

INTRODUCTION

The Highland Council prepared a Local Plan for Badenoch and Strathspey. This replaces the Plan which was adopted in 1980.

PURPOSE

The main task of the Plan is to identify the best uses for all land in the area. These policies will then be used to help the Council decide on individual planning applications.

The Plan also shows the Council's own priorities in terms of, for example, roads, water and drainage, education and social provision. Where known, the Plan sets out proposals from other public bodies and agencies dealing with services such as housing, recreation and economic development. The dates and costs shown against these schemes are liable to change as programmes and resources are revised in future years.

TIMESCALE

Most of the provisions deal with the period 1993-2002. However, the Plan also looks a further 10 years beyond that time in order to help set out a wider framework for future development and conservation. It has to take account of likely changes in population, the economy, and the wider environment.

FORMAT

The Plan is made up of eight chapters covering different areas and issues, as follows;

No	CONTENTS
1	Overall Strategy
2	Landward Area
3	Grantown on Spey - Cromdale - Advie
4	Nethybridge - Dulnain Bridge - Skye of Curr - Glenmore Corridor
5	Carrbridge - Boat of Garten - Duthil
6	Aviemore - Inverduie - Coylumbridge
7	Kingussie - Kincaig - Insh - Lynchat
8	Newtonmore - Dalwhinnie - Laggan

Each chapter in this Written Statement relates to one or more maps showing where the Council's policies and proposals apply. These are contained in the attached booklet. Paragraph numbers link the two, and cross-references between chapters are also given where necessary.

PROCEDURE

This Plan was adopted by the Highland Council at their meeting on the 11th September 1997.

1 Strategy

Background

The Council's Strategy is based largely upon consideration of the National Planning Guidelines - some of which have been superseded by new or revised National Planning Policy Guidelines since the Plan commenced¹ - and the Highland Region Structure Plan which was approved by the Secretary of State in November 1990.

How Much Growth?

Population

Approximately 11,000 people live in Badenoch and Strathspey, an increase of some 25% since 1971. In comparison with the Region as a whole, the population structure is weighted towards the elderly. Deaths exceed births. Growth has therefore resulted largely from immigration, reflecting the attractiveness of the area, particularly for retirement.

Government projections indicate further population gains, to more than 12,000 persons by the year 2001. Extrapolation of these trends suggests above 13,000 residents by 2011. There are likely to be significantly larger numbers of children and people over pensionable age, and correspondingly fewer young adults in the overall population.

Employment

These demographic changes are taking place against an uncertain economic background. The District is a relatively self-contained journey to work area with little extraneous commuting. Best estimates indicate that approximately 5300 people are economically active in Badenoch and Strathspey. The overwhelming majority of

jobs are in the service sector. There is a high and increasing dependence on tourism and, conversely, a small and decreasing manufacturing sector mainly in resource-based activities.

Unemployment is lower than for the Region as a whole, and winter sports help alleviate the extreme seasonal variations seen elsewhere. However, the vulnerability of tourism to poor years, the high ratio of part-time, seasonal and transient labour, low incomes and local multiplier effects have reduced the labour market in recent years. Training and investment should be directed to rectifying this situation by diversification, a better distribution of jobs and secure and sustainable employment.

Projections show that the workforce could increase by more than 750 people (net) before the turn of the century. A significant jobs-gap therefore exists for the attention of private enterprise and the relevant public agencies.

Housing

Approximately 1800 new dwellings have been built since 1976. The District's total housing stock now exceeds 6000 homes. Some 22% of these, however, are used for holiday purposes and second homes. This severely impedes access to the market for local people, particularly in areas of high demand where public sector provision is limited. The situation in Aviemore is especially acute. Market pressures led to some 240 houses being built there during 1988-89, but less than 30% were occupied by locals. Projections indicate the need for 2250 further houses in Badenoch and Strathspey by 2011. This represents an update of forecasts contained in the Regional Structure Plan, and is based on the detailed baseline methodology approved by Scottish Office and COSLA. The District Council have recently confirmed a joint Strategic Agreement with Scottish Homes. This will provide a framework for investment in the area and improvement in the quality and range of housing choice available to local people.

1 National Planning Guidelines and National Planning Policy Guidelines are statements of Government policy relating to nationally important land use and other planning matters with which the Local Plan must conform. Those in force are: NPC's : Priorities for Development Planning which relates to rural planning priorities; National Scenic Areas; nature conservation; forestry; and Agricultural Land. NPPG's : 1- The Planning System (1994); 2 - Business and Industry (1993); 3 - Land for Housing (Revised 1996); 4 - Land for Mineral Working (1994); 5 - Archaeology and Planning (1994); 6 - Renewable Energy (1994); 7 - Planning and Flooding (1995); 8 - Retailing (1996); 9 - The Provision of Roadside Facilities on Motorways and Other Trunk Roads in Scotland (1996); 10 - Planning and Waste Management (1996); 11 - Sport, Physical Recreation and Open Space (1996); 12 - Skiing Development (1997); 13 - Coastal Planning (1997).

Services and Infrastructure

The District enjoys a wide range of public and private services, and additions such as the new Divisional Police HQ are continuing. Specialist health, educational and commercial facilities are provided outwith the area, and significant changes or decentralisation are unlikely for such a small population base. Possible exceptions include activities for which Badenoch and Strathspey can offer distinct environmental advantages, such as a health farm or software house. Better facilities for the care of the elderly and a market opportunity for the development of a superstore are also evident.

The national A9 road and rail systems provide a high degree of accessibility across a large core area of the District, and also with major centres of population to the north and south. Continuing investment in the remaining strategic road network, especially on the A95 and A86, is needed to improve access to more peripheral parts of the District, as well as external links to east and west.

The regional water supply now extends to most communities. In terms of other utilities, public resources are being directed towards achieving higher standards of sewage treatment in relation to the Spey.

Objectives

During the plan period, the Council will therefore seek to;

- accommodate the projected further population growth;
- ensure services keep pace with the expected increase in dependent social groups;
- give priority to increasing local jobs, improving the quality and durability of employment, and broadening the area's economic base;
- ensure sufficient stocks of housing land are made available;
- encourage development of certain commercial and public service opportunities (notably a local superstore);
- continue to upgrade and extend essential infrastructure networks;
- safeguard all significant aspects of the natural and cultural heritage, including the outstanding landscape and conservation sites;
- promote sustainable use of the area's resources.

The Location of Growth

Population and Housing

Wide variations have occurred in population change for different parts of the District during the last 20 years. At the heart of the area in both geographic and economic terms, Aviemore has experienced prodigious gains. Conversely, depopulation has continued in the extreme south-west of the District, notably around Dalwhinnie and Laggan.

More than 65% of the area's population live in the four largest communities of Grantown, Aviemore, Kingussie and Newtonmore. These have shared the bulk of house-building over this period, along with a number of smaller centres and adjoining dormitory villages such as Kincaig, Carrbridge, Boat of Garten, and Nethybridge.

The landward areas are also attracting considerable scattered development, although infrastructure and conservation constraints are mounting.

Employment

Almost 80% of all jobs are estimated to be based in the four main centres. Most of the remainder are distributed across the District in the declining primary sector, or as local service activities set within the smaller communities.

Tourism and services as a whole will continue to be the most dynamic and volatile parts of the economy. Major refurbishment and renewal of the Aviemore Centre would generate hundreds of new jobs, both directly and indirectly. The Council is continuing to encourage other tourist initiatives which help provide a range of attractions throughout the District, notably extension of the Steam Railway to Grantown and Folk Park at Newtonmore.

Opportunities also arise for many small businesses within the commercial areas of villages. Provision needs to be made for larger or more intrusive activities, and expansion of the existing industrial estates at Grantown, Aviemore, Kingussie and Newtonmore is projected. Much of the District's attraction to residents and tourists relates to the perception of the area's clean environment. Many services, processing and other manufacturing businesses trade with the benefit of this association. It is also important in relation to primary industries which rely on marketing products that are clean, healthy and of high quality such as fish, sheep and cattle.

In the landward areas, the remaining potential in forestry and minerals is unlikely to compensate for the general retrenchment in agriculture and crofting. The scope for adding further value to primary output should be reviewed periodically, but the main opportunities for rural economic development probably rest in

diversification including in the natural environment and the use of redundant buildings for small-scale business ventures. Restriction of ski development at Cairngorm, which has hitherto taken approximately two-thirds of the Scottish downhill market, may facilitate opening up of other snowfields. This would particularly benefit the Dalwhinnie area which is accessible to the Scottish day market (see Chapter 2, 2.2.8). Scope may also exist for further investigation of alternative or futuristic winter sports facilities (possibly including major projects such as Ski World).

Services and Infrastructure

Grantown and Kingussie are the principal established service centres. They contain high-order functions in health, secondary education, administration and local shopping. Aviemore is beginning to attract some facilities of this kind, and enjoys several advantages in relation to future provision. In particular, high growth in demand and centrality. The scope for relocating administrative services there could be assessed in the context of impending restructuring of local government. Aviemore is also undershopped by comparison with other comparable tourist centres. A climate of investment is required to rectify this situation.

Elsewhere, the Council is continuing its regional investment priorities with a major school-building/refurbishment programme, and attention to roads, water and sewerage deficiencies. In recognition of EC regulations (Urban Waste Water Directive) and the highest standards in relation to the economic and environmental importance of the River Spey, it is essential that sufficient resources are available to the Council for upgrading existing systems or providing "first time" services.

Settlement Policy Objectives

The Council's objective is to continue to secure a spread of projected growth and related development throughout all recognised communities in the District (see Strategy Diagram).

Six areas or groups of communities can be differentiated as follows;

- AVIEMORE : will remain the District's main growth point. It has the strongest economic prospects and is best located for the purposes of commuting from other areas. This centrality also means that the village is poised to support major new shopping, cultural and administrative functions in the future, together with further opportunities in environmental science, research and education. Whilst the rate of growth must be controlled to avoid over-stressing the village, and considerable investment is needed in community and social facilities, major

development accords with the provisions of the Structure Plan. Alternative policies which sought to contain Aviemore risk damaging the economy of the whole District as well as further restricting housing and service opportunities for the local population. Greater intervention is required in the housing market to ensure that the whole range of needs are satisfied. Qualitative design has also been lacking in much of the development of the last 25 years, and this must be rectified in forthcoming schemes.

- OTHER MAIN CENTRES : Grantown, Kingussie and Newtonmore are the other main service and employment centres. These communities will continue to expand, and the Council will support this through selective economic promotion, land allocations and provision of key infrastructure. Their attractive townscape features are threatened by insensitive infill and over-development. Safeguards are needed to redirect these pressures to more appropriate locations.
- SMALLER CENTRES : most of the remaining communities are attractive for house building. A balanced population structure and good mix of accommodation would help consolidate a basic range of services and facilities in these centres. Settlement limits are tighter, however, and inappropriate scale or siting of development must be controlled.
- DALWHINNIE-LAGGAN : the decline of these peripheral communities must be arrested and reversed during the period of this Plan. There should be a clear presumption in favour of development, supported by infrastructure and service improvements which ensure availability and accessibility. Winter sports development would facilitate these objectives, but there are important initiatives in some of the communities and estates which should be nurtured. The appearance of land in and around Dalwhinnie needs to be improved.
- GLENMORE : the enormous visitor pressures and international importance of land in this corridor require the highest possible standards of land management and planning. There should be a strict presumption against nonessential development in this area.

Conservation Objectives

The natural environment of Badenoch and Strathspey is exceptional in national and international terms. The Council's priority is to promote sustainable development of the area's resources and ensure an acceptable balance between economic growth and safeguards for the outstanding heritage. This requires protection for the most fragile habitats, outstanding landscape and cultural features which should be restored where appropriate, and managed to ensure that potentially damaging uses and activities do not compromise their integrity or nature conservation, recreational, archaeological or amenity value. Statutory designations, international and EC Directives apply to many of these sites. However, investment is also required to promote suitable access, interpretation and other countryside facilities, recognising the value of the wider environment to the area's economy, whilst enabling an integrated and sensitive approach to development and land use change. This should embrace the following principles (see Strategy Diagram);

- THE COUNTRYSIDE : whilst improved land use and recreational management could be pursued in relation to the higher, more remote ground and the flood plain, the more accessible intermediate lowland areas have potential for a broader range of activities. These could help underpin and diversify the traditional land use structure, and create or enhance the landscape and habitats. Provision should be made for restoration and expansion of the core Caledonian Forest, protection of native and semi-natural woodlands, and in the more robust locations better able to absorb visitor pressure, for upgrading facilities for recreation, tourism, interpretation, and education/research. Multiple use of forest areas in particular is encouraged. Increased compensation or assistance for appropriate land management by farmers and crofters to help protect habitats could be delivered through a variety of economic and environmental initiatives. These include Environmentally Sensitive Area, Rural Enterprise Programme, forestry related and other grant schemes, possibly supplemented by Natural Heritage Area designation in future. Stronger safeguards are needed in relation to housing with much greater emphasis on improved siting and design. Particular care will be required with the location of essential services and intrusive activities which require to be sited away from sensitive areas and settlements.

- EXISTING COMMUNITIES : maintaining the social and economic viability of all settlements must be balanced with conservation of the environment. Greater emphasis needs to be given to improving urban design, and enhancing the character and identity of all the villages. Expanding communities must relate well to their landscape setting and the adjoining countryside. Ancient and long-established woodland of semi-natural origin should be safeguarded although this should not preclude in exceptional circumstances, limited encroachment into forest areas where settlements are otherwise tightly constrained. Further woodlands compatible with existing activities, are therefore important especially where trees are an integral part of settlements or would improve exposed edges. Together with more intensive management measures, new planting offers scope for minimising conflicts arising from increased pressures for recreational access. Improved resources could be required to upgrade services and prevent pollution.

Environmental Assessments (in accordance with the Regulations) will require to accompany proposals for development or land use change where these are likely to have significant environmental effects.

New Communities

Further to concerns about the rate and scale of change in established villages and increasing pressures for development in the countryside, the Council has examined a possible role for new communities. The prevailing socio-economic factors at the heart of the District could justify a major development at Cambusmore as part of the overall settlement policy. This accords with the Approved Structure Plan and should be designed as a free-standing village initially with housing, community and employment opportunities, although a road bridge over the Spey ultimately could provide an option for the long term expansion of Aviemore.

Notwithstanding, given spare capacity in land and infrastructure in existing settlements and broader environmental considerations, the Council considers that the concept of new communities does not merit wider application within the District at this stage.

2 Landward

Prospects

The landward area, its interrelated uses and activities support a population of some 2500. The River Spey and its flood plain is of significant economic and conservation importance and accounts for 5% of the District's land area. Major flooding recently has highlighted concern for protection of property and land. The inadequacy of piecemeal improvements in the past has led to more significant flood alleviation measures being considered. Proximity to settlement areas and communications may increase recreation pressures on the lower ground, requiring safeguards for internationally important wetlands and the Spey fishing's. Mineral deposits are widespread but development of reserves is unlikely to exceed small-scale local workings.

The last decade has seen further loss of agricultural land to various uses as farms have diversified and communities expanded. The prospect of large-scale plantations is diminishing. Native and ancient woodlands are however threatened by development and inadequate grazing management. Incentives are required to encourage regeneration. Diversification away from traditional farming methods has led to changes towards specialist farming, conservation and tourism.

There remains a need to safeguard traditional ways of life. Where compatible with land management and nature conservation, public access and enjoyment of the countryside would be enhanced by an improved network of footpaths and related facilities, possibly incorporating conservation sites and provision for cycling.

In the uplands, generally above 600 feet, designations to protect the natural environment are extensive. The Cairngorms were confirmed recently as a candidate for World Heritage recognition. Statutory conservation provisions including NNRs and SSSIs cover more than 26% of the District reflecting the range and quality of upland, native woodland and geomorphological systems. The mountain areas in particular demonstrate the need for a balanced approach to conservation and development, and improved protection for fragile habitats. Whilst major expansion of winter sports at Cairngorm into Lurcher's Gully has been curtailed, careful management in other potential skiing areas is required to avoid conflict with important Ramsar and proposed Special Protection Area sites, and other migrating-bird sites protected under European Directives. Intense recreational pressures in popular areas are leading to calls for an integrated approach to safeguard the heritage and resources upon which the local tourist industry and related employment fundamentally depend.

Principles

The main planning considerations for the landward area are to;

- protect the area's exceptional scenic, nature conservation, wildlife and landscape resources and heritage, including the Cairngorms potential World Heritage Site;
- promote a hierarchy of visitor facilities for information in relation to the natural environment;
- promote visitor and development guidelines for Glenmore;
- arrest population decline south west of Newtonmore;
- safeguard crofting and farming activities and encourage diversification compatible with maintaining traditional ways of life;
- promote tourism and countryside recreational pursuits, including winter sports and use of the area's outstanding resources for other outdoor recreational activities;
- tighter controls on housing in the countryside in the interests of the environment;
- identify areas at risk from flooding and examine appropriate alleviation measures and related restraints on development.

Policies and Proposals

Introduction

The following general policies will apply throughout the Local Plan area, or where specifically referred to in the Written Statement and on the Proposals Map.

