

Cairngorms National Park Local Development Plan 2020

Call for Sites and Ideas – Guidance Notes

Background

The Cairngorms National Park Authority has started preparing its next Local Development Plan (LDP). This will direct development within the Cairngorms National Park for the period 2020-2025 and beyond.

We are now looking for sites that can be considered for possible allocation in the next LDP and have opened a 'call for sites and ideas' process. This allows anyone with an interest in the development of land to submit sites for possible inclusion in the next LDP. Sites can be submitted for a range of potential uses, including housing, employment or other developments such as tourism or community facilities.

No decisions have been taken yet on how much new development land will be needed in the next LDP. The current LDP identifies a large development land supply, and this may be enough to meet most development needs for the next LDP period. There is no presumption that any sites that are submitted to us will be allocated for development in the next LDP. However, the call for sites and ideas process is important as it helps to identify potential development options at an early stage.

Map based guidance

Around half of the Cairngorms National Park is designated as being of European importance for nature conservation. We are using a focused approach to the call for sites and ideas because we know that much of the land within the National Park is unlikely to be suitable for development.

To help this we have produced a series of maps, which can be viewed online at www.cairngorms.co.uk/park-authority/planning.

Maps have been produced for the main settlements in the National Park. The maps show areas of land that are already identified for development through the current LDP, along with areas of land that are subject to particular environmental protection (including land designated through the Natura¹ network and Sites of Special Scientific Interest). They also show broad areas of search, which may be more likely to be suitable for future development. These have been identified using our knowledge of other potential

¹ 'Natura' sites are European designated sites for nature conservation and have strict legal protection. There are many in the Cairngorms National Park, but the ones that most frequently affect or can be affected by development are Special Protection Areas (SPAs) for capercaillie, and Special Areas of Conservation (SACs), which include most rivers and tributary streams in the National Park.

development constraints such as ground conditions, flood risk and areas of woodland. They take account of existing infrastructure and build upon the spatial strategy of the current LDP, which tries to focus most development in and around the main settlements of the Park.

We have also produced maps for a number of wider rural areas, where it might be appropriate for small-scale development to take place to meet local needs. These maps again identify areas of particular environmental protection for information.

The purpose of the maps is to help guide submissions towards locations that are more likely to be suitable for development and away from the most environmentally sensitive locations. The maps are only intended to inform the call for sites and ideas process - they do not indicate any presumption in favour of development in any particular locations, nor do they preclude submissions outside the broad search areas. We will consider and assess any sites submitted outside those areas in the same way.

The assessment process is part of the LDP procedure. It will include detailed assessment of the potential impacts of development on protected sites, and influence whether a site is later allocated for development and under what conditions it could be developed.

Settlement guidance

In addition to the maps, brief commentary notes are provided below for each of the main settlements. These include comments on how much land is allocated for the development in the existing LDP, the factors that might influence future development capacity, and the scale of development that might be appropriate for the future. These commentary notes should be read alongside the maps, and it is recommended that site submissions take account of the information provided.

The commentary notes are again intended to inform the call for sites and ideas process only - they do not indicate any presumption in favour of development in any particular locations or of any particular scale.

Aviemore

- The current LDP identifies the following sites:
 - ED1 – existing business land
 - ED2 – opportunity for business development
 - ED3 – existing business land
 - ED4 – existing commercial/business land
 - C1 – allocated for community use
 - C2 – allocated for community use
 - EP2/EP3 – planning permission for 93 houses
 - EP5 – planning permission for 46 houses, now completed
 - EP6 – planning permission for 25 houses, now under construction
- The remaining land to the west of the settlement is constrained by hillsides, Natura designations and the presence of the A9, whilst land to the east is largely constrained by flood risk.

- Two broad search areas have been identified which lie outside of the areas of highest environmental sensitivity.
 - If housing is proposed, sites of more than 20 dwellings may be appropriate.
- There may also be scope for new development / re-development proposals within the existing settlement boundary.

Ballater

- The current LDP identifies the following sites:
 - H1 – allocated for 50 houses as an initial phase, with potential capacity for 250 houses in total
 - H2 – allocated for 8 houses, now completed
 - ED1 – existing business land
 - C1 – redevelopment opportunity for uses that benefit the community
 - T1 – existing caravan and camping site
- Much of the remaining land around the settlement is constrained by flood risk or is designated through the Natura network.
- No broad search areas have been identified. However, there may be scope for new development / re-development proposals within the existing settlement boundary.

