2016</p> <p>In progress</p> <p>Summer 2016</p>	<p>The land to the rear of the former hotel will be developed first, with an aim to start in 2016. Once complete, work will begin on converting the former Strathspey Hotel.</p>
H2: Castle Road					
 <p>1:8,000</p>	<p>Site is allocated for 20 residential units.</p> <p>Owner / developer: Reidhaven Estates</p> <p>Planning Status: No current permission.</p>		<p>Proposed delivery of site</p>	<p>2017-2020</p>	<p>Site owner is currently focusing on the delivery of site H1 in Grantown before progressing H2.</p>



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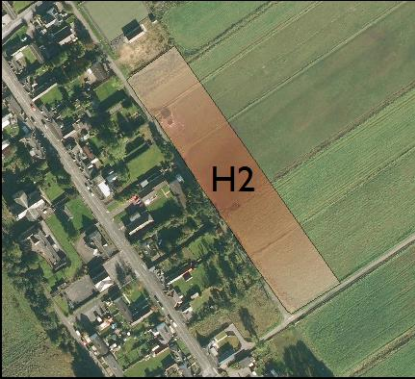
Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
KINCRAIG					
HI: Opposite School					
 <p data-bbox="539 858 620 882">1:10,000</p>	<p data-bbox="647 491 896 547">Site is allocated for 40 residential units.</p> <p data-bbox="647 611 936 675">Owner: Alvie & Dalraddy Estates</p> <p data-bbox="647 707 985 770">Planning Status: No current permission.</p>				<p data-bbox="1780 491 2016 587">A Development Brief for the site was approved in 2015.</p>
EPI: Ardgeal					
 <p data-bbox="539 1337 620 1361">1:5,000</p>	<p data-bbox="647 1066 1064 1098">Site has consent for 6 residential units.</p> <p data-bbox="647 1161 1355 1193">Owner / developer: Highland Small Community Housing Trust</p>				<p data-bbox="1568 1002 1926 1042">Development complete</p>

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Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
KINGUSSIE					
EP1: Land between Ardbroilach Road and Craig an Darach					
	<p>Site has consent for 300 units, economic development uses; community uses including infrastructure, landscaping etc.</p> <p>Owner: Davall Developments Ltd</p> <p>Planning Status: Permission approved November 2012 (09/048/CP). Further applications approved for revised haul road and conditions.</p>		<p>Approval of revised legal agreement and issue of decision notice for planning permission.</p>	<p>2016/17</p>	<p>Legal agreement to be revised. Once approved, will provide consent for up to 300 houses and full permission for affordable houses and plot layout for phase 1 (totalling 55 units).</p>
EP2: St Vincent's Terrace					
	<p>Site has consent for 4 residential units.</p> <p>Owner / developer: Allan Munro Construction Ltd</p> <p>Planning Status: Full permission granted at appeal (08/0134/CP).</p>	<p>Potential requirements / constraints in respect of:</p> <ul style="list-style-type: none"> • Drainage • Access 	<p>Discharging planning conditions</p>	<p>2016</p>	

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Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
NETHYBRIDGE					
HI: Craigmore Road					
 <p data-bbox="551 834 620 858">1:6,000</p>	<p data-bbox="647 472 987 528">Site allocated for 15 residential units.</p> <p data-bbox="647 595 916 619">Owner: Tulloch Homes</p> <p data-bbox="647 655 987 711">Planning Status: No current permission.</p>	<p data-bbox="1025 472 1279 528">Potential constraints in respect of:</p> <ul data-bbox="1025 536 1263 627" style="list-style-type: none"> • Powerline on the site; and • Natural heritage 			
NEWTONMORE					
HI: Land between Perth Road and Station Road					
 <p data-bbox="539 1369 620 1391">1:15,000</p>	<p data-bbox="647 1002 999 1058">Site allocated for 120 residential units.</p> <p data-bbox="647 1125 916 1149">Owner: Tulloch Homes</p> <p data-bbox="647 1185 987 1273">Planning Status: Full permission for 81 units approved in 2009 (07/230/CP).</p>	<p data-bbox="1025 1002 1279 1058">Potential constraints in respect of:</p> <ul data-bbox="1025 1066 1211 1090" style="list-style-type: none"> • Marketability 			<p data-bbox="1780 1002 2042 1090">A Development Brief for the site has been approved (2015).</p>

MORAY TABLE 6.3	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
TOMINTOUL					
H1: Land to North East					
	<p>Site allocated for 8 residential units.</p> <p>Owner / developer: The Crown Estate</p> <p>Planning status: No current permission.</p>	<p>Potential constraints in respect of:</p> <ul style="list-style-type: none"> • Marketability 			
H2: Lecht Drive					
	<p>Site allocated for 8 residential units.</p> <p>Owner / developer: The Crown Estate</p> <p>Planning status: No current permission.</p>	<p>Potential constraints in respect of:</p> <ul style="list-style-type: none"> • Marketability 			