The Structure Plan Development Control Policies (Appendix 1) adopted by Highland Regional Council apply throughout the Local Plan area. Applications for development not covered by any relevant policies or proposals will be considered on their merits. In such cases, the Council will normally seek to ensure consistency with the pattern of existing uses in the area concerned.

HOUSING

Affordable Housing

2.1.1 In areas of local housing stress, the Council will expect to enter into S.50 or similar Agreements with owners or developers of private housing land to ensure that an appropriate proportion of plots or dwellings therein are available in perpetuity as low cost accommodation for local persons. (See Appendix 1 : Policy RS6 Affordable Housing).

Housing in the Countryside

2.1.2 The Council will apply its revised policy for Housing in the Countryside [RS1] throughout the area, except in main settlements and on land specifically allocated for other purposes, as follows; (see Landward Inset: Housing in the Countryside).

Design

Single houses outwith recognised settlements will require to be; (a) properly located in harmony with the landscape; (b) compatible in scale and character with local buildings, where appropriate; (c) designed and constructed to a high standard with particular emphasis on proportions, roof pitch, fenestration and selection of materials.

The Council has published supplementary guidance for applicants in an advisory leaflet "Building a House in the Countryside" which is available with this Local Plan.

Proliferation

New houses in the countryside should be sited to reflect the characteristic scatter of established development. Although the spacing of buildings should be varied according to land form and ground cover, proposals must maintain a good degree of separation from existing properties and any valid permissions. In complying with this requirement, applicants should always observe the detailed principles of good siting for their house, which should conform with the following;

General Countryside Areas

2.1.2.1 : Single houses outwith recognised settlements will normally be acceptable, subject to; (a) the suitability of access; (b) availability of essential services; (c) generous spacing from adjoining development to ensure appropriate standards of amenity and privacy; and (d) concurrence with the principles of good siting, design and appropriate landscaping.

Fragile Countryside Areas

2.1.2.2 : The Council will encourage new housing and associated building in areas which are continuing to experience depopulation, or require further development to maintain their viability. This will apply in the south-west extremities of the District (as identified on the Proposals Map) where only in cases where severe road safety, servicing, heritage or amenity constraints exist will proposals be resisted. Close attention to the principles of good siting and design will nevertheless be required. Opportunities exist in particular, for sites which relate well to the established settlement pattern.

Restricted Countryside Areas

2.1.2.3 : A strong presumption will be maintained against the development of houses in the following areas;

(a) : all sensitive areas;

(b) : in areas where service restrictions become necessary, including Broomhill, Finlarig, Drumullie, Kinveachy, Street of Kincardine and Drumguish where drainage/ground conditions/access are considered to be suspect.

Exceptions will only be made where a house is essential for the management of land, related family and occupational reasons. Restrictions on the subsequent occupancy of such houses will be enforced. Adherence to the principles of good siting and design will be required in such cases.

Dispersed Communities

2.1.2.4: *Subject to detailed siting and design, single houses will normally be acceptable within the following dispersed settlement areas; Lethendry; Cottartown; Chapelton; Tulloch; and Speybank.*

Tightly-knit groups of houses which are contrary to the development pattern should be avoided, although the Council recognise that circumstances will occur where a replacement croft house may be required in reasonable proximity to the original dwelling. New buildings should reflect the grain and spacing of the established community, take account of landform, and safeguard local amenity and heritage features. Where roads or other service capacities are limited, a presumption will be applied against the development of further holiday accommodation in the community, and permanent houses will be restricted to the maximum permissible density of two dwellings per croft or similar unit.

Housing Groups

2.1.2.5 : *A strong presumption will be maintained against the development of further ad hoc clusters of houses in the countryside. In exceptional cases, there may be limited opportunities to consolidate or round-off certain existing housing groups. Such applications must be;*

(a) submitted in detail, including plans of the relationship of new buildings to the layout of the group as a whole;

(b) show what arrangements are intended to screen or enhance the group's amenity and appearance;

(c) indicate proposed measures to remedy existing access or other infrastructure problems.

A suitable form of Planning Agreement may be needed to secure these improvements in association with further development, where this is considered acceptable.

New Communities

2.1.2.6 : *The Council's standard policy will apply to any new settlement proposals within Badenoch and Strathspey (see Chapter 6, 1.6). Developments must be based on an agreed detailed Master Plan governing the size, form, content and timescale of the development. Planning Agreements will be sought to ensure that provision is built in, at developers' expense, for;*

(a) suitable access and infrastructure;

(b) appropriate community facilities;

(c) secure buffer areas of open land and associated structural tree-planting; and

(d) affordable housing to help meet local needs in perpetuity, where these are shown to exist. The Council will seek an Environmental Assessment where proposals will have significant environmental effects.

Policy areas are identified on the Proposals Maps. Their detailed application will also take account of specific site circumstances.

Travelling People

2.1.3 *The District Council have provided a serviced residential caravan site for travelling people in the southern part of the District west of Newtonmore. This was eligible for Scottish Office grant assistance and the Secretary of State's Advisory Committee recommended a site comprising 6 seasonal pitches.*

EMPLOYMENT

Economic Development

2.2.1(a) *The Council will continue to encourage and attract new economic development where this is consistent with the maintenance of a clean environment. Specialist information and/or formal environmental assessment may be sought where proposals could incur the possibility of significant pollution. Monitoring programmes may also be required in collaboration with other technical authorities.*

Agricultural Diversification

2.2.1(b) *The Council will encourage diversification, innovative land management and development schemes embracing specialised farming and other (art and craft) businesses, small woodlands, tourist and recreational provision. The conversion of redundant buildings for small scale business and residential purposes will be supported, subject to adequate access and compatibility with neighbouring uses and amenity.*

Sporting Interests

2.2.2 *The Council will encourage measures to develop angling, game shooting and deer stalking which do not adversely affect the appearance or other uses of the countryside.*

Minerals

2.2.3 The Council will apply their Development Control Policy No.5 governing the Control of Mineral Workings throughout the Local Plan area. Whilst scope exists for mineral extraction (and in appropriate circumstances working former stone and slate quarries for local needs) the suitability of specific sites will be subject to assessment of environmental impact, servicing and safety aspects, together with prospects for site rehabilitation. Whilst established mineral sites have further potential, worked out or abandoned sites adjacent to the main road network could be suitable for after-use. Large scale single user enterprises could be acceptable, subject to detailed assessment of environmental impact and specific site criteria. Such locations could involve industrial, institutional or tourist and recreational activities. Long-standing quarries would benefit from screening.

Fish Farming

2.2.4 In considering proposals the Council will seek to ensure substantial separation between farms in the interests of reducing disease, pollution and over-development. Acceptable distances will depend on local circumstances, species and management agreements. Subject to agreements with the River Purification Board and the Spey Fishery Board, new freshwater fish farms on tributaries of the Spey will be generally restricted to one smolt farm and the use of native stock where appropriate. Other locations will require to demonstrate compatibility with hydrological circumstances, scientific and landscape interests, and other uses.

2.2.5 Limited potential exists on Loch Laggan subject to servicing and amenity factors, and on Loch Ericht subject to suitable technology. There will be a presumption against development on Lochs Morlich, Alvie and an Eilean together with other water bodies to which statutory nature conservation designations apply, in the interests of landscape and habitat conservation.

Distilleries

2.2.6 The Council will encourage expansion or development of Distillery operations at suitable sites in the area. The following policies will apply in locations which have attracted interest in the past, contain established facilities or have planning permission;

- **Tromie Mills, Ruthven** - where opportunities exist for renovating buildings and developing adjoining land;
- **Tormore, Cromdale** - where the character and setting of these Grade B listed buildings and the adjoining village should be safeguarded;

- **Dalwhinnie** - see Chapter 8.
- **Balmeanach, Cromdale** - reinstatement of distillery operations or other beneficial afteruse possibly involving tourist/other commercial/institutional use and signposting at the A95 junction.

Sawmill - Drumullie

2.2.7 The Council will encourage expansion of sawmilling operations at Drumullie for additional storage purposes;

(i) northwards - involving excavation and levelling of 0.2ha. of ground avoiding encroachment within 70 metres of existing residential properties to the east and buffer planting (native species) of the intermediate ground; and

(ii) southwards comprising up-filling of some 0.8ha. of land as far as the farm track, subject to amenity safeguards.

These will include adequate separation from the A95 and neighbouring residential properties, perimeter bunding and planting, suitable surface water drainage arrangements and protection for established agricultural andcrofting accesses and footpaths.

Downhill Skiing

2.2.8 The Council will support the development of downhill skiing facilities at the following locations;

(1) **Cairngorm** - consolidation and upgrading within the existing lease area.

(2) **Dalwhinnie Corries** - Coire Cisteachan subject to siting, details of operations, monitoring and management plans, with a further phase into Coire Uilliem to proceed only after the initial development is successfully established. Access could be taken from the A9 with low level car parking and a shuttle bus service to the skiing areas. Alternatively, subject to feasibility, a direct gondola link with Dalwhinnie would allow access from that community.

(3) **Jeans Gully** - subject to appropriate leasing arrangements.

Development proposals will require to be accompanied by detailed management and safety plans and, where considered to have a significant environmental impact, an Environmental Assessment. Policies (2) and (3) above are consistent with the approved Structure Plan policies P52-54 (1990) and the extant National Planning Guidelines on Skiing Developments (1984). However the Regional Council will alter these elements of its Development Plan during 1995 to reflect policy changes brought about by the EC Birds Directive and the EC Habitats Directive towards the Drumochter Hills SSSI.

Tourism and Recreation

2.2.9 *These activities will continue to make a vital contribution to the economy. The priority is to ensure that broadening the range and quality of facilities and accommodation is balanced with protecting the areas exceptional scenic and heritage resources. Investment and other initiatives should be compatible with the following themes.*

Communities and their Edges

Tourist accommodation, recreation and leisure facilities of a scale appropriate to the community concerned will be promoted together with improved access to the adjoining countryside. In particular, scope exists for shared use of facilities by visitors and local people. Particular initiatives include;

Location	Initiative
Aviemore	major redevelopment with new leisure facilities, including ice, bowling and pool; refurbishment and additional accommodation; golf course, indoor all-purpose hall, track and field facilities; and major open space provision/parks and walking routes
Other Main Centres	larger scale attractions including Newtonmore - Folk Park; Grantown - Steam Railway Terminus, leisure facilities, craft village and museum; and Kingussie - accommodation and facilities; community leisure complex
Smaller Settlements,	Dalnain Bridge/Dalwhinnie - selected tourist related developments including small caravan sites on main routes; Boat of Garten/Nethybridge/Cromdale - parking and signposted walks; playing fields, golf

Sensitive Rural Areas

Priority lies with conservation of the environment and improved management of existing and future recreational activities. Sensitive areas include statutory nature conservation sites, ancient and semi-natural woodlands and areas of landscape importance including waterside land, the bulk of the uplands and principal views from main tourist routes;

Location	Initiative
Glenmore Corridor/Cairngorm	joint management approach, safeguards and interpretation of the national heritage with a presumption against non-essential development, winter sports
Loch An Eilean/Glen Banchor/Glen Tromie/Creag Dubh	Areas of Great Landscape Value with low key facilities aimed at improved public access and enjoyment
Drumochter	skiing (see Chapter 2, 2.2.8)

Remaining Countryside

Substantial untapped potential for tourism and recreational usage will be promoted subject to compatibility with established economic activities and resources; infrastructure, notably spare capacity in roads; and amenity and conservation interests. These are the more robust and accessible farm, forest and estate areas, with scope for diversification and directing pressures away from the more vulnerable habitats;

Location	Initiative
Boat of Garten/Grantown	steam railway extension.
Garvamore/Duthil,	Educational Field or other Centres.
General (see 2.3.1)	recreation - linking longer distance footpaths east and west of the District together with a network of off road routes for walkers, pony-trekking, bikes etc.

In support of these provisions a hierarchy of visitor and information services associated with communities and tourist routes should be provided to promote facilities, manage visitors, and interpret the local environment (see 2.2.11 and 2.3.2).

The implementation of these provisions are largely matters for the public bodies and Government agencies, and through various mechanisms for financial assistance, communities and landowners (see Chapters 2-8).

Tourism

2.2.10 *The Council will encourage the development of tourist accommodation and facilities at suitable sites within or immediately adjoining communities. Development potential in parts of the countryside is limited by amenity and servicing factors. Priority will given to expansion of existing facilities, proposals associated with agricultural diversification or use of redundant buildings in these areas which include the National Scenic Area. Elsewhere, development should be compatible with adjoining land uses, spare capacity in infrastructure and safeguards for local heritage and amenity. Proposals should either associate well with the prevailing pattern of building, or be well-absorbed visually by landform or trees.*

Ribbon development alongside rural roads should be avoided. General Development Control Policy No.3 will apply throughout the area.

Tourism Promotion - A9

2.2.11 The Council recognises the benefit of key gateway information sites promoting bypassed communities, alternative tourist routes, visitor facilities and attractions, at the following strategic points adjoining the A9;

(1) Ralia;

(2) Blackmount.

Whilst the former has now been established for some time, facilities at the latter may be provided by the Local Tourist Board and District Council and will supplement area information offices and TIPs in the main and outlying communities respectively.

The Council will maintain an absolute presumption against commercial facilities at these locations.

Tourist Signposting

2.2.12 Further to their general policy promoting composite signs displaying the facilities and attractions of bypassed communities, the Council considers that Grantown-on-Spey, Dulnain Bridge and Cromdale could benefit from such provision on the A95 in future.

Tourist Trails

2.2.13 The Council will encourage way-marking of local trails to promote tourism, interpret the countryside/heritage and safeguard the scenic and nature conservation resources of the area. Opportunities include projects based on the following routes/themes, possibly promoted in association with established museums;

- A86 - A889 - Clan MacPherson;
- A95 - A939 - B9102 - Archaeological.

These could incorporate small car parks, picnic sites and footpaths at selected locations.

Steam Railway

2.2.14 The Strathspey Railway Company propose to extend the steam railway from Boat of Garten to Grantown. This project is to be phased over 10 years commencing in 1992-93, and will be a major addition to the areas tourist and public transport infrastructure. It will include;

- reconstruction of Boat of Garten Bridge (see Chapter 5, 5.9.2);
- renovation of Broomhill Station at a cost of £162,000 (see 2.2.16);
- a viaduct over the River Dulnain at a cost of £90,000;
- an underpass of the A95 at Gaich at a cost of £362,000;
- a terminus at Grantown (see Chapter 3, 3.2.4).

Assistance with a funding package will be expected from Highlands and Islands Enterprise, the local authorities, private sector and community groups.

2.2.15 The Railway Company should, in discussion with British Rail, consider extension of the service south (using the main line) to Newtonmore or Dalwhinnie in the longer term.

Broomhill Station

2.2.16 2 ha. of land and redundant properties is reserved for railway purposes and associated commercial and visitor facilities, subject to satisfactory details, particularly in relation to access and drainage. Consideration should be given to improved footpath links with Nethybridge in the future.

High Technology Business

2.2.17 The Council will encourage the establishment of high technology businesses within the area. Such enterprises require self-contained, high amenity sites with good access. Subject to availability, satisfactory design and servicing, the following buildings have potential;

- Aultmore Lodge
- Castle Grant.

Roadside Development

2.2.18 The Council will continue to operate their joint A9 Policy with the Scottish Office which presumes against provision of roadside commercial facilities in favour of concentrating services within bypassed communities.

2.2.19 The Council will also apply their General Policy No.7 for the Control of Roadside Development to the A95, A86, A983, B9152, B9153 and B970 routes. With the exception of uses which conform with other policies applied in the landward area, this restricts the spread of commercial developments outwith recognised settlements.

Advertisements

2.2.20 A degree of advertising is essential to many businesses, but safeguards are required in the interests of amenity and traffic safety. All bypassed communities now enjoy the benefit of composite signposting. The Council will apply their General Policy No.4 for the Control of Advertisements throughout the Local Plan area.

COMMUNITY

Countryside Recreation

2.3.1 The Council will encourage a wide range of recreational facilities and activities in the less fragile lowland countryside areas. These should be compatible with rural land use management, nature conservation and heritage interests, and should be pursued in conjunction with other bodies. Schemes could embrace;

- an extensive network of signposted footpaths, bridleways and bike/cycling routes (segregated where possible) including more intensive use of forest tracks. These should link up the main communities and adjoin, or provide for cross-boundary routes connecting the Great Glen Way, Speyside Way and Deeside (incl. Lairig Ghru) using established paths;
- related low-key facilities for parking, picnicking and improved public access at selected locations along the existing road network;
- associated archaeological trails and interpretive material; and

- cross-country skiing, new or innovative specialist pursuits and water-based activities at appropriate locations. Water based recreational pursuits (except motorised activity) and improved access to river and loch edges are acceptable where they are compatible with conservation and other land use and management interests.

Consideration should be given by Central Government, appropriate agencies and public authorities to appropriate investment or support for the above projects and related services. The Council will seek to safeguard public rights of way, other footpaths and public access routes in the countryside from development and obstruction.

Visitor Management

2.3.2 The Council will encourage the development of a hierarchy of centres for the purposes of providing information, education and interpretation of the natural environment. This should be based on;

- a major reception facility based at Aviemore;
- smaller localised theme centres at key places throughout the District;
- simple roadside facilities associated with specific features of interest.

Opportunities exist for the involvement of, and contributions from statutory agencies, the public authorities, landowners and others in appropriate circumstances.

Former School - Duthil

2.3.3 Scope exists to convert this property for residential, commercial, community, or institutional use. The Council is currently assessing, with Moray, Badenoch and Strathspey Enterprise and others, the feasibility for establishing a Wood Design and Training Centre in association with the potential for local woodland based craft initiatives.

Cemetery

2.3.4 0.5 ha. of land adjoining the burial ground at Lynchat is reserved for future needs.

SERVICES

A9 Trunk Road

2.4.1 Further to recent improvements to the Ralia and Blackmount junctions, the Scottish Office is investigating additional measures to upgrade the A9(T) to improve traffic safety. These include an experimental 3-lane overtaking system. Given the projected increase in traffic and the District's growth and development prospects, the Council will press the Scottish Office to consider;

- the scope for major upgrading of the Lynwilg and Granish junctions, possibly including grade separation as a priority matter;
- further dualling of the trunk road;
- and improved arrangements for cyclists possibly involving linking up sections of the former route
- better signposting as part of a joint project with the Regional Council and other bodies.

A939 - National Tourist Route

2.4.2 The Council supports the Scottish Tourist Board's proposal to promote the A939 as part of the National Tourist network together with the provision of signposting at suitable locations.

Strategic Road Network

2.4.3 The Council will continue upgrading the strategic road network as follows;

	Location	Phasing	Cost
A95	Drumullie	1993-95	£350,000
	Craggan-Riverside	1993-97	£1,800,000
	Spey Bridge	1994-96	£510,000
	Granish-Kinveachy	1994-98	£950,000
	Cromdale	'96-later yrs	£1,984,000
	Drumullie-Croft James	'97-later yrs	£1,700,000
	Gaich-Craggan	'96-later yrs	£1,072,000
	Broomhill-Gaich	'95-later yrs	£2,680,000
A86	Creagbeag-MoyLodge	1993-96	£2,900,000
	MoyLodge-Aberarder	'94-later yrs	£2,500,000
	Allt na Claise bridge	1994-95	£87,000
	Culv. bridge	1994-95	£54,000

NB: The Council has updated its Capital Plan.

Any future consideration given to upgrading the A 95 to Trunk Road status must weigh the potential benefits of costs for improvement being borne by the Scottish Office, against the prospect of spending priorities being reviewed in a national rather than local context.

The Planning Authority will assess and seek to minimise the impact of road improvements on the environment.

Other Roads

2.4.4 Routes away from the strategic network will continue to be upgraded where development opportunities or land use and timber extraction are inhibited or serious traffic hazards exist. Priority will be given to the following improvements;

Route	Location	Phasing	Cost
A938	Muckrach	1993-95	£395,000
	Foregin bridge	1995-96	£75,000
	Baddengorm bridge	1993-96	£154,000
B970	Ruthven bridge	1996-98	£205,000
	Kingussie-Glenfeshie	1994-96	£679,000
	Lagganlia-Inverdrue	1994-97	£700,000
U218	Achlean	1994-97	£177,000
U219	Feshie Bridge	1996-97	£200,000

NB: The Council has updated its Capital Plan.

Given their importance as tourist/scenic routes, the National Scenic Area and adjoining SSSI's, the Council recognises the need for extremely sensitive improvements to the B 970 and adjoining roads. Particular attention will be given to maintaining their rural character by minimising loss of trees and encroachment onto adjoining habitats, together with replacement planting (and regeneration) and reinstatement of dykes where possible.

Public Transport

2.4.5 The Council will support the retention and improvement of rail services throughout the District, by pressing British Rail and Central Government to take appropriate action to maintain an acceptable level of service. The Council will endeavour to sustain existing (bus and post bus) services in accordance with local needs as follows;

- Newtonmore-Inverness;
- Kincaig-Insh-Kingussie;
- Tormore-Grantown-Aviemore;
- Grantown -Inverness;

- *Newtonmore-Kinlochlaggan and*
- *Aviemore-Coire Cas.*

As required by the Transport Act 1985, the Council will secure provision of such services as it considers appropriate to meet local requirements which would, in their view, not be met unless action is taken by them. In this regard, it will continue to award contracts and subsidise services where the Council considers services are socially desirable. The Council will also consider requests from communities for additional services and will award further contracts where the level of use appears to justify the cost, provided the Council's budget can sustain this.

Water Supplies

2.4.6 The Council propose to improve the quality of supplies or related storage capacity (including new or improved reservoirs) as follows;

Location	Phasing	Cost
Loch Einich	1993-95	£40,000
Grantown reservoir	1993-95	£310,000
Carrbridge reservoir	1993-96	£160,000
Kingussie--Newtonmore res.	1993-96	£320,000

NB: The Council has updated its Capital Plan.

2.4.7 The Council proposes to install a public water supply at Tulloch in 1996-later years at a cost of £50,000.

NB: The Council has updated its Capital Plan.

Water Catchment Areas

2.4.8 The Council will safeguard water catchment areas as shown on the Proposals Map from development, land use changes or other activities likely to prejudice existing or future supplies.

Drainage

2.4.9 The Council will continue to adapt its capital expenditure strategy to accommodate the demands of developing communities. By ensuring that the design and operation of its sewage treatment works comply with the requirements of the River Purification Board, the Council will minimise any detriment to the River Spey and its tributaries. The Council will seek to ensure that works are sited to minimise the impact on the environment, wherever possible. Priorities are shown in the following table;

Location	Phasing	Cost
Aviemore	1993-later yrs	£2,815,000
Kincraig	1993-97	£475,000
Cromdale	1993-97	£430,000
Dulnain Bridge	1993-95	£430,000
Duthil	1994-96	£110,000

NB: The Council has updated its Capital Plan.

Flooding - River Spey

2.4.10 The Council will encourage co-ordinated improvement schemes by landowners/appropriate bodies as recommended in the recent Consultant's report on the River Spey and its tributaries, as follows;

- *removal of gravel between Spey Dam and Invertruim, at Broomhill, and along the River Dulnain;*
- *realignment/widening at the Spey - Dulnain/Nethy confluences;*
- *flood/overspill banks between Spey Dam and Invertruim, Boat of Garten and River Nethy; and at Aviemore (see Chapter 6, 6.4.8);*
- *agreed maintenance of the channel at the Spey - Feshie confluence consistent with the (Wildlife and Countryside Act 1981) Section 29 Order placed by the Secretary of State, together with continuing remedial work on the latter, subject to agreement with Scottish Natural Heritage.*

The Council recommends that such measures be promoted in accordance with the Land Drainage Act (Scotland) 1958.

2.4.11 The Council will, if considered appropriate, exercise its discretionary powers under the Flood Prevention (Scotland) Act 1961 in respect of the management and prevention of obstructions to watercourses.

Flooding - Development Restraint

2.4.12 There will be a presumption against any building development within flood risk areas, except where it is considered essential to continued agricultural use of the land.

Refuse

2.4.13 The District Council is to centralise refuse disposal arrangements for Badenoch and Strathspey at Granish. Planning permission exists for extension of their existing landfill facility with capacity of approximately 10 years. A presumption will be maintained against development within 400 metres of the site.

Needs beyond the 10 year period are under consideration as part of a strategic Region-wide appraisal of the long term options for waste management being undertaken jointly at present by the Waste Disposal Authorities and Highlands and Islands Enterprise.

2.4.14 Notwithstanding, the Council will continue to apply their General Policy No.6 relating to Refuse Disposal throughout the Local Plan area, and seek appropriate restoration and afteruse of redundant local tip sites. The District Council has a statutory responsibility to prepare a recycling plan under the Environmental Protection Act 1990. Subject to a feasibility study by Consultants, consideration will be given to broadening the present arrangements relating to recycling of glass, oil and other waste products in order to minimise future landfill requirements.

Electricity

2.4.15 Development within a 6.5 metre margin of major electricity transmission lines will not be approved.

2.4.16 Proposals to reinforce or route supplies through the Local Plan area will be subject to detailed assessment of their impact on the environment, including the scope for under-grounding lines in sensitive localities. The Planning Authority will ensure loss of vegetation is limited to that necessary for essential installation or operational requirements

2.4.17 The Council will encourage development of alternative energy schemes where these provide economic benefits and are environmentally acceptable.

Telecommunications

2.4.18 The Council will consider favourably proposals for the erection of radio masts and other telecommunications structures provided;

- existing masts cannot be shared;
- existing services are not interfered with;
- the operator is licensed (except in domestic circumstances);
- visual amenity and nature conservation interests are not significantly affected;

- the proposal forms part of a network (except in domestic circumstances);
- redundant masts and equipment are removed.

ENVIRONMENT

Agricultural Land

2.5.1 The Council will safeguard areas of prime agricultural land (Macaulay Class 3.1). Other land considered important to the continued viability of farms, crofts or the local agricultural economy will also be safeguarded.

Forestry

2.5.2 The Council will safeguard established commercial forestry plantations for their value to the economy including downstream activities and presume against development within 20 metres of their margins, in the interests of safety and amenity. However, the Council recognises the amenity, conservation and recreational value of forest areas and will encourage management and felling practices compatible with mixed use of such areas where appropriate. The scale of forest areas, existing activities and patterns of use, and their accessibility and proximity to communities will be given due consideration in assessing the importance of woodlands in this regard.

2.5.3 Subject to agreement with landowners, the Council will encourage the development of forestry in association with the Draft Indicative Forestry Strategy.

This identifies potential;

- in Upper Speyside (subject to further study) for main-stream commercial planting without prejudice to the continuity of native woodlands where these are a component of the landscape, and peatland habitats; and
- in the Cairngorms/Monadhliaths for consolidation and expansion of native woodlands.
- Schemes should incorporate the following economic and environmental initiatives (see schedule opposite)

Key Themes	Main Locations	Strategic Elements	Implementing Agencies
Forestry Industry Development	Strathspey	Native woodland based craft initiatives	HIE, HC, FA, Private Sector, Birchwoodsinitiatives
Landscape Imp./Conservation	Lochindorb Moors	Open landscape, recreation of historic landscapes, screening/landscaping of mineral sites	HC, FA, SNH, Private Sector
Nature Conservation	Cairngorms	Native woodland regeneration/planting, community woodlands	Joint initiative between HC, FA, SNH, Landowners, Voluntary Sector
Recreation/Tourism	Strathspey	Special attention to main tourist routes/corridors, landscape enhancement, protect views, expand recreation opportunities	HC, FA, SNH, Tourist board, WGS Management Grants

Woodlands and Trees

2.5.4 The Council will protect existing trees and established woodland areas including small groups of trees or individual granny pines which are important landscape, wildlife and amenity features of the countryside. These include significant areas of ancient and semi-natural woodlands (identified by the former Nature Conservancy Council) incorporating important areas of remnant native forest as well as exotic specimens, notably associated with estate policies. Measures needed to ensure continuity and regeneration of these features will be encouraged. Generally, development should not be sited within 20 metres of the trunks of large or mature trees, and careful consideration will be given to the effect of related access and services on their stability.

Nature Conservation

2.5.5 A presumption will be maintained against development which would have significant detrimental effect on any of the following designated nature conservation sites as shown on the Plan. This will apply to any statutory sites subsequently notified.

Designation	Location
Sites of Special Scientific Interest	River Spey-Insh Marshes*
	Alvie*
	Ben Alder-Aonach Beag*
	Drumochter Hills*
	Monadhliaths*
	North Rothiemurchus Pinewoods*
	Creag Dubh
	Kinveachy*
	Moidach More
	Loch Etteridge
	Allt Mor
	Northern Corries*
	Loch Vaa*
Kinlochlaggan Boulder Beds	
River Feshie	

Designation	Location
National Nature Reserves (also SSSI's or part SSSI's)	Cairngorms*
	Craigellachie
	Dell Wood
	Abernethy Forest*
	Creag Meagaidh*

*Denotes Ramsar/Special Protection Areas (or part thereof) which relate to birds and their habitats. SPA designations which derive from EC Directives and Ramsar Sites impose obligations on the Planning Authority to safeguard species and their habitats.

NB. In addition some SSSI's may be designated as SAC's (Special Areas of Conservation) under the Habitats Directive and in accordance with the Habitats Regulations development will be strictly controlled.

2.5.6 The Council will have regard to the local nature and wildlife conservation value of nominated areas when considering future proposals for development or interpretation;

- **Wildlife :** Insh Marshes and Loch Garten/Abernethy RSPB, and Ryvoan SWT Reserves;
- **Woodlands :** Slochd; Fanmore; Revack; Huntly's Cave; Glen Tromie; Milton; Sluggan; Ryvoan; Culfoich-Lettoch; Grainish; Lynwilg; Pityoulish; Rothiemurchus-Inshriach march (B970); Inshriach birchwoods; An Suidhe-Dunachton-Craigbui; Lynachlaggan birchwoods; Meall an t-Sithein; Meall Damh; Tullochroam (Loch Laggan); Binnein Shios; Grantown Woods, Curr Wood;
- **Marshes and Bogs :** Cluny marshes; Balliefurth; Docharn;
- **Heath Grasslands :** An Sluggan; Invertromie; Newtonmore; Boat of Garten; Finlarig; Skye of Curr;
- **Fens and Mires :** Mullochard; Inshriach

- *Standing Freshwater : Milton Loch; Loch Mor; Loch Morlich; Lochans Uvie; Loch Ille Mhor; Loch Gynach; Loch Pityoulish; Avielochan; Uath Lochan; Grainish lochan;*
- *Flowing Freshwater : Rivers Spey; Dulnain and Nethy.*

Scope exists to identify key interpretive/viewpoint sites, together with appropriate roadside facilities, in association with Scottish Natural Heritage, the RSPB and others. Scottish Natural Heritage are considering improved visitor/interpretive facilities at Creag Meagaidh.

NB. Sites identified on the Proposals Map are subject to further investigation and consultation by SNH with landowners.

Countryside Management

2.5.7 The Council support an integrated management Strategy for the Cairngorms. This has been addressed as part of a Scottish Office initiative in respect of which the Cairngorm Working Party was set up. The Working Party's report and recommendations have been published and a decision by the Secretary of State is awaited. Options include setting up a Natural Heritage Area, possibly extending to the whole of the District, together with a Partnership/Executive Board comprising representatives of the local authorities, community and other interest groups to implement the Strategy. Adequate funding and resources for this purpose is essential.

2.5.8 The Council propose to provide visitor facilities in association with the following features of interest subject to Scheduled Ancient Monument consent, where appropriate;

- *Garvamore Barracks - refurbishment of the Grade A listed building to create an interpretive centre based on the 18th Century military road network, a hostel for walkers, and education facilities which could be operated or managed by community interests. £308,000 is allocated between 1992-94;*
- *Lochindorb - car park, jetty, interpretation and restoration of the Castle in 1992-93 at a cost of £10,000.*

NB: The Council has updated its Capital Plan.

2.5.9 Future consideration will be given to further visitor facilities including parking, picnicking and interpretation subject to discussion with interested parties where appropriate. Opportunities exist in relation to;

- *Dun Da Lambh - Spey Dam, subject to careful consideration of any access provisions;*
- *Lynbreack - Braes of Cromdale (A939);*
- *Achlean;*
- *Tromie Bridge.*

Landscape Conservation

2.5.10 Notwithstanding the Cairngorms NSA, the Council will seek to conserve areas of landscape importance including waterside land, open areas and scenic views particularly over open water from the main tourist routes. Development proposals will be considered carefully in respect of their impacts on conservation and the environment. Where significant, an environmental assessment will be required.

Glenmore Corridor

2.5.11 Given conservation, recreational and amenity interests of national/international significance, the Council has brought forward a Framework Plan for the Glenmore Corridor. This includes guidelines for;

- *visitor management;*
- *conservation of the natural heritage and landscape character;*
- *established settlements.*

Subject to discussion with the public, and agreement with statutory and voluntary bodies, this will form the basis for the provision of facilities, land management and development control (see Chapter 4).

Areas Of Great Landscape Value

2.5.12 The Council will seek to designate Areas of Great Landscape Value where special control and management policies will be followed to maintain their landscape character and secure public access, safety and enjoyment. Discussions with landowners will take place in relation to the following locations;

- *Creag Dubh;*
- *Glen Banchor;*
- *Glen Tromie;*

- Loch an Eilean
- Pityoulish; and
- Glen Brown--Dorback.

Historic Buildings

2.5.13 The Council will presume against development which would adversely affect the character or setting of all listed buildings, including the following A-Category properties;

- Ardverickie House, ancillary buildings and walled garden;
- Ardverickie Gate Lodge, piers, bridge over the River Pattack;
- Aultmore House, pavilion, gardens;
- Broomhill Bridge;
- Castle Grant;
- Castle Grant East Lodge, entrance arch, railway bridge;
- Cluny Castle;
- Croft House, Rothiemurchus;
- Garvamore Barracks;
- Garva Bridge;
- Muckrach Castle;
- Old Spey Bridge, Grantown;
- Ruthven Barracks, stables;
- Sluggan Bridge over the River Dulnain;
- Speyside House, Grantown.

The following listed buildings are also Scheduled Ancient Monuments: Broomhill Bridge; Garvamore Barracks, Garva Bridge; Old Spey Bridge, Grantown; Ruthven Barracks; and Sluggan Bridge. (See 2.5.14).

Archaeological Sites

2.5.14 Scheduled Ancient Monuments together with other recorded sites and areas of archaeological significance as shown on the Proposals Map will be protected from impingement by development. Where appropriate, resources should be found to enable excavation and recording. The Council will also encourage public access and interpretation in suitable cases which include;

- Glen Banchor - parking and trail around de-populated settlements;
- Castle Roy - improved parking and access, subject to public safety and restoration works;
- Tom Pitlac Motte.

Where preservation of sites is not feasible, provision should be made for excavation and recording prior to development commencing through planning conditions or Agreements. Developers will be encouraged to contribute towards the costs of archaeological work necessitated by developments.

Settlement Edges

2.5.15 In order to protect their identity and setting, and to promote the orderly development of allocated land and supporting infrastructure, areas adjoining existing settlements will be protected from sporadic development. This does not include development or activities for which there is an operational requirement associated with the working of land for agriculture or crofting purposes or related diversification. The Council will seek to ensure that development relates well to the landscape and that communities are absorbed within their surroundings. This should be achieved with respect for local circumstances, existing land form and uses. Woodland, including community managed schemes, will be encouraged where;

- it is an integral feature of settlements or the adjoining countryside;
- it would be valuable as recreation or wildlife habitats;
- and where development is exposed or prominent.

Grant assistance is available in appropriate circumstances from Scottish Natural Heritage and the Forest Authority. Planting of predominantly native species or regeneration should complement activities from which the landscape derives a more open character, particularly where views or aspects are important.

3

Grantown-on-Spey

Prospects

Grantown-on-Spey (population 3000) is the largest settlement in Badenoch and Strathspey, and the principal service and employment centre for the north-east part of the District. Its population has increased by 16% since 1971 during which time an average of 20 houses have been built annually. The town currently supports 25% of the District's jobs. These depend primarily on services, tourism and manufacturing. Various initiatives to reinforce longer term business prospects are being pursued.

Sir James Grant's planned town originated in the mid 18th century and was consolidated as a Victorian resort. Despite substantial infilling, the fabric of its historic core remains largely intact. One of the Highland's finest conservation areas, this outstanding heritage provides an excellent base for economic opportunities and revitalising tourism in the years ahead.

The projected return of the steam railway before the turn of the century should attract significant numbers of visitors to the town. Opportunities must be identified to maximise spin-off benefits whilst safeguarding the exceptional natural environment. Better tourist signing in association with road improvements to the south is essential for promoting the town. The renowned Spey fishings' are an established element of the local economy and must be protected.

Rising afforested land, amenity woodlands and the River Spey give the town a magnificent setting. These factors and the outstanding built environment substantially restrict the options for expansion, and further growth appears best directed to the north-west edges of the settlement and fringe sites immediately south of the river. A 10 year supply of land for housing and other community needs is available in these localities.

Principles

The main objectives in Grantown are to;

- accommodate growth of the town within its landscaped setting, consistent with maintaining local heritage assets;
- maximise the economic benefits deriving from tourism;
- meet future business needs for serviced land and premises;
- enhance the High Street for pedestrians and shoppers;
- safeguard the town's built heritage and setting, including its semi-natural woodlands;
- upgrade the range of recreational and community facilities, including provision for the elderly;
- secure access to adjoining amenity woodlands for informal recreation in the longer term;
- improve the A95 and tourist signing of the town.

Policies and Proposals

HOUSING

Main Development Areas

3.1.1 The following land is allocated for housing (Policy RS4 applies);

Area	Location	Size	Capacity	Requirements
(a)	Seafield Ave. - Beachen Court	6.0 ha.	30 houses	access from Seafield Ave., low density infill above north escarpment
(b)	Seafield Ave. - Castle Road East	12.8 ha.	150 houses	Possible use of S.50 Agreement to cover surface water, road reservation, open space, landscaping and walkway. Consider scope for roundabout to north on A938.
(c)	Rhuarden	0.5 ha.	9 houses	retention of trees, landscaping, open space and footpaths by Kylintra Burn.
(d)	Mossie Road	2.8 ha.	30 houses	
(e)	The Parsonage	1.2 ha.	15 houses	footpath links, buffer areas and retention of better trees
(f)	Spey Bank	0.9 ha.	6 houses	retain trees
(h)	Seafield Av.	0.1 ha.	6-8 houses	Part developed. See para.2.5.1
(i)	Chapel Rd.	0.2 ha.	6-8 houses	see para.2.5.1
(j)	Church Ave.	0.8 ha.	12-14 houses	see para.2.5.1
(k)	Chapel Road	0.1 ha.	4 houses	see para.2.5.1

A Brief will be prepared to guide development of land between Seafield Avenue and Castle Road East. This will consider;

- layout - a more compact and formal arrangement of buildings and streets;
- design - with emphasis on traditional features;
- open space - a sequence of spaces relating well to development enclaves and each other;
- and buffer areas - including management of existing trees and new planting. The Brief will reflect the distinctive form and character of Grantown-on-Spey, encourage appropriate integration of new development and pedestrian links with the traditional fabric of the town, and amenity

provisions for the settlement edges in this locality.

The Planning Authority will give consideration to the use of Section 50 or other Agreements with developers/landowner to secure landscaping and open space provision together with arrangements for maintenance by such parties as appropriate.

HOUSING LAND IN MAIN SETTLEMENTS: Summary of Supply and Capacity GRANTOWN-ON-SPEY incl. CROMDALE, ADVIE			
Total ha	Capacity (houses)	Possible Building Rate (Houses per annum)	Estimated "life" of Allocated Land (yrs.)
35.3	350	17-24	14-19

District Council Housing

3.1.2 The District Council propose to build 10 houses in Grantown in 1993-94 and a further 10 in 1995-96 at a total cost of £900,000.

3.1.3 In addition, eight serviced plots were made available on land off Beachen Court for the local self-build market. The District Council will give consideration to providing further serviced plots for first time buyers in Grantown in future.

NB: The Council has updated its Capital Plan.

Infill

3.1.4 In the interests of safeguarding the character of established residential areas, there will be a presumption against infill housing, including sub-division of existing plots, where proposals involve;

- inappropriate massing, design or orientation;
- inadequate plot size or spacing between properties;
- breaching established building lines;
- felling significant trees;
- loss of privacy or amenity to neighbouring occupiers; or
- substandard access.
- There will be a presumption against further infill housing south of the river at Spey Bridge given proposed uses, amenity and servicing considerations.

EMPLOYMENT

Commerce - Town Centre

3.2.1 *The Council will encourage consolidation of commercial and office uses within the area identified on the Proposals Map. The Council will apply their General Development Control Policy No.2 which seeks to consolidate established shopping frontages. New or replacement shop fronts should be sympathetic to the character of the Conservation Area and where appropriate, listed buildings.*

Tourist Development

3.2.2(a) *Land comprising the former Spey Bridge Station occupies a high profile location beside the A95. This 3.1 ha. site is allocated for a high amenity tourist-related use, such as a craft village or a heritage/conference facility. Any related retailing should be integrated with and subservient to such uses. Development could incorporate remaining station buildings subject to maximum retention of trees and further planting, together with links to riverside footpaths.*

3.2.2(b) *Consideration should be given by the Scottish Youth Hostel Association or other interests to providing hostel facilities in the Grantown-on-Spey locality. An opportunity may exist to incorporate such facilities within this site or alternatively, secure continued use of a redundant listed building elsewhere in the area.*

Caravan Site

3.2.3 *1.5 ha. of land adjacent to the caravan park is allocated for expansion. Consideration should be given by the District Council to a comprehensive landscaping and planting scheme for the site.*

Tourism - Steam Railway

3.2.4 *The Strathspey Railway Company intend to develop a new steam railway terminus at Grantown. This will comprise the final phase of the proposal to extend the line from Boat of Garten and is expected to be completed by the turn of the century (see Chapter 2, 2.2.14). The Council will reserve 0.9ha. of land adjoining the Industrial Estate for station and related facilities. The project, presently costed at £400,000, will be assisted by Highlands and Islands Enterprise, the District Council and other interests.*

Further initiatives could be pursued as part of a wider package including an enhancement scheme for the locality, and a dedicated transport link to the town centre.

Tourism - Woodlands Marts

3.2.5 *The Council will investigate the feasibility for redevelopment of the Woodlands Marts site and adjoining properties for tourist-related commercial use in the longer term. This will be subject to land assembly and relocation of established businesses and will be without prejudice to expansion/improvement of these and existing residential uses in the interim. Development potential could include a gateway visitor centre or leisure facilities possibly in association with the steam railway terminus. The Council recognise the importance of the Marts and will seek discussion with the operators to identify a suitable alternative location, preferably on the edge of the town.*

Heritage/Town Trail

3.2.6 *Planning permission has been given for a heritage centre on land adjoining the (south) car park off High Street. This will provide an opportunity for further promotion of the local Historical Society's heritage walk. The Regional Council will consider scope for assistance with waymarking and other interpretive material associated with this and related buildings and landmarks throughout the town.*

Strathspey Industrial Estate

3.2.7 *The Council will encourage consolidation of business uses on the Industrial Estate. The Council recognise that small/craft businesses are an integral part of the wider town and important to the local economy. Subject to the suitability of other premises in relation to neighbouring uses and servicing, such activities will be encouraged elsewhere.*

Future Business Sites

3.2.8 *The Council intends to acquire additional land in Grantown in 1995 or later years for business use. £350,000 is provisionally earmarked for site servicing and the provision of 3000 sq.ft. of accommodation. 4.5 ha. of land, south of Spey Bridge and screened in part from the A95, is reserved for this purpose subject to detailed assessment of feasibility and costs, including a full geological and topographical survey. Scope exists to rehabilitate the former refuse tip and mineral workings for storage-related uses.*

NB: The Council has updated its Capital Plan.

COMMUNITY

Town Park

3.3.1 Open ground together with a lochan and woodland mark the southern entrance to the town. These provide an opportunity to expand the Park, and 2.5 ha. is reserved for this purpose. The District Council has secured a leasing arrangement for this land and has undertaken tree planting and footpath management, and intends to create a wetland meadow on part of the site. Further funding assistance may be obtained from Moray, Badenoch and Strathspey Enterprise. Consideration should be given to a major enhancement scheme based upon the town's Victorian heritage with period detailing, incorporating the existing park and car parking.

Landscaped Walkways

3.3.2 Reservations are made for developing a major system of landscaped footpaths and cycleways around the town. These will link existing and future residential areas, open spaces/parks and other community facilities. The Council will give consideration to contributing towards the cost of such projects in association with commitments from the District Council, community interests, and adjoining developers. The District Council may wish to co-ordinate occasional tidying-up of the Kylindra Burn and its margins. This could involve the Scottish Conservation Project.

Open Space

3.3.3 6.2 ha. of land adjoining the former railway on the western edge of the town will be safeguarded as open space. A viewpoint and seating at selected points, together with improved footpaths, tree planting and suitable management could enhance the area for informal recreation.

Footpaths

3.3.4 The Council will safeguard footpaths and Rights of Way within and adjoining Grantown and identify opportunities for further routes, subject to agreement with landowners. The District Council should consider introducing measures along the former railway line to limit usage of this route to pedestrians only.

3.3.5 The Countryside Commission and the Council have undertaken a joint project to assess the scope for promotion and development of footpaths in this locality. This has been the subject of consultation with Scottish Natural Heritage and others, in terms of establishing priorities for action. A Project Officer has been appointed to pursue this initiative.

The Planning Authority will safeguard the line of the former railway north of Grantown-on-Spey and in accordance with the recent Consultant's Study will give consideration to the suitability of this route as a footpath.

Leisure and Recreation

3.3.6 The Council will safeguard the golf course and nucleus of community facilities (including sports fields, tennis courts and bowling green) at Seafield Park for recreational use. Further to the recent provision of nursery/playgroup facilities and Scout's headquarters, there will be a presumption against further piecemeal development in this locality, with the exception of improved arrangements for parking or servicing. Consideration should be given by the District Council to environmental improvements at this location, including tree planting and improved parking facilities.

3.3.7 0.6 ha. of land adjoining the Secondary School is allocated for community use. This would be suitable for an all-purpose Sports and Recreation Centre. The Community Council is currently investigating potential sources of funding for this project.

3.3.8 The Council will encourage community interests to consider the scope for rehabilitation of the Curling Rinks for their former use. The District Council has replaced clubhouse facilities in 1993-94 at a cost of £10,000. Any related parking should be at a suitably robust location, compatible with safeguarding adjacent nature conservation interests and footpaths. Following restoration works at the former refuse tip this will revert primarily to woodland, although this locality could provide for parking, interpretive and other amenity facilities, which might be considered in the context of a strategy for recreational use of the woodland area to be agreed with the Estate.

Grant House/Hospital

3.3.9 The Ian Charles Hospital and Grant House, recently refurbished for the elderly, occupy neighbouring sites on the northern fringe of the town. Land adjoining these properties will be safeguarded from development for amenity purposes and to retain scope for expansion of facilities, should the need arise.

Civic Amenity Site

3.3.10 The District Council intend to provide a permanent civic amenity facility. A well screened site off the A95 at Achnagonalin is allocated for this purpose.

The Show Field

3.3.11 *The Show Field, together with adjoining land presently given over to parking, will be safeguarded from development. Scope exists to use this 6.2 ha. site more extensively for community recreational purposes. Opportunities for additional tree planting on its edges will be encouraged.*

SERVICES

Town Centre Traffic Management/Enhancement

3.4.1 *The Council will investigate the scope for future traffic management and environmental improvements in the town centre. A package of sensitive measures could involve;*

- *enhancement of High Street for pedestrians and shoppers;*
- *additional car parking, possibly on under-used backland sites;*
- *traffic-calming measures incorporating dedicated servicing and on-street car parking.*

This will be subject to discussion with local businesses and community groups.

A95 Realignment

3.4.2 *The Council has examined various options for realignment of the A95 between Craggan-Riverside. The route to be constructed will involve a new southern approach to Grantown, reconstruction of the Kylintra -- Spey Bridge section, and improved tourist signing of the town.*

3.4.3 *The Spey margins are especially sensitive and the Council will exercise particular care in minimising the environmental impact of these works, including any loss of trees. The scheme will involve substantial landscaping and consideration will be given to layby facilities at suitable locations.*

Spey Bridge - Upgrading

3.4.4 *The Council propose to undertake structural reinforcement of Spey Bridge in 1994-96 at a cost of £510,000.*

NB: The Council has updated its Capital Plan.

Sewage Works

3.4.5 *The Council will give consideration, in the context of future review of its Capital Plan, to the allocation of resources necessary to upgrade drainage facilities at Grantown consistent with long term growth of the town. In order to secure appropriate standards of amenity, there will be a presumption against permanent development within 90 metres of the sewage treatment works.*

ENVIRONMENT

Conservation Area

3.5.1 *Policy RS5 will apply where proposals for infill development within the Conservation Area do not compromise the criteria set out in 3.1.4. Development, including ancillary buildings, should be of a form and scale compatible with the character of the town and consistent with the following agreed Council guidelines;*

- *finishes - natural stone or harled walls with roofs clad in slate or similar materials;*
- *design - roofs should be pitched at 40 degrees, window openings should be of sash and case dimensions, doors of traditional proportions, and gabled dormers will be sought where appropriate;*
- *orientation/building lines - reinforcing established street frontages, possibly single storey tenement cottages on backland sites, and reinstatement of walls;*
- *satellite dishes - preferably to the rear of buildings;*
- *open spaces - safeguard important features and vistas.*
- *The Council will keep the boundaries of the Conservation Area under review.*

3.5.2 *The Council will undertake a comprehensive survey of mature trees within the Conservation Area in consultation with landowners. This will identify specimens requiring surgery, selective felling and replacement. It will seek to prolong the life of existing features and secure mature trees as an integral element of the town's character. Financial aid or advice will be available in appropriate circumstances. Priority will be given to reinforcement planting in The Square and Church Avenue.*

Amenity Woodlands

3.5.3 Mature dedicated woodlands adjoining Grantown are of major importance to the character and setting of the town, informal recreation and wildlife. The Council recognise their value as a timber resource, but will seek to obtain a reduced rate of extraction and retention of granny pine to ensure a diverse age structure. A 5-year management regime has been agreed with the Estate for coup felling to retain the character of the most significant amenity woodland areas. These are associated with the principal footpaths and Rights of Way, areas of local nature conservation interest, the main settlement edges and other sensitive localities, including the River Spey margins. Planning permission has been given for 2 houses at the former Kylintra Mill site. This represents the limit of development in this locality. There will be a strict presumption against any further encroachment of building within the woodlands, in order to safeguard their integrity in the wider public interest.

3.5.4 The Council will support the local community's wish to secure continued use of the main footpath systems within the woodlands whilst acknowledging the Estate's management requirements. The Council together with Scottish Natural Heritage and the Forestry Authority are currently investigating measures, in discussion with the Estate, to secure Grantown woodlands for their amenity and recreational value. In this regard the Council is pursuing suitable management arrangements with the Estate, as part of a joint initiative with the statutory bodies and community interests.

Other Trees

3.5.5 The Council will consider the placing of Tree Preservation Orders where other trees important to the character or visual structure of the town come under threat of felling.

Riverside Improvements

3.5.6 The Council will promote a package of measures to enhance the Spey margins including tree management and planting, upgrading and waymarking of walks and parking and picnicking areas. This could be achieved as part of a joint initiative involving the landowners, local authorities and community interests together with Scottish Natural Heritage aid (see 3.5). Works should safeguard habitats and include native trees and interpretive facilities.

Cromdale

Prospects

Cromdale (population 280) lies on the A95 close to the north eastern boundary of the District. Recent employment opportunities in food processing have gone some way to compensating rationalisation at the Distillery over the years. The availability of housing land, investment in drainage facilities, and the short commuting distance to Grantown suggest future house building will exceed present modest rates. Heavy A95 traffic through the village remains, however, a hazard.

Principles

- The main objectives at Cromdale are to;
- open up new housing areas;
- encourage business opportunities;
- enable drainage and road improvements;
- improve village amenities;
- safeguard and create adjoining habitats.

Policies and Proposals

HOUSING

Main Housing Sites

3.6.1 The following sites are allocated for housing (Policy RS4 applies);

Area	Location	Size	House Capacity	Requirements
(a)	Tom An Uird	6.4 ha.	36	S.50 Agreement*
(b)	former station yard	0.2 ha.	4	scope for renovating existing properties
(c)	Kirk Road	1.4 ha.	15	
(d)	west of Bridge	1.4 ha.	12	access from Kirk Road
(e)	rear of Woodland	0.5 ha.	9	

* new access to A95 required (after completion of 10 dwellings), and substantial tree planting (RS3 applies).

Infill

3.6.2 Further single house sites are identified off the A95 and Kirk Road.

District Council Housing

3.6.3 The District Council intends to build 2 houses at Tom An Uird in 1993-94 at a cost of £90,000.

NB: The Council has updated its Capital Plan.

EMPLOYMENT

Tourism

3.7.1 Scope exists to develop a small visitor facility in association with the Smoke House, taking advantage of its location beside the A95. This could comprise an extension to include a tea-room, interpretive and sales facilities subject to suitable access and parking.

Business

3.7.2 The following sites are reserved for business use;

- 0.2 ha. at the Sawmill to the rear of the village hall - suitable for storage related uses;
- 0.2 ha. off the Distillery road - serviced units with structural planting on adjoining ground if necessary; and
- 0.3 ha. at Tom An Uird - long term.

COMMUNITY

Recreation

3.8.1 The football field and adjoining land is safeguarded for open space and community use. Additional recreational facilities could be provided in association with the adjoining educational hostel. Adjoining land to the north would be suitable for a car park, subject to suitable access from the A95.

SERVICES

Sewerage

3.9.1 The Council propose to build a new sewage treatment works in 1993-97 at a cost of £430,000 on a site north of the former railway line. In order to secure appropriate standards of amenity, there will be a presumption against permanent development within 90 metres of the works. Access will be taken from the A95 along the line of the former railway. Public access to the Spey will be safeguarded.

NB: The Council has updated its Capital Plan.

Roads - A95 Improvement

3.9.2 The Council intends to upgrade the A95 at Cromdale (see Chapter 2, 4.3). Options include,

- improvement of the existing route incorporating village footpaths and possibly car parking; or
- a bypass with traffic diverted away from the village together with suitable signposting

Pending detailed engineering investigation, the Council will ensure that development maintains an appropriate degree of setback from the existing route and that possible bypass lines are not compromised (see 10.3).

ENVIRONMENT

Village Improvements

3.10.1 Further tree planting and undergrounding of intrusive wirescape should be considered by community interests and appropriate statutory bodies to improve local amenity.

Burn Walkway

3.10.2 The Council will safeguard open land adjoining the burn and encourage the landowner, local interests and possibly the District Council to consider an enhancement scheme comprising tree planting (including native species) and footpath links, segregated as far as possible from the A95. These could include a signposted route along the former railway linking the village centre and distillery. Further opportunities for extending the local footpath network could be pursued further to the recent joint (former) Countryside Commission/IIRC study (see 3.3.5).

Development Restraint

3.10.3 *Other land adjoining Cromdale will be safeguarded from development, unless this is essential for agricultural purposes, in the interests of the longer term development of the village, proper infrastructural provision (including potential bypass routes) and local amenity.*

Advie Prospects

The small village of Advie is located off the A95 on the edge of the Region. There are no public water supply or drainage facilities and developments have largely been absorbed in the surrounding countryside. With continuing diversification of activities at Tulchan Estate, opportunities exist to improve the choice of house sites locally by consolidating the village, subject to adequate servicing.

Principles

The priorities at Advie are to;

- select opportunities for housing;
- safeguard village amenity;
- highlight deficiencies in services.
- Policies and Proposals

HOUSING

Infill

3.11.1 *Housing Policy RS2 will apply to sites within or adjoining the village subject to adequate water supply and drainage. These include;*

Area	Location	Capacity
(a)	by the Manse	1 house
(b)	north of/opposite the hall	4 houses
(c)	south of station yard	2 houses
(d)	either side of Moor Cottage	3 houses
(e)	east of the Post Office	2 houses

Proposals should avoid loss of trees.

SERVICES

Water and Drainage

3.12.1 *The Council will consider improving basic infrastructure in the village in the longer term. Existing private supplies have limited capacity.*

ENVIRONMENT

Trees

3.13.1 *Existing trees will be safeguarded and new planting encouraged notably in the vicinity of the former railway halt.*

Enhancement

3.13.2 *A small scheme could be carried out in the vicinity of the old Post Office. This could include seating and planting, together with a turning and parking area for vehicles.*

4 Nethybridge

Prospects

Nethybridge enjoys an extremely pleasant setting beside the Abernethy Forest SSSI and Dell Woods National Nature Reserve with its superb native pinewoods, open fields and the River Nethy. These features have determined the village's distinctive linear form, with development comprising a series of "streets" strung along either side of the river. The economy relies heavily on tourism, and there is a need to broaden the area's economic base and encourage additional employment in local services. Given a large local population of retirement age, and a substantial number of holiday or second homes this will foster a better balanced community. Housing for local people would help sustain the primary school roll and discourage rationalisation of other local services.

The outdoor centre, pony trekking and golf course draw significant numbers of visitors. This could provide the impetus for broadening the range of facilities, including interpretation of the local industrial archaeological heritage.

Principles

The main objectives at Nethybridge are to ;

- ensure that new development maintains a scale and form compatible with the village character and reflects the "street" layout;
- protect the village setting, notably the adjoining semi-natural woodlands, open land and river edges;
- avoid encroachment of development onto open land outwith Nethybridge, and reinforce the disused railway as the village limits to the west;
- safeguard and enhance local amenities, including important open spaces;
- secure an appropriate range of community facilities and services;

- use the focal point by the Post Office to promote local attractions to visitors;
- safeguard the main areas of amenity woodland, consistent with the community's development requirements;
- help strengthen and diversify the economic base of the community.

Development Factors

Several sites within and immediately adjoining the community capable of connecting to existing servicing networks, provide short term development opportunities. Further land is required for the community's medium--long term needs and to provide greater choice and flexibility particularly for housing.

The main objectives are to avoid over-development within the existing village and retain its character, including important open spaces. In order to avoid the flood plain, and other physical and amenity constraints including the NNR, development requirements can best be absorbed primarily to the north-east. This would reinforce the existing "street form" based on the established roads, and involve extension of other service networks and possibly pumping drainage. Development would be directed away from the more sensitive parts of the community with future housing located closer to the primary school. However, existing forest margins would be breached and as a priority, provision must be made to secure substantial core woodland areas. These are valuable for amenity, recreation and wildlife and will help integrate future development within the wider village setting.

Policies and Proposals

HOUSING

Development Areas

4.1.1 *The following sites are allocated for housing (Policy RS4 applies);*

Area	Location	Size	Capacity	Requirements
SHORT TERM				
(a)	Duack Bridge	0.5 ha.	6 houses	shared access, set back to avoid skylining
(b)	Lurg Road (east)	0.4 ha.	4 houses	shared accesses, minimising encroachment onto adjoining agricultural/forestry areas, reservation for riverside walk, subject to agreement with landowner.
(c)	Lurg Road (west)	0.5 ha.	6 houses	shared accesses, minimising encroachment onto adjoining agricultural/forestry areas, reservation for riverside walk, subject to agreement with landowner.
(d)	Nethybridge Hotel	1.0 ha.	10 houses	access options include from Causer Road or upgrading the Mountview Hotel access. Maintain open frontage escarpment between hotels, Section 50 Agreement on open land and landscaping
(e)	Causer (north-east)	2.7 ha.	28 houses	under development
(f)	Causer (south-east)	0.9 ha.	12 houses	public sector, retain native woodlands
(g)	Heatherbrae	0.4 ha.	2 houses	low profile, tree retention
(h)	former Nursery	1.8 ha.	8 houses	See box below
<p>Separation from the NNR and woodland management, retention of existing hedge where consistent with access visibility and safeguards for the mature Wellingtonia. Plot sizes should be a minimum of 0.75 acres and low profile buildings are preferred. (Subject to agreement with SNH) segregated footpath links between Delf Road and NNR using existing tracks to form an amenity woodland corridor based on the most outstanding trees and their adjoining spaces; retention of regenerating woodland within development plots; agreement with SNH on safeguards for any significant botanical interest</p>				
(i)	north of Stables	0.8 ha.	up to 9 houses	comprising three building groups with single access, Section 50 Agreement to maintain open frontage
(l)	west of B970	0.8 ha.	4 houses	frontage planting, common building line setback, shared access where possible
MEDIUM--LONG TERM				
(j)	School Road	4.5 ha.	30 houses	See box below
(k)	Craigmore Road	1.6 ha.	10 houses	See box below
<p>small groups of dwellings separated by treed compartments with safeguards for important specimens, including those within plots. Shared access and services, selected road improvements, set back to retain treed character consistent with daylighting and amenity considerations, and segregated footpaths including reservations for future routes into adjoining woodland where appropriate</p>				

District Council

4.1.2 *The District Council propose to build 2 houses in 1993-94 and a further 2 in 1996-97 at a cost of £180,000 on land at Craigmore Crescent.*

NB: The Council has updated its Capital Plan.

HOUSING LAND IN MAIN SETTLEMENTS: Summary of Supply and Capacity NETHYBRIDGE incl. DULNAIN BRIDGE			
Total ha.	Capacity (houses)	Possible Building Rate (houses per annum)	Estimated "life" of Allocated Land (yrs.)
21.0	168	7	22

Infill

4.1.3 *In the interest of safeguarding the character of established residential areas, there will be a presumption against further infill housing including sub-division of existing plots, where development would involve;*

- *inappropriate scale, design or orientation;*
- *inadequate plot size or spacing between properties;*
- *breaching established building lines;*
- *felling significant trees;*
- *loss of privacy or amenity to neighbouring occupiers; or*
- *substandard access.*

Local Needs Housing

4.1.4 *0.6 ha. of land opposite the playing field is allocated for low-cost local needs housing. Development will be subject to Section 50 Agreement in relation to this use and a Housing Association or similar project is encouraged. Proximity to community facilities makes this site particularly suitable for specialist accommodation for the elderly. This allocation reflects particular local concerns. The site represents part of a wider area identified for amenity and community uses, and would otherwise have been safeguarded for these purposes. In accordance with the community's wishes, the Planning Authority will not therefore support development of the site for other purposes. Subject to agreement with Scottish Homes and the District Council, Albyn Housing Society intend to pursue an interest in providing local needs accommodation in Nethybridge.*

EMPLOYMENT

Business

4.2.1 The following sites are allocated for business purposes;

- the former station and redundant properties together with 0.8 ha. of land; and
- 0.2 ha. north of Craigmore Road subject to road improvements. Development will not be supported before work has started on the development of the adjoining housing site (1.1 (k)). Development will require to be designed and screened to ensure that the wooded character of this approach to Nethybridge is protected.

These could accommodate service enterprises, related accommodation and storage; or tourist uses including self-catering, hostel, other accommodation, or related commercial activity. Uses and activities will require to be compatible with neighbouring residential amenity. The Regional Council will give consideration in the context of its capital plan review to the scope for land acquisition, site servicing and business accommodation in the event of demand materialising. In appropriate circumstances assistance may also be available from Moray, Badenoch and Strathspey Enterprise.

Tourism

4.2.2 0.3 ha. of land adjoining Duack Burn and setback from the Games Field is reserved for tourist related development. Subject to suitable access and parking this would particularly suit a facility requiring waterside location and close proximity to a tourist route. Potential uses include an angling museum or interpretive facility which could incorporate research information. This is an opportunity for a well-designed prestigious facility. Particular care will be required to retain the established woodland setting, and ensure sensitive remodelling of ground including any adjustment to the burn margins.

COMMUNITY

Recreation

4.3.1 The Council will safeguard the nucleus of community and recreational facilities in the village, including the community centre, the bowling green and tennis courts, and football ground. The District Council will give consideration in appropriate circumstances to improving and upgrading sports and recreational facilities as the need arises. Funding assistance could be obtained

from the Scottish Sports Council and Moray, Badenoch and Strathspey Enterprise.

Golf Course

4.3.2 The Council will safeguard the existing golf course at Abernethy and encourage extension onto largely open ground to the north to create an 18-hole facility. Some 20 ha. is safeguarded for this purpose. In the longer term scope may exist to centre related facilities at Balliemore. Provision should be made to safeguard Castle Roy and its immediate environs and ensure adequate separation from overhead transmission lines. Consideration should be given by the District Council and Moray, Badenoch and Strathspey Enterprise to the scope for a feasibility study.

SERVICES

Road Improvement

4.4.1 The Council proposes to continue to widen Causer Road as resources become available. A reservation will be made for these works which include a footpath, and mature trees will be avoided wherever possible.

Footpath

4.4.2 The Council will give consideration to provision of a footpath alongside the B970 between Duackbridge and the Golf Course, as resources permit.

Drainage

4.4.3 The Council will keep under review the need for upgrading sewage treatment facilities consistent with future development requirements and River Purification Board standards. In order to secure appropriate standards of amenity, the Council will maintain a presumption against permanent development within 90 metres of the sewage treatment works and will give consideration to the allocation of resources to upgrade or improve sewage treatment facilities at Nethybridge, in the context of future review of its Capital Plan.

ENVIRONMENT

Walks

4.5.1 The extensive network of footpaths within and adjoining the village will be safeguarded. The former Countryside Commission and the Council have completed a joint project to assess the scope for the development and promotion of walks around Nethybridge. Priorities for action will be identified and scope may exist for interpretation in relation to local industrial archaeological sites including the boring mill at Balnagowan; the iron smelting works at lower Dell,

sawmill and logging sites at Coulmakyle, and several floating dams upstream. These proposals will be subject to consultation with Scottish Natural Heritage and other interests (see 4.10.2).

Amenity

4.5.2 The Council will safeguard remaining open spaces important to the character and amenity of Nethybridge, including the open approaches to the village;

- from the south - the games field, the field to the west of it and woodland; and
- from the north - fringe areas to the west of the B970, the escarpment between the hotels, and the hotel gardens.

The Council will encourage local interests and appropriate statutory bodies to undertake minor works to improve the appearance of the village as follows;

- tree planting and attention to fencing by the football ground;
- a new bus shelter and litter bins by the bridge;
- improved surfacing of the hotel car park in association with the tourist information point.

Lynstock - Lower Dell

4.5.3 Scope exists for an environmental enhancement scheme in the Lynstock - Lower Dell locality. A package of measures could be implemented by community and statutory interests in association with landowners including woodland management, enhancement of open spaces and paths, undergrounding wirescape and street lighting. The District Council have indicated a willingness to investigate these possibilities further, subject to funding assistance and will approach Moray, Badenoch and Strathspey Enterprise in this regard.

River Nethy Margins

4.5.4 The Council will safeguard existing paths along the southern margins of the River Nethy for amenity and recreational purposes, and encourage enhancement of walks and public facilities. Agreement will be sought with the landowner to secure reinstatement of woodland of mixed age and species to maintain the river margins as a major green corridor through the village. Reinstatement of woodland should involve native species.

Settlement Edges

4.5.5 Land adjoining Nethybridge which is important to the community's setting, nature conservation or the rural economy and not allocated for specific purposes, will be safeguarded from sporadic development. This includes Abernethy Forest SSSI and Dell Wood NNR, commercial and other woodland, together with farm and croft land and areas liable to flooding or erosion by river action.

4.5.6 The Council will seek agreement with landowners in relation to the management of forest areas adjoining the village with a view to retaining mature woodland in association with settlement edges, main footpaths and recreation areas. The Council's objective is to retain the treed character and setting of Nethybridge. It will seek to discourage clear felling operations in adjoining forest areas in favour of a management regime which will achieve continuity of woodlands and diversity in the age structure of trees. Community involvement in maintaining and creating recreational access into woodland areas in future will be encouraged.

Dalnain Bridge

Prospects

Dalnain Bridge is located at the junction of the A95 and A938. Projected realignment of the former will bypass the village, bringing important local safety and amenity advantages. However, established businesses benefit substantially from passing trade, and prospects depend on promoting commercial services and developing new opportunities. The proximity of Dalnain Bridge to a wider range of services in Grantown, together with a new drainage system, could increase the attractiveness of the village for house building in the future.

The main development factors include steep afforested ground, dedicated woodland and crofting areas. Opening up land for future community and tourist uses will inevitably involve breaching such areas which presently hold the village tightly to the river edges.

Principles

The main planning requirements at Dalnain Bridge are to;

- offset the impact of bypassing;
- identify additional housing land;
- promote tourist activity in the village;
- safeguard the established woodland setting;
- improve infrastructure, notably in roads and drainage.

Policies and Proposals

HOUSING

Development Areas

4.6.1 *The following sites are allocated for housing (Policy RS4 applies);*

Area	Location	Size	Capacity	Requirements
(a)	Fraser Road	1.5 ha.	12 houses	set back from existing woodland edge. avoid wet grasslands and integrate imp. specimen trees, wherever possible.
(b)	Waulkmill	1.0 ha.	8 houses	occupying the lower ground subject to surface water drainage, footpath links, shared access and connection to the public drainage system
(c)	east of Laggorm	0.1 ha.	2 houses	
(d)	School Rd	0.2 ha.	2 houses	
(e)	Fraser Rd	0.1 ha.	1 house	
(f)	School Rd	2.0 ha.	16-20 houses	longer term. avoid wet grasslands and integrate imp. specimen trees, wherever possible
(g)	rear of Skye of Curr Hotel	0.2 ha.	2 houses	access from Skye of Curr road

District Council

4.6.2 *The District Council proposes to build 2 houses off School Road in 1993-94 at a cost of £90,000.*

NB: The Council has updated its Capital Plan.

Infill

4.6.3 *In the interest of safeguarding the character of established residential areas, there will be a presumption against further infill housing including sub-division of existing plots, where development would involve;*

- *inappropriate scale, design or orientation;*
- *inadequate plot size or spacing between properties;*
- *breaching established building lines;*
- *felling significant trees;*
- *loss of privacy or amenity to neighbouring occupiers; or*
- *Substandard access*

EMPLOYMENT

Tourism

4.7.1 Land enjoying a high-amenity woodland setting at the entrance of the village off the A95 is allocated for tourist-related development (including facilities identified at 4.9.4 below) subject to Management Agreements to safeguard existing trees. Particular care will be essential with design and layout to avoid significant loss of, or damage to trees, and to integrate these facilities within the established woodland setting. High standards in relation to siting and design will be expected at this prestigious gateway location and opportunities could involve a visitor centre or museum associated with reception facilities. This could include information about local history and mineral workings. Consideration should be given to creating a pedestrian link with the Outdoor Centre.

Business

4.7.2 0.2 ha. of land south west of the play park is allocated for service business use in association with future development of this backland for other community needs.

COMMUNITY

Recreation

4.8.1 The play park off School Road will be safeguarded. Additional facilities including perhaps a bowling green and tennis court would be suitable on adjoining land.

4.8.2 The former football pitch remains the most appropriate site for a Recreation Ground and the District Council should continue to discuss the possibility of bringing this land back into public use in the longer term, together with suitable pedestrian access to the village. Proximity of the proposed A95 may necessitate re-orientation of this facility, north to south.

Open Space

4.8.3 The Council will safeguard the greens by Curr Road and the War Memorial.

4.8.4 A small scheme comprising planting, seating and possibly a formal garden would enhance open land off Fraser Road, unsuitable for development because of its limited depth.

SERVICES

Roads - A95

4.9.1 The Council will reserve land east of Dulnain Bridge in association with future realignment of the A95. This will include new access links to the village to the north and south. Care will be required to minimise the impact of a new river crossing on the woodland and riverside walks for which new underpass arrangements will be integrated where appropriate; and to secure appropriate treatment of any embankment or bunding, including tree planting.

4.9.2 The Council will assist local interests with the provision of "strung-bow" signposting to promote established businesses and opportunities within the bypassed community.

Drainage

4.9.3 The Council installed a sewage treatment works on land immediately south-east of the village and upgraded mains infrastructure at Dulnain Bridge during 1993-95 at a cost of £430,000. In order to secure appropriate standards of amenity, a presumption against permanent development will be maintained on land within 90 metres of the site.

Car Park

4.9.4 The Council propose to construct a car park at Dulnain Bridge during 1996-97 at a cost of £11,000. 0.1 ha. of land adjoining the A95 at the entrance to the village would be suitable for this purpose and associated picnic and information facilities, and as part of an integrated package of measures (see 4.7.1). Visitor reception facilities of this kind offer an ideal opportunity for promoting local attractions.

ENVIRONMENT

Amenity Woodland

4.10.1 The Council will safeguard remaining woodland and important groups of trees and encourage management necessary to secure varying age structure and species. The following are especially significant;

- by the River Dulnain;
- the dedicated Dulnainbridge, Ballintomb and Curr Wood plantations;
- exotic specimens and other mature trees within individual property boundaries.

In appropriate circumstances, the Council will consider placing Tree Preservation Orders where important trees come under threat of felling.

Footpaths and Walks

4.10.2 *Where consistent with the sound management of established land uses, the Council will safeguard existing walks and encourage measures to develop footpaths in the Dulnain Bridge locality. Subject to agreement with landowners scope exists to promote routes to the;*

- *Roches Moutonees;*
- *riverside, with a viewpoint indicator and interpretation of Muckrach Castle and Dulnain Bridge (listed building);*
- *Ballintomb Standing Stones and the Spey; Strathspey Railway and a possible "halt" serving the village.*

The Council and the former Countryside Commission have undertaken a joint study to identify opportunities for extending the local footpath network. The Council consider the above routes could comprise part of a future countryside scheme and scope may exist for assisting community interests with related works.

Skye of Curr

Prospects

The traditional crofting community of Skye of Curr extends for approximately 2 miles south from Dulnain Bridge. Houses are located either side of the public road taking advantage of views and the fine southerly aspect. These factors together with the recent provision of mains water and drainage could attract further building in the future. The Heather Centre, close to the A95, attracts significant numbers of visitors but occupies a restricted site.

Principles

The Local Plan priorities are to;

- maintain the settlement's linear character;
- safeguard adjoining rural land uses and amenity;
- provide for expansion of commercial facilities.

Policies and Proposals

HOUSING

Infill

4.11.1 *Policy RS2 will apply to infill housing at Skye of Curr. Scope exists for a maximum of up to 15 further dwellings. Development should comprise;*

- *buildings held tightly to the margins of the township road to reinforce the established settlement pattern;*
- *houses orientated with main ridges parallel to the road and building lines established by neighbouring properties;*
- *plots with a minimum frontage of 35 metres to give reasonable separation between properties and retain the prevailing low density building character; and*
- *extra layby/passing places provided by developers at appropriate locations within or adjoining plots, in the interests of traffic safety. The Council will pursue Section 50 Agreements for this purpose where necessary.*

Further renovation of existing buildings will be encouraged. There will be a presumption against backland development or small clusters of houses.

EMPLOYMENT

Commercial

4.12.1 *The Council will encourage expansion of the Heather Centre. 0.8 ha. of adjoining land is allocated for this purpose subject to availability.*

ENVIRONMENT

Rural Uses

4.13.1 *The better inbye land and forestry adjoining the community will be safeguarded.*

Glenmore Corridor

Background

Further to Chapter 2, (2.5.11) the Council recognises the integrity of the corridor linking from the Spey into the Cairngorms, its distinctive conservation features and the mounting visitor pressures. Certain objectives follow which the Council believes should be adopted as the basis for co-ordinated action and management in future years.

Policies and Proposals

Development

4.14.1 *Whilst reasonable consolidation and improvement of established businesses is acceptable in principle, the Council will maintain a strong presumption against further new development throughout the area, except where this is considered essential for the proper management of visitors. This will generally comprise measures to avoid;*

- *conflict between uses and activities;*
- *hazard or jeopardy to public safety;*
- *damage to the environment; or otherwise involve*
- *refurbishment/extension or replacement of buildings, where proposals should be of a scale subservient to or consistent with the existing property, and uses do not adversely affect amenity.*

Interpretive Facilities

4.14.2 *Basic information and other facilities for visitors should be concentrated at a limited number of locations related to the principal habitat/landscape zones which can be entered;*

- *at Inverdrue : relating to the floodplain and pastoral/mixed woodland zone, together with traditional Highland estate activities; - a major visitor facility located in the former sand quarry.*

- *at Glenmore : relating to the native Caledonian Pinewoods zone, the wider Forest Park and Loch Morlich, together with silvicultural and recreational activities; - recent redevelopment of the Forest Park Visitor Centre.*
- *at Coire Cas : relating to the mountain and plateau zone, together with associated leisure activities; - upgrading of existing visitor facilities and controlled access to the top of Cairngorm, in order to minimise effects on the environment, avoid conflict and manage visitors on the summit.*

Other Land Use and Conservation

4.14.3 *Every encouragement will be given to active conservation measures where these are aimed at sustaining the natural heritage interest and restoring or enhancing the underlying fauna, flora, scenery and manmade heritage features of each transitional zone. Initiatives by the Forestry Commission to extend native pinewood management principles within their holdings, by the Chairlift Company to seed damaged pistes, and in the past by the Nature Conservancy Council to re-establish vegetation at the natural tree line are examples.*

Access

4.14.4 *Access to the above facilities will continue to depend predominantly upon motor vehicles. Consideration should be given in the context of an overall strategy for public access and related information to;*

- *the need for car parking, including opposite the Hayfield;*
- *consideration of the scope for year-round shuttle bus services connecting the main visitor centres and Aviemore;*
- *the construction of suitable intermediary off-road viewing points.*

The prospect of a long term light railway has been mooted, although financial viability is questionable. Replacement of the Coire Cas chairlift by a suitable new uplift system should be considered as part of any upgrading of facilities. In assessing any proposal for such a system, the Council will take full account of its effects on the environment.

4.14.5 Considerable erosion and degradation of habitats accompanies the ever-increasing numbers of people using the corridor. The Council and a wide range of other interested parties have carried out reinstatement of paths and other damaged ground. However, the intrinsic sensitivity of the terrain and its wildlife, together with the special qualities associated with a mountain experience, point to greater channelling of visitors and reinforcement of core paths and other infrastructure in the longer term. The Council is supportive of improved visitor management and information where this would assist public enjoyment and safeguard the environment. A partnership of local and national statutory and voluntary bodies led by the local Tourist Board has commissioned Consultants to address the management of public access, interpretive and information facilities at Cairngorm. The Council will have regard to the findings of this study in the context of future proposals for development and interpretive provision.

Investment

4.14.6 The Council considers that new management methods and a substantial increase in Government funding are essential to resolve these issues.

5 Carrbridge

Prospects

Carrbridge (population 450) is the gateway village at the northern end of the District. Lying less than 2 miles from the A9 at the intersection of important local tourist routes, the village is renowned for its Landmark Visitor Centre, one of the Region's principal attractions. This generates substantial spin-off benefits and supports a range of year-round tourist accommodation and activities which could be expanded.

Growth of the village has accelerated significantly in recent years. With more than £1 million either invested or programmed in new primary school, water supply and sewage treatment facilities increasing pressures for house building, supporting economic activities and community needs are anticipated. However, a balance must be maintained with safeguarding and enhancing the local environment - notably the exceptional native woodlands, river and historic bridge which are integral parts of the village's character.

Principles

The main requirements at Carrbridge are to;

- maintain a good distribution and choice of housing sites for the short term;
- secure access improvements to open up a longer term supply of housing land;
- consolidate the range of visitor accommodation and facilities, consistent with community needs and amenity;
- reduce the visual impact of industrial developments from the A9 including substantial screening;
- protect the character of established residential areas;
- improve public access and open up the river edges for recreation;
- safeguard natural assets and enhance the village centre, notably community woodlands and the riverside.

Development Options

The choice of land for future housing is restricted by physical constraints, adjoining land uses and amenity considerations. These include commercial forestry, the Golf Course, exceptional amenity woodlands, and crofting and farm land along the river floodplain. Away from these areas, a number of sites are capable of being developed.

In the longer term however, the most appropriate development opportunities involve open land and forestry areas to the south-east, subject to improved access.

Policies and Proposals

HOUSING

Expansion Areas

5.1.1 *The following sites are allocated for housing (Policy RS4 applies);*

Area	Location	Size	Capacity	Requirements
(a)	Dalrachney Lodge	0.8 ha	16 houses	approved courtyard scheme with footpath links to village and landscaping
(b)	Station Road	0.9 ha	25 houses	Housing Association/ mixed residential scheme, improved access, set back from the river
(e)	off Rowan Park	1.2 ha	16 houses	limits of development served from Carr Road/Rowan Park

5.1.2 *The following land is reserved for longer term housing (Policy RS3 applies);*

Area	Location	Size	Capacity	Requirements
(a)	off Crannick Place	1.8 ha	20-25	Improved access comprising a new link to the B9152 extending Crannick Place; and including partial widening of Carr Road, stopping-up at a suitable location and a footpath. Woodland should be retained as far as possible to create buffers between existing and future development.*
(b)	south of Carr Road	3.8 ha	50-60	

A Development Brief will be prepared for these areas to guide layout and phasing, service provision, woodland retention and new planting, and other amenity requirements, including density.

*The Planning Authority will expect to enter a Section 50 Agreement with the landowner/developer to secure suitable access and management of woodland edges and open space.

HOUSING LAND IN MAIN SETTLEMENTS: Summary of Supply and Capacity AVIEMORE incl. INVERDRUIE, COYLUMBRIDGE (excl. CAMBUSMORE)			
Total ha.	Capacity (houses)	Possible Building Rate (houses per annum)	Estimated "life" of Allocated Land (yrs.)
46.8	850	47	18

District Council

5.1.3 The District Council intend to build further general needs houses at Carrbridge at a cost of £540,000 as follows; 8 dwellings in 1992-93 and 4 in 1994-95.

NB: The Council has updated its Capital Plan.

The District Council should give consideration to providing serviced residential plots in Carrbridge in future.

Infill

5.1.4 In the interests of safeguarding the character of established residential areas, there will be a presumption against the sub-division of existing plots where development would involve;

- inappropriate scale, design or orientation;
- inadequate plot size or spacing between properties;
- breaching established building lines;
- felling significant trees;
- loss of privacy or amenity to neighbouring occupiers; or
- substandard access.

EMPLOYMENT

Tourism - Landmark Centre

5.2.1 The Council will encourage consolidation of the Visitor Centre to complement new reception, heritage facilities, and forest trails. Further development is subject to safeguarding the wooded setting and satisfactory servicing. Consideration should be given to improved screening of the site frontage.

Commercial

5.2.2 Subject to availability, 0.2 ha. of land incorporating redevelopment of Smithy Croft is allocated for commercial or other retail use, possibly incorporating a museum, together with parking and links to future riverside footpaths.

Chalets

5.2.3 0.8 ha. of land, comprising part of the Dalrachney Lodge policies, could accommodate a limited number of self-catering units, subject to adequate setback and retention of trees. Planning permission has been given for conversion of out-buildings to form a public house.

Tourist Office

5.2.5 Consideration should be given to the provision of permanent Tourist Office facilities in the village. 0.1 ha. of land adjoining the car park is reserved.

Business

5.2.6 3.6 ha. of vacant land west of the A9 is allocated for business uses. Whilst direct access to the trunk road will not be permitted, this site could accommodate expansion of the sawmill or another single-user, subject to strong roadside planting and bunding.

5.2.7 A further 0.8 ha. adjoining the above site to the west is allocated for smaller scale operations.

5.2.8 Without prejudice to expansion or improvement of existing businesses, there will be a presumption against further development of storage-related or similar uses on land between the road and river west of the A9. In the longer term, opportunities may exist to relocate existing uses and to undertake substantial planting to screen prominent adjoining industrial uses.

5.2.9 0.7 ha. comprising part of the Station yard is suitable for nest units, subject to compatibility with railway operations and release of surplus land by British Rail. Moray, Badenoch and Strathspey Enterprise may wish to consider providing such facilities as demand arises.

COMMUNITY

Recreation

5.3.1 The Council will safeguard the following open spaces for community leisure and recreational use;

- the sports ground and new changing rooms;
- land adjoining the primary school, suitable for bowling and putting greens, gardens and seating.

Burnside land running through Ardachaigh towards the War Memorial could be enhanced to create a public park with recreation facilities.

The District Council has allocated £25,000 in 1993-94 for the provision of a bowling green. Further possible locations include land beside the golf clubhouse which could have the benefit of shared pavilion facilities, and open space at Ardachaigh.

Golf Course

5.3.2 Approximately 20 ha. of land between Baddengorm and Tolquhonie Woods is reserved for future extension of the golf course, subject to agreement with the landowner. An 18-hole facility could incorporate;

- existing woodland and associated habitats including glades and other stands of trees, water features and footpaths;
- further broadleaved planting;
- improved club-house accommodation and parking.

Consideration should be given by Highlands and Islands Enterprise and the District Council to assist the Golf Club with a feasibility study.

Primary School

5.3.3 The Council will keep under review the need for additional accommodation at the Primary School consistent with projected growth of the village. Land within the site is available for expansion should the need arise.

Cemetery

5.3.4 The District Council have recently extended Carrbridge Cemetery at a cost of £50,000. This has involved clear felling of trees on 0.12 ha. of adjoining land to the north. There will be a requirement for boundary walls to match the existing, upgrading the access to Station Road on the present line to minimise loss of trees, diversion and safeguards for footpaths, and replacement planting.

Public Toilets

5.3.5 The District Council has recently built new public conveniences at Carrbridge at a cost of £26,000. This involved demolition and replacement of the existing facilities by the car park.

SERVICES

Drainage

5.4.1 The Council has recently completed a new sewage treatment works at Carrbridge at a cost of £589,000. In order to secure appropriate standards of amenity, a presumption against permanent development will apply within 90 metres of the plant.

Roads

5.4.2 The substandard Estate access at Dalrachney Beag is not suitable as a main A9 link to the village. The Council recommends that the Scottish Office and landowner investigate measures to close this route to public use.

Footpath

5.4.3 The District Council should give priority consideration to providing a footpath from Carr Road to the school via the playingfields.

Lorry Parking

5.4.4 Subject to agreement with operators, part of the village car park is dedicated to lorry parking.

ENVIRONMENT

Village Centre

5.5.1 The Council will encourage a package of measures to enhance the village centre. This could involve joint action by local authorities, statutory interests and community groups to achieve;

- a facelift for selected properties and screening where appropriate;
- improved treatment of public areas and provision of street furniture together with rationalising signage;
- additional tree planting (including native species) by the car park and in association with a footpath and open space running through to the War Memorial;
- undergrounding wirescape.

- Dalrachney Lodge and Fairwinds (Management Agreement);
- the Landmark Centre;
- within the curtilages of individual properties.

The Council will give consideration to placing TPOs where these or other trees come under threat of felling.

Footpath and Walks

5.5.4 Further to the recent provision of a new footbridge at Ellan the Regional and District Councils, as part of a joint countryside scheme, are continuing to reinstate riverside footpaths. Subject to agreement with landowners, consideration will be given to replacing the footbridge at Dalrachney Lodge to provide for a wider network of circular walks.

5.5.5 The Council will safeguard footpaths and rights of way throughout the village and will pursue access agreements with landowners in respect of new paths, notably;

- alongside the river including a route to Lochanhully;
- on the golf course;
- through Carr Wood.

Consideration will be given to promoting these and other walks with signposting and interpretative material as part of a Countryside Scheme, possibly involving a Seasonal Ranger service. Particular care will be applied in relation to design and materials to ensure new paths integrate successfully into the landscape.

Community Woodlands

5.5.2 The Council will safeguard Ellan Wood and encourage initiatives by community groups and other interested parties to secure;

- woodland management - including tree planting and removal of non-native species to maintain a balanced age structure;
- public access - footpath management, possibly including voluntary warden scheme;
- education facilities - better information and interpretation, including, for example, the provision of nest boxes;
- amenity - protection of the war memorial, cemetery and curling pond.

A management plan incorporating these objectives has been agreed with the community for land in the Council's ownership. Selected works by the Planning Authority will be carried out subject to available funding. Opportunities exist for contributions from Scottish Natural Heritage and the Forestry Authority.

Settlement Edges

5.5.6 There will be a presumption against development on land adjoining the village which;

- supports important rural land uses;
- is at risk to flooding/erosion by river action;
- contributes to the village's setting; or
- is uneconomic to service

Other Trees

5.5.3 Important woodland and trees will be protected throughout the village. Significant groups exist by;

- the River Dulnain;

Boat of Garten

Prospects

Despite its location off the main road network, Boat of Garten (population 450) is a well established tourist centre. Local heritage attractions include the Steam Railway, the nearby RSPB Loch Garten Reserve and Golf Course. These draw substantial numbers of visitors and provide the impetus for supporting facilities and accommodation. The gradual expansion of timber processing and distribution operations at Drumullie has diversified the employment base, and further service businesses could emerge. Almost 100 houses have been built during the past decade in Boat of Garten and the adjoining landward area, many comprising holiday or second homes. However, land shortages and infrastructural deficiencies now need to be overcome to enable further growth.

The village has developed in a distinctive linear form largely to the west of the railway. Its pleasant ambience owes much to the proximity of the River Spey, mature trees and impressive rows of Victorian villas. Further development along existing village roads would impinge on its setting and increase servicing costs and distances to facilities. Whilst there is a need to consolidate the village, higher density estate housing and insensitive infill threaten to erode its character and setting.

Principles

The main planning objectives are to;

- promote Boat of Garten as a local tourist centre themed as the "Osprey" village;
- examine the long-term growth options for the village and ensure that development maintains a form and scale compatible with its existing character and amenity;
- avoid further ribbon development and consolidate the "street-form" of the village;
- discourage unsympathetic infill development;
- sustain an appropriate range of community facilities;
- overcome key servicing deficiencies, notably drainage;

- safeguard significant landscape features at Creag Dubh and Milton Loch and farm, heath, woodland and water features, including the River Spey, which are important to the village's setting.

Development Options

The main growth options lie to the north and south of the village. Assessment of the suitability of land in these localities for housing and related community needs, reveals a number of important planning considerations. These include;

(1) to the north - although of negligible agricultural value, these open and exposed heathlands give the village a very prominent edge. Access roads have limited capacity and pumping of sewage would be necessary from lower ground;

(2) to the south - land here includes extensive forestry, significant amenity and recreational areas, together with some ground previously allocated for development. Prominent ridges, pockets of native pinewoods and existing footpaths require protection and sensitive management, although these features could be integrated within a residential environment. Upgrading Kinchurdy Road should be avoided to retain its character, leaving the most appropriate point of access immediately west of the village.

This indicates land to the south as the preferred option. However, this area is unlikely to be opened up immediately and alternative land must be identified for the short term.

Policies and Proposals

HOUSING

Expansion Areas

5.6.1 The following land is allocated for housing (Policy RS4 applies);

Area	Location	Size	Capacity	Requirements
(a)	north of Birch Grove- Church Drive	0.8 ha.	15 houses	edge planting extending around existing developments, Section 50 Agreement
(b)	south of Deishar Road	1.3 ha.	15 houses	adequate access visibility. The Council expects the development to include an element of sheltered housing

5.6.2 7.7 ha. of land adjoining Boat of Garten to the south-west is allocated for housing with capacity for approximately 120 dwellings. The Council will prepare a Development Brief for this area incorporating future community provision (see 5.8.1/2 and 3). This will co-ordinate;

- *layout/uses; - based on the established "street form" with a mix of residential opportunities including accommodation for local needs and the elderly, and serviced sites together with other market requirements;*
- *density/design; - with emphasis on traditional building styles and overall spacing reflecting the existing village character. A design competition may be appropriate;*
- *services and access; - including phased extension of roads, water and drainage together with guidelines for street lighting, pedestrian links with existing footpaths and the village, and possible provision for cyclists;*
- *landscaping/amenity; - in order to safeguard the adjoining ridge as a "green" corridor (see 10.1), provide guidelines for selective felling and management of woodland, and retain trees on the settlement edge consistent with amenity and views, new planting and treatment of open areas; and*
- *safeguarding of natural heritage; - the Council recognises the need to minimise the impact of the development on the important habitat surrounding the development area. Consideration will be given, in particular, to measures designed to minimise disturbance in the woodland south and west of the development area. These measures will include management of the woodland and footpath layout.*

This will be subject to a detailed site analysis and ground survey, and Section 50 Agreement with landowners/developers will be required to secure these provisions and the release of land where appropriate.

**HOUSING LAND IN MAIN SETTLEMENTS:
Summary of Supply and Capacity
BOAT OF GARTEN**

Total ha	Capacity (houses)	Possible Building Rate (houses per annum)	Estimated "Life" of Allocated Land (yrs.)
10.5	150	11	13

Infill

5.6.3 *In the interests of safeguarding the character of established residential areas, there will be a presumption against further infill housing including sub-division of existing plots, where development would involve;*

- *inappropriate scale, design or orientation;*
- *inadequate plot size or spacing between properties;*
- *breaching established building lines;*
- *felling significant trees;*
- *loss of privacy or amenity to neighbouring occupiers; or*
- *substandard access.*

District Council

5.6.4 *The District Council intend to build further houses at Boat of Garten as follows; 4 dwellings in 1993-94; 4 in 1994-95; and 4 in 1996-97 at a cost of £540,000. Further land will need to be acquired for this purpose and the District Council will give consideration to the provision of serviced plots in future if demand arises.*

NB: The Council has updated its Capital Plan.

EMPLOYMENT

Hotel

5.7.1 Potential exists for extension of the Boat Hotel to provide a swimming pool and additional leisure facilities. 0.1 ha. of land with planning permission is allocated for this purpose.

Caravan and Camping Park

5.7.2 0.6 ha. adjoining the caravan and camping site is reserved for expansion of these facilities. Strong planting of the site will be encouraged to improve shelter and amenity.

Steam Railway

5.7.3 The existing Station properties and adjoining land is reserved for expansion of the Steam railway, related operational space and visitor facilities. These could include a museum, tea-room, and extra parking provision with the existing bridge providing a convenient link to the village centre. The B-listed station, signal box and bridge will be safeguarded. The Railway Company are encouraged to carry out environmental improvements within the Station curtilage.

Commercial

5.7.4 0.5 ha. of land, enjoying a roadside frontage on the western approach to the village, is allocated for commercial use. Possible uses include a restaurant, craft shop or similar enterprise and/or golfing facilities. This is an opportunity for a prestigious building and high standards of design will be expected, together with planting of native trees to the west, to help absorb development and enhance the approach to the village.

Business

5.7.5 0.4 ha. of land west of the playingfield is reserved for service businesses and replacement lorry parking. In the interests of amenity, care will be required with site layout and any requirement for further buffering will be considered in the context of detailed proposals. Existing woodland is essential for screening and separation from residential areas and other community uses. Moray, Badenoch and Strathspey Enterprise may wish to consider assistance towards a package of facilities.

5.7.6 A further 0.2 ha. is reserved for related commercial facilities requiring a frontage location, subject to good design, landscaping and retention of trees. This is an opportunity for a prestigious building. Related advertisements should be compatible with the high standards of design expected at this prominent location. This site could also accommodate a petrol filling station

as part of a business package associated with workshops to the rear.

COMMUNITY

Facilities

5.8.1 Following recent improvements to Deishar Primary School, the Council will safeguard a range of other facilities for community/recreational use. These are;

- the play park and football ground, where scope exists to improve changing facilities;
- the former curling rink which could revert to its original use;
- the village hall;
- the golf course and tennis courts.

5.8.2 A further 1.6 ha. of land adjoining the football pitch is set aside for community purposes in the future, including possibly an additional playing pitch/bowling green, or informal recreation facilities (including a small car park) with access to the woodland and Speyside walks.

5.8.3 Subject to agreement with landowners and safeguards for established farm units and nature conservation interests where appropriate, opportunity exists for additional golfing facilities on heathland to the north of the village. This could be integrated with existing grazing use of the ground, heathland habitats, derelict land by Milton Loch (see 5.10.3), and future tree planting (see 5.10.5). The Golf Club may wish to pursue a feasibility study in relation to a 9-hole course which might incorporate other options in the vicinity with the District Council and Moray, Badenoch and Strathspey Enterprise.

Primary School

5.8.4 In the longer term the Council may wish to give consideration to the provision of a new primary school and related facilities within Boat of Garten. 2.4 ha. of land adjoining existing playing field is reserved for this purpose.

SERVICES

Drainage

5.9.1 The Council has recently completed a new sewage treatment works at Boat of Garten at a cost of £125,000. In order to secure appropriate standards of amenity, there will be a presumption against permanent development within 90 metres of the works.

Railway Bridge

5.9.2 The Council propose to reconstruct the bridge over the C39 road to facilitate expansion of the Steam Railway. £340,000 is programmed for this purpose in 1993-95, although commencement of the work will depend on a firm commitment from the Railway Company.

NB: The Council has updated its Capital Plan.

Car Parking

5.9.3 Given the shortage of parking space in the vicinity of the village centre, there will be a presumption against encroachment of development onto the parking area at the Boat Hotel-Station frontage. Further opportunities associated with the main areas of visitor activity are identified subject to discussions and where necessary, appropriate agreement with landowners. Information promoting local attractions could be displayed at these locations. These include the Steam Railway (see 5.7.3) and Spey Bridge where any additional facilities should be held to the west of the river, existing roadside provision extended or re-sited, and care will be required to avoid significant earthworks and disturbance to trees.

ENVIRONMENT

Landscape Corridor

5.10.1 A major landscape feature comprising a series of wooded knolls and ridges between Deishar Road and Kinchurdy Road will be safeguarded from development. This corridor is important in terms of recreation, amenity and as a wildlife habitat. The Council will seek agreement with the landowner together with assistance from the District Council and appropriate community groups, to secure management of native woodlands, commercial forestry, and footpaths.

Footpaths

5.10.2 The Council will safeguard important footpaths and Rights of Way throughout the community, including walks either side of the Spey and links into the RSPB Reserve and will seek reinstatement of the riverside walk to Aviemore. Any new provision or access to the countryside should respect existing uses and minimise disruption to agricultural activities.

Milton Loch

5.10.3 The Council will safeguard Milton Loch and adjoining open ground and woodland in view of its local importance as a landscape feature and wetland habitat. The District Council will give consideration to a scheme to improve public enjoyment of the area, with funding assistance from Moray, Badenoch and Strathspey Enterprise. This will involve restoration of spoiled ground including measures to prevent leachate pollution and, subject to public discussion and leasing arrangements, could also include tree planting, footpaths and a bird observation hide. Scope exists for contributions and involvement by community groups and other statutory interests including Scottish Natural Heritage.

Amenity

5.10.4 There will be a presumption against further development not associated with existing recreational, agricultural or forestry activity, or the community's essential servicing requirements on remaining land surrounding the village. This includes the Spey corridor and areas east to the B970. The Council recognise a requirement for improved bunding and planting in relation to the Road's storage site adjoining the B970 and will give consideration to carrying out works as resources permit.

Woodland

5.10.5 The Council will encourage small copse, shelter belt and amenity planting schemes on the northern edge of the village where compatible with other activities (see 5.8.3), habitat diversity and farm viability. Schemes of 0.25 ha. or more would be eligible for Forestry Authority grant assistance as part of the Farm Woodland initiative.

Commercial Forestry

5.10.6 The Council will seek agreement with the landowner in relation to management of commercial forest areas to the south-west of the village to secure selective felling, retention of granny pines and reinstatement of woodland of mixed age and character. Particular attention will be given to adequate setback of woodland from future development areas, the treatment of intervening land and roadside amenity.

Duthil

Prospects

Duthil sits astride the A938, 3 miles east of Carrbridge. Dominated by its historic Church and Mausoleum the community enjoys a fine setting with open views over the River Dulnain. Recent development has revealed sub-soil conditions unsuitable for septic tanks. The absence of a drainage system constrains further building at present.

Principles

Subject to resolving drainage, the main considerations at Duthil are to;

- select sites for further housing and commercial facilities;
- avoid over-development, skylining and encroachment onto prominent open land.

Policies and Proposals

HOUSING

Infill

5.11.1 Policy RS2 will apply to the following sites;

Area	Location	Size	Capacity	Requirements
(a)	south-west of Manse	0.2 ha.	3 houses	planning permission
(b)	north-west of Balnastraid	0.4 ha.	5 houses	(RS3); clusters, traditional design preferred, set back at foot of escarpment and orientated south, subject to adequate drainage
(c)	north of Balnastraid	0.6 ha.	6 houses	

EMPLOYMENT

Tourist Accommodation

5.12.1 Conversion of The Glebe Steading to 3 self-catering units has planning permission.

Commercial

5.12.2 0.1 ha. of land opposite The Glebe is reserved for a catering facility, craft shop or other tourist-related use with associated car parking, subject to drainage.

SERVICES

Drainage

5.13.1 The Council propose to install a sewage treatment works at Duthil in 1994-96. £110,000 has been allocated for this purpose. Development beyond sites with extant planning should be phased with the provision of these facilities.

NB: The Council has updated its Capital Plan.

ENVIRONMENT

Amenity

5.14.1 Open land important to local amenity will be protected from development except where this is essential for agricultural use.

Heritage

5.14.2 The Council will consider improved parking and interpretive facilities at the 16th Century Clan Grant Burial Ground, and will safeguard the setting of this Ancient Monument and the adjoining listed Church.

Trees and Woodlands

5.14.3 The Council will encourage planting along the escarpment west from the Manse and reinforcement of trees of substantially native species around Balnastraid. Other amenity woodland including mature pinewoods abutting the village will be safeguarded.