Blair Atholl

- The current LDP identifies the following sites:
 - ED1 – existing business land
 - C1 – existing tourism site which provides an opportunity for redevelopment proposals that benefit the community
 - T1 – existing tourism site at Blair Castle
 - EPI – planning permission for business development, now in operation
 - EP2 – planning permission for ranger base, now in operation
 - EP3 – planning permission for caravan park, now in operation
- Two broad search areas have been identified which lie outside of the areas of highest environmental sensitivity.
 - If housing is proposed, sites of between 5 and 20 dwellings are most likely to be appropriate.
- There may also be scope for new development / re-development proposals within the existing settlement boundary.

Boat of Garten

- The current LDP identifies the following sites:
 - ED1 – existing steam railway station with land providing opportunities for further business development
 - T1 – existing caravan and camping site
 - EPI – planning permission for 32 houses, now under construction
- One broad search area has been identified. This is located outside of the areas of highest environmental sensitivity and avoids the woodland which surrounds much of the remainder of the settlement.
 - If housing is proposed, sites of between 5 and 20 dwellings are most likely to be appropriate.
- There may also be scope for new development / re-development proposals within the existing settlement boundary.

Braemar

- The current LDP identifies the following sites:
 - H1 – allocated for 6 houses
 - ED1 – ambulance station
 - ED2 – existing business land at The Mews
 - C1 – opportunity for community development
 - T1 – existing caravan and camping site
 - EP1 – planning permission for 25 houses, now under construction
 - EP2/EP3 – planning permissions for a total of 41 houses
 - EP4 – planning permission for 13 houses, now complete
- Two broad search areas have been identified which lie outside of the areas of highest environmental sensitivity. Although these areas may also be constrained by the environment, topography and potential flood risk, limited alternative options for development are available in the settlement.
 - If housing is proposed, sites of between 5 and 20 dwellings are most likely to be appropriate.
- There may also be scope for new development / re-development proposals within the existing settlement boundary.

Carr-Bridge

- The current LDP identifies the following sites:
 - H1 – allocated for 72 houses
 - H2 – allocated for 22 houses
 - ED1 – opportunity for business development
 - ED2 – existing business land
 - T1 – existing tourism site at Landmark
- Much of the remaining land around the settlement is located in woodland and/or is constrained by flood risk or designation through the Natura network.
- No broad search areas have been identified, given the level of development already allocated in the settlement. However, there may be scope for new development / re-development proposals within the existing settlement boundary.

Cromdale

- The current LDP identifies the following sites:
 - H1 – allocated for 20 houses
 - ED1 – opportunity for business development
 - EP1 – planning permission for 22 houses, now under construction
- No broad search areas have been identified. However, there may be scope for new development / re-development proposals within the existing settlement boundary.

Dalwhinnie

- The current LDP identifies the following sites:
 - H1 – allocated for 6 houses
 - H2 – allocated for 6 houses
 - ED1 – existing business land
- No broad search areas have been identified. However, there may be scope for new development / re-development proposals within the existing settlement boundary.

Dinnet

- The current LDP identifies the following sites:
 - H1 – allocated for 4 houses
 - H2 – allocated for 15 houses
- The remaining land around the settlement is located in woodland and/or is designated through the Natura network.
- No broad search areas have been identified given the level of development already allocated and the constraints on remaining land around the settlement. However, there may be scope for new development / re-development proposals within the existing settlement boundary.

Dulnain Bridge

- The current LDP identifies the following sites:
 - H1 – allocated for 30 houses
 - ED1 – existing business land
 - EP1 – planning permission for 10 houses
 - EP2 – planning permission for 2 houses
- Much of the remaining land around the settlement is located in woodland and/or is constrained by flood risk or designation through the Natura network.
- No broad search areas have been identified. However, there may be scope for new development / re-development proposals within the existing settlement boundary.

Glenmore

- The current LDP identifies the following sites:
 - T1 – existing camp site
 - T2 – existing tourism site at Glenmore Lodge
- The vast majority of the area is designated through the Natura network.
- No broad search areas have been identified. However, there may be opportunities for redevelopment of the existing visitor hub at Glenmore.

Grantown-on-Spey

- The current LDP identifies the following sites:
 - H1 – allocated for 50 houses
 - H2 – allocated for 20 houses
 - ED1 – existing business land
 - C1 – opportunity for community development
 - T1 – existing caravan and camping site
- A large proportion of the land surrounding the settlement is designated through the Natura network, and other constraints such as topography and the presence of the golf course may restrict development potential.
- One broad search area has been identified, which is located outside of the areas of highest environmental sensitivity and may be less affected by other constraints.
 - If housing is proposed, sites of more than 10 dwellings may be appropriate.
- There may also be scope for new development / re-development proposals within the existing settlement boundary.