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Site	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
EP2: 57 Main Street					
	<p>Site has consent for 8 residential units.</p> <p>Owner / developer: William Lippe Architects</p> <p>Planning Status: Full permission approved March 2008 (07/418/CP).</p>				<p>Under construction</p>

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PERTH & KINROSS Table 6.4	Site details	Infrastructure requirements/ site constraints	Actions /deliverables	Timescales	Progress update
KILLIECRANKIE					
EPI: Railway Yard					
	<p>Site has consent for 6 residential units.</p> <p>Owner / agent: Unknown</p> <p>Planning Status: Full permission approved 2010 (07/02013/FLL) and building warrant approved January 2015.</p>				

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Employment Land Supply

Table 6.5	Site	Type of Development	Current use / status	Progress
Aberdeenshire				
Ballater	ED1: Ballater Business Park	Economic	In operation / existing use	
	TI: Caravan Park	Tourism	In operation / existing use	
Braemar	ED1: The Ambulance Station	Economic		
	ED2: The Mews	Economic	In operation / existing use	
	TI: Caravan Park	Tourism	In operation / existing use	
Highland				
Aviemore	ED1: Dalfaber Industrial Estate	Economic	Existing use as industrial estate	
	ED2: South of Dalfaber Industrial Estate	Economic	Site currently vacant	
	ED3: Myrtlefield Industrial Estate	Economic	In operation / existing use	
	ED4: Supermarket Site	Economic	In operation as Tesco store	
	EP8: Aviemore Highland Resort	Economic	In operation / existing use	Work being progressed on a Resort wide masterplan.
Boat of Garten	ED1: Steam Railway Station	Economic	In operation / existing use	
	TI: Caravan Park	Tourism	In operation / existing use	
Carr-bridge	ED1: Land at Railway Station	Economic		
	ED2: Garage	Economic	In operation / existing use	
	TI: Landmark	Tourism	In operation / existing use	

Table 6.5	Site	Type of Development	Current use / status	Progress
Cromdale	ED1: The Smoke House	Economic		
Dalwhinnie	ED1: Garage	Economic	In operation / existing use	
Dalnain Bridge	ED1: Garage	Economic	In operation / existing use	
Glenmore	T1: The Camp Site	Tourism	In operation/ existing use	A visitor improvement plan has recently been consulted on. Work progressing.
	T2: Glenmore Lodge	Tourism	In operation / existing use	
Grantown-on-Spey	ED1: Woodlands Industrial Estate	Economic	In operation / existing use	
	T1: Caravan Park	Tourism	In operation / existing use	
Inverdrue and Coylumbridge	T1: Caravan Park	Tourism	Existing Use on part of site	
Kincraig	ED1: Baldow Smiddy	Economic	In operation / existing use	
Kingussie	ED1: West of Spey Street	Economic		
	ED2: Council Depot	Economic	In operation / existing use	
	ED3: McCormack's Garage	Economic	In operation / existing use	
	T1: Caravan Park	Tourism	In operation / existing use	
Newtonmore	ED1: Rear of Cafe	Economic		
	ED2: Industrial Park	Economic	In operation / existing use	
Moray				
Tomintoul	ED1: Garage to north	Economic	In operation / existing use	
	ED2/3: By A939	Economic	Existing use	
	T1: Tomintoul	Tourism		

Table 6.5	Site	Type of Development	Current use / status	Progress
Perth & Kinross				
Blair Atholl	ED1: Blair Atholl Business site	Economic	In operation / existing use	
	EP1: Adjacent to Blair Atholl Hotel	Economic	In operation / existing use	
	EP2: Ranger Base	Tourism	In operation / existing use	
	EP3: Caravan Park	Tourism	In operation / existing use	

Community and other sites

Table 6.6	Site	Proposed / potential use	Current use / status	Progress
Aberdeenshire				
Ballater	C1: Old School Site	Development of the site must benefit the community. Possible uses may include affordable housing, open market housing, mixed use, recreation or tourism.	Site declared surplus to requirements and is currently for sale.	Site is being marketed.
Braemar	C1: Site north of St Andrew's Terrace	Site provides development opportunity to support the sustainable economic stability of the community and provide enhanced community facilities.		
Highland				
Aviemore	C1: Land between the Bowling Green and Railway line	Protected for community use.		
	C2: Former school playing fields	Allocated for community use.		
Grantown-on-Spey	C1: Site adjacent to play area	Site provides opportunity for development which supports the needs for the community.		
Kingussie	C1/C2: Community car parks	The community car parks will be protected from development.		
Moray				
Tomintoul	C1: Old School site	Site provides development opportunity to support the sustainable economic stability of the community and provide enhanced community facilities.		
Perth & Kinross				
Blair Atholl	C1: River Tilt Caravan Park	Existing tourism site provides opportunity for re-development to benefit the community. Possible uses may include affordable housing, open market housing, mixed use, recreation or tourism.	Site is currently in use as a Caravan Park.	