6 Aviemore

Prospects

Aviemore (population 2000) occupies a nodal position at the heart of Badenoch and Strathspey. The village is firmly established as the District's principal growth point and employment centre. Population has quadrupled during the past 25 years. Rapid growth has, however, left a legacy of social and economic problems together with a deteriorating quality of environment. These deficiencies have been compounded as Aviemore lost ground in the highly competitive tourist market.

Major revitalisation of the whole village centre is needed to transform Aviemore's image and promote the village as a high quality mountain resort. A major investment programme to redevelop, refurbish and integrate the Centre with the wider community will open up a range of development opportunities and provide for a comprehensive approach to local servicing and environmental problems. New conference, exhibition, interpretive, leisure and other facilities together with an extended range of tourist accommodation would generate substantial new direct and indirect employment. This is expected to be matched by a variety of public and private sector initiatives intended to enhance business prospects, widen community facilities as well as improve the fabric and amenity of the village.

Almost 400 new houses have been built in Aviemore during the last 5 years. Many of these have been taken up by the holiday and retirement markets, creating acute problems for local people. Rapid uptake of development land and related infrastructure problems have also resulted. Projections suggest that the community could increase its population by a further 50% during the next 10-15 years. New forms of development may need to be considered to accommodate such growth. Other opportunities, especially to enhance the setting and recreational assets of Aviemore, are also likely to arise in that context.

Principles

The main priorities for Aviemore are;

- ❑ to establish an agreed framework for major expansion and environmental enhancement of the Aviemore area;
- ❑ to promote the economic renaissance of the village as a mountain resort incorporating high quality design and an overall architectural theme;
- ❑ to ensure sufficient choice of building land to meet housing opportunities for all needs;
- ❑ to strengthen the village as a major shopping and service centre;
- ❑ to improve traffic circulation, parking and servicing arrangements whilst giving over more of the village centre to the pedestrian;
- ❑ to open up major new recreational corridors based on the River Spey and Aviemore Burn and encourage proper management and provision for public access and related activities in the countryside around the village;
- ❑ to upgrade local sewage treatment facilities;
- ❑ to transform the image and texture of Aviemore, "green up" the village, and restore links with its setting and wider environment.

Development Options

The Craigellachie National Nature Reserve, adjoining high ground, the railway and the River Spey flood plain are the main development constraints. Further to the Council's Aviemore Framework Plan, land between Edenkillie and Dalfaber adjoining the village to the north is suitable for expansion. These areas present a variety of site planning situations and long term development opportunities. Subject to upgrading infrastructure and other provisions, these localities provide for phased growth up to the Achintoul Burn which represents the logical limits of growth for the village.

An assessment has been made of the suitability of land east of the river for major development, given local feeling that the Spey should become the centrepiece of the village. The extensive heathlands at Cambusmore are bordered by woodlands to the north and south, the B970 to the east and the flood plain and escarpment to the west. Substantial parts of the area are afforested. Distances to facilities in Aviemore are substantially more than the expansion areas to the north of the village, although a direct footbridge link would make these comparable.

Given that major upgrading of infrastructure is necessary, three possible development concepts have been examined. These are;

- a new residential suburb with basic services, but depending on Aviemore for community facilities, for which a new Spey road crossing would be essential;
- a free-standing community with a good range of social and community facilities so as to achieve a reasonable degree of self-sufficiency;
- a separate resort with time-share and retirement accommodation, leisure and recreation facilities, along the lines of Dalfaber.

The landscape impact of development within a National Scenic Area is a fundamental concern, although the site offers a superb outlook and setting for a well-designed community. The high infrastructure costs of opening up the area for development including, as a minimum, major upgrading of the B970, basic social facilities and new drainage provisions, would also necessitate substantial contribution from the developers/landowner.

Further to these considerations, Cambusmore should be pursued as a free-standing village initially, although a road bridge over the Spey eventually could provide an option for the long term growth of Aviemore.

Policies and Proposals

Urban Design Strategy

6.1.1 *The Council will promote improvements in the quality and design of Aviemore's built environment and its relationship with adjoining countryside in accordance with the principles of Gillespies' Urban Design Strategy, where these are consistent with the Local Plan. These provide a framework for renewal/refurbishment of the existing village fabric, future expansion areas and the wider setting, and will form a basis for detailed proposals, planning briefs or other guidelines as appropriate. Conformity will be expected with the main design principles embodied in the Strategy insofar as these relate to building grain and fabric, building hierarchy, scale and lines; open spaces and trees, views and streetscape. A Partnership of public, private and community interests has been set up to pursue the Strategy.*

HOUSING

Main Village Expansion Areas

6.1.2 *The following land is allocated for a mix of housing and related community facilities. Where appropriate, the Council will seek provision of roads, infrastructure, open space and other community facilities, as well as safeguards for adjoining land;*

- (a) AVIEMORE NORTH;
14 ha with capacity for 300 houses.
Requirements include; a new distributor road link from Dalfaber Road to the B9152; realignment of the village approach; and community/open space and planting provisions (see 6.3.5 and 6.5.1).
- (b) EDENKILLIE;
7.2 ha with capacity for 70-100 houses.
Requirements include; access road widening; a second vehicular underpass not later than on completion of 50% of houses (pro rata contributions from all properties); improved drainage and water storage; kick-pitch, other play facilities and extension of the village park; footpath connection with the village via the A9 stock underpass; and revocation of past permissions. The density and form of development will be subject to detailed site analysis and agreement in respect of overall layout. Siting will require to retain the woodland habitat and ensure dwellings are satisfactorily integrated with the landform.

(c) DALFABER NORTH;

9.2 ha with capacity for 250 houses.

Requirements include; extension of the loop road from Spey Avenue; realignment of the junction onto Dalfaber Road; retention and active management of birch woodlands and related glades to sustain this as an integral habitat; footpaths/parking and related amenities, including a children's play area. Any requirement to upgrade the level crossing will be monitored in relation to future development and any increase in the frequency of rail traffic.

In these areas, housing layouts should become an integral part of the village with residential enclaves absorbed within compartments of woodland and modulated according to localised physical characteristics, landform and other site planning factors. The objective is to achieve a series of sheltered neighbourhoods, individually designed in the interests of fostering community spirit and security. These should involve a hierarchy of buildings, with massing intensified towards the core, and arranged around well defined open spaces. Densities ranging from 10 dwellings per hectare for larger detached properties to 25 per hectare for terraced, flatted or courtyard type groupings would generally be appropriate. Design features, construction methods, materials and finishes should be drawn largely from Aviemore's traditional buildings, and individual dwellings should be capable of being extended in compatible styles.

Infill Housing

6.1.3 Land in the following locations is allocated for housing development (RS4 applies);

Area	Location	Size	Capacity	Requirements
(a)	Tarmac site	0.5 ha.	16 houses	second phase, substantially complete
(b)	west of burn	1.8 ha.	20-25 hs. Approx. 13 plots within the birchwoods	setback from A9 and tree safeguards
(c)	rear of Milton Park	0.2 ha.	14 houses,	
(e)	Centre lands	4.6 ha.	120 houses	See following box

mixed scheme with good separation from A9, 30m. landscaped/woodland buffer to Scandinavian Village secured by S. 50 Agreement if necessary; and section of village park. Capacity subject to layout and high design standards				
(f)	Railway Terrace	0.5 ha.	20 houses	specialist needs, parking provision for existing adjoining proprietors where possible
(g)	Dalfaber	7.0 ha.	93 houses	Outline consent incorporating loop road, appropriate density, design and woodland safeguards

HOUSING LAND IN MAIN SETTLEMENTS: Summary of Supply and Capacity AVIEMORE incl. INVERDRUIE, COYLUMBRIDGE (excl. CAMBUSMORE)

Total ha.	Capacity (houses)	Possible Building Rate (houses per annum)	Estimated "life" of Allocated Land (yrs.)
46.8	850	47	18

District Council Housing

6.1.4 The District Council intend to provide a further 86 houses in Aviemore between 1992-97 at a total cost of £3,870,000 as follows; 18 in 1992-93 (acquired) 20 in 1993-94; 16 in 1994-95; 16 in 1995-96; and 16 in 1996-97

NB: The Council has updated its Capital Plan.

Housing Associations

6.1.5 The District Council has released 2.2 ha. of land immediately north of Dalfaber Road for developments of 25 and 20 houses respectively by the YMCA and Albyn Housing Society. This scheme of specialist and general needs dwellings is complete.

Cambusmore

6.1.6 The Council will support the development of a new community at Cambusmore, subject to a formal environmental assessment demonstrating that it would not give rise to any unacceptable impacts. It is not expected that any housing would be developed on the site until after 2005, but it may be appropriate to make a start on screen planting before then. The new community should be laid out and designed in accordance with an agreed master plan, which will include allocation for;

- housing, social and community facilities, commercial, business uses, (including perhaps an environmental research and science campus as a possible out-post of any future University of the Highlands and Islands) and recreation;

- major reconstruction of the B970, including realignment of the ski road junction at Coylumbridge;
- a network of connecting distributor and local access roads;
- extension of the water main from Inverdrue and a storage reservoir, together with dedicated sewage treatment works or a link to facilities serving Aviemore;
- an extensive network of segregated footpaths and cycle ways including a bridge over the River Spey;
- major buffer zones (safeguarded from development) to maintain the community's setting, provide separation from adjoining villages and nature conservation sites, and give opportunities for future leisure facilities;
- major landscaping, recreation and leisure areas including integration of lochans, recently afforested areas, and new planting associated with the principal landforms (including the escarpment), and the B970 margins.
- Substantial areas of woodland shall be planted to provide the new community with a woodland setting and to ensure that it does not intrude to an inappropriate degree in important views from the west (particularly the A9) and east (particularly the B970). Section 50 Agreements will be sought with developers or landowner in relation to the provision of roads, infrastructure, social and community facilities and landscaping; and to restrict land use change in peripheral areas important to any new community's setting. Any proposal should be pursued as a free-standing village initially although a possible long term road bridge over the Spey could improve links with Aviemore eventually.

EMPLOYMENT

Commercial - Village Centre

6.2.1 The Council supports major redevelopment of the Aviemore Centre to revitalise the village and reaffirm its status as an international visitor destination. This should be designed to integrate the Centre lands with the wider community, securing a major facelift for the whole village centre.

6.2.2 With the exception of refurbishment work, developments are subject to agreement of an overall Master Plan which will be the subject of consultation with the public and other interests. This will provide a basis for detailed layout and design of new development, infrastructure, landscaping and enhancement; together with servicing and amenity safeguards associated with existing uses to be retained. Phased development, redevelopment or refurbishment should reflect the following mix of uses and activities, and the land allocations below.

6.2.3 To the north;

- mixed residential uses with good screening and separation from the A9;
- a major part of the linear park/walkway and open space corridor by the burn; and
- possibly tourist accommodation overlooking the lochan.

6.2.4 In the centre (west);

- extension and refurbishment of the main leisure, conference and exhibition complex;
- upgrading existing hotels;
- new residential or visitor accommodation south of the Scandinavian village;
- a major national interpretive/visitor centre by Loch Puladdern; and
- associated commercial and parking facilities.

6.2.5 In the centre (east);

- commercial, civic and community uses including a substantial centrally located parking facility, and possible redevelopment of the heating plant and other existing buildings. With the exception of "backland" immediately adjoining Grampian Road, proposals for new retail floorspace should relate to the longer term.

6.2.6 To the south;

- caravan park improvements; and
- self-catering/health and fitness facilities and retention of existing tree cover.

6.2.7 New or improved access, which should incorporate the provisions at 6.4.1 below, will require to be accompanied by a Traffic Impact Analysis.

6.2.8 Other land within the village centre adjoining Grampian Road is allocated for consolidation of existing shopping, office and tourist uses. Specifically, opportunities in the vicinity of Craiglea/Station House and Chevvy's/Santa Claus Land (subject to S.50 Agreement to secure and preserve the alignment of the proposed link road) exist for development/redevelopment subject to assembling adjoining land. These locations relate well to existing retail patterns, offer scope for segregated access and servicing, and may provide a choice of potential supermarket sites as recognised in the Secretary of State's decision letter dated 8th March, 1995. The Council will expect other schemes to retain existing buildings where these are deemed to make a significant contribution to the local townscape. Further to the above provisions, greater compactness and consolidation of Aviemore's commercial core is a design priority. Encouragement will be given to increasing the density of the built form, infilling of vacant or under-used sites, redevelopment and a facelift for properties to achieve extensive upgrading of the environment and complement wider improvements in parking, servicing and conditions for pedestrians (see 6.1.1 and 6.4.2).

Dalfaber Resort

6.2.9 The concept contained in the Dalfaber resort Master Plan is nearing completion, and development areas together with protected woodland and open spaces are identified. Consolidation and expansion of tourist facilities and accommodation within the existing complex, consistent with safeguarding the character of the resort and enhancing its amenities, will be acceptable. Opportunities include;

- further housing/time-share accommodation in accordance with existing outline planning permissions;
- upgrading existing leisure/country club facilities including the 9-hole golf course;
- enhancement of other open spaces and retention of woodland of local nature conservation importance.

Steam Railway

6.2.10 The Strathspey Railway Company propose further improvements to platforms, office facilities and other operational infrastructure. A link to the main Highland line and future use of facilities at Aviemore Station are under discussion at present with British Rail. This may be undertaken with assistance from Moray, Badenoch and Strathspey Enterprise. Future environmental improvements on Grampian Road should include promotion of the Steam Railway service.

Business

6.2.11 The Highland Board Industrial Estate is allocated for business purposes together with a further 2.4 ha. of land between the railways to the north. Transport, haulage-related and manufacturing uses could be accommodated towards the west of these sites, subject to the scale and intensity of operations. Scope exists for relocating businesses from constrained sites elsewhere in the community. Moray, Badenoch and Strathspey Enterprise are investigating the cost/feasibility of expansion with a view to providing further serviced sites in 1993-94. The Council will endeavour, wherever possible, to ensure that buildings are of a scale and design capable of being successfully absorbed in the context of the overall landscape framework (see 5.1).

6.2.12 2.2 ha. of land between the railways could be suitable in part for business, office and open space uses. A footbridge over the main railway linking with Birch Road and perimeter safety fencing will be a prerequisite of development. Layout should take account of the position of any bridge.

COMMUNITY

Village Park

6.3.1 16 ha. of land adjoining the Aviemore Burn and running through to the Spey margins is allocated for open space/recreational use. This will form a village park extending from Edenkillie to Inverdruie, possibly incorporating;

- at Dell of Spey; pitch and putt, curling and other formal facilities together with car parking (possibly on the present Centre sewage works site), landscaping and interpretation of the natural environment; and by the Aviemore Burn;
- a system of lit/landscaped walk ways and cycle paths connecting with the school, village centre and other facilities;
- informal woodland, riverside amenities, a kickabout pitch and additional planting including by the Primary School;
- suitable flood protection and landscaping measures, including access to bunding along the burn edge; and
- possible restoration of the former Meall Mill and a small car park, and perhaps temporary relocation of the fun fair subject to compatibility with neighbouring uses and adequate access. (A permanent location may be possible within the Centre Lands, in due course).

The District Council expect to enter an appropriate form of Agreement with Reidhaven Estate with a view to securing phased implementation of these facilities. The Planning Authority will expect selective parts of the park to be provided by developers where sites are contiguous with its boundaries. The Community Council have provided a footbridge over the burn with OPMACC assistance.

Recreation

6.3.2 3.2 ha. of land comprising the Recreation Ground and adjoining land is allocated for open space/community/leisure uses, including;

- community facilities (possibly an all-purpose hall, track and field facilities) together with car parking;
- ancillary formal recreational facilities, including bowling green and tennis courts.

Access from Grampian Road could be greatly improved by future relocation of the District Council Depot. Footpath links along the margins of the site will be safeguarded. A comprehensive layout plan will be required to co-ordinate uses and servicing.

6.3.3 1.4 ha. of land at Aviemore North will be reserved for playing fields and associated formal open space provision (see 1.2(a)).

Village Hall

6.3.4 0.25 ha. of land comprising the Village Hall site is suitable for extension/upgrading of social facilities (community sports centre or related servicing), possibly including an integral Day Care Centre and library accommodation.

Neighbourhood Facilities

6.3.5 1.4 ha. of land adjoining the Dalfaber access and well-placed in relation to the existing community and future housing areas is allocated for a shop, hall or other community purposes including a Youth Club. Part of this site has planning permission for a supermarket. This location could also be suitable for District health facilities, should the Health Board wish to improve provision in the future. A further 0.2 ha. at Milton is reserved for community purposes. Planning permission has been given for licensed premises subject to upgrading the Edenkillie access, on-site parking, landscaping and footpath links.

6.3.6 Subject to adequate parking, scope exists to convert the Dalfaber sales office to a community shop.

6.3.7 The farm buildings and steadings at Dalfaber are suitable for conversion to community, visitor or business use. Scope exists for possibly high technology use, a farm museum or golf club-house facilities.

Day Care Centre

6.3.8 0.5 ha. of land at Railway Terrace is allocated