Inverdrue and Coylumbridge

- The current LDP identifies the following sites:
 - T1 – existing caravan and camping site

- The vast majority of the surrounding area is designated through the Natura network.
- No broad search areas have been identified. However, there may be scope for new development / re-development proposals within the existing settlement boundary.

Killiecrankie

- No sites are allocated for development in the current LDP
- The settlement is on the edge of the National Park, with much of the surrounding land being located outside the Park boundary. Much of the surrounding land is also located in woodland.
- No broad search areas have been identified. However, there may be scope for new development / re-development proposals within the existing settlement boundary.

Kincraig

- The current LDP identifies the following sites:
 - HI – allocated for 40 houses
 - ED1 – existing business land
- Land to the east is largely constrained by flood risk and the Natura network, whilst land to the north and south is constrained by woodland and the Natura network.
- One broad search area has been identified, which is located outside of the areas of highest environmental sensitivity.
 - If housing is proposed, sites of between 5 and 20 dwellings are most likely to be appropriate.
- There may also be scope for new development / re-development proposals within the existing settlement boundary.

Kingussie

- The current LDP identifies the following sites:
 - ED1 – opportunity for business development
 - ED2 – existing business land
 - ED3 – existing business land
 - C1 – existing community car park
 - C2 – existing community car park
 - T1 – existing caravan and camping site
 - EP1 – planning permission for 300 houses
 - EP2 – planning permission for 4 houses
- Land to the south is largely constrained by the presence of the railway line and also flood risk, whilst land to the north is largely designated through the Natura network.
- No broad search areas have been identified, given the level of development already allocated in the settlement. However, there may be scope for new development / re-development proposals within the existing settlement boundary.

Nethy Bridge

- The current LDP identifies the following sites:
 - HI – allocated for 15 houses
- Much of the remaining surrounding land is located in woodland and/or is designated through the Natura network.
- Two broad search areas have been identified, which are located outside of the areas of highest environmental sensitivity.

- If housing is proposed, sites of between 5 and 20 dwellings are most likely to be appropriate.
- There may also be scope for new development / re-development proposals within the existing settlement boundary.

Newtonmore

- The current LDP identifies the following sites:
 - H1 – allocated for 120 houses
 - ED1 – opportunity for business development
 - ED2 – existing business land
 - EP1 – planning permission for 81 houses
- One broad search area has been identified, which is located outside of the areas of highest environmental sensitivity.
 - If housing is proposed, sites of between 5 and 20 dwellings are most likely to be appropriate.
- There may also be scope for new development / re-development proposals within the existing settlement boundary.

Tomintoul

- The current LDP identifies the following sites:
 - H1 – allocated for 8 houses
 - H2 – allocated for 8 houses
 - ED1 – existing business land
 - ED2 – existing business land
 - ED3 – opportunity for business development
 - C1 – redevelopment opportunity for uses that benefit the community
 - T1 – opportunity for tourism development
 - EP2 – planning permission for 8 houses, now under construction
- No broad search areas have been identified. However, there may be scope for new development / re-development proposals within the existing settlement boundary.

Rural Areas

- Within the wider rural areas there may be scope for proposals targeted at meeting local development needs.
- If housing is proposed, sites (or packages of more than one site) of between 3 and 10 dwellings in total, located close to key services and facilities may be appropriate. The majority of any such proposals would be expected to be affordable homes.

Submitting a site

You can submit a site for consideration by using the call for sites and ideas form. A separate form should be completed for each site you wish to submit for consideration.

As the form requires the prior assembly of site information, we recommend that site promoters familiarise themselves with the questions, and allow time to compile the necessary information, before attempting to complete the form.

You can download a copy of the form at www.cairngorms.co.uk/park-authority/planning and return it to us by email at planning@cairngorms.co.uk.

Alternatively, you can return the form by post to:

Cairngorms National Park Authority, 14 The Square, Grantown-on-Spey, PH26 3HG.

All forms must be submitted by 5pm on Friday 3 February 2017.

Please note that CNPA will assess all sites submissions, and that submitting a site does not guarantee that it will be allocated for development in the new LDP. Please also note that as the preparation of the new LDP is a public process the information you submit, other than your personal contact details, could be made available to the public.

What happens next?

The Cairngorms National Park Authority will assess all sites that are submitted during the call for sites and ideas process, and these assessments will inform the development of the next LDP. The LDP will be subject to full public consultation, with the first stage being a Main Issues Report consultation which is expected to take place around spring 2017. This will enable full public engagement on the key issues that the LDP will need to address, including on matters such as the amount of development land required and the most appropriate locations for any new development allocations.

Queries and further information

For more information about the call for sites and ideas process please contact the planning policy team using the details below:

Email: planning@cairngorms.co.uk

Tel: 01479 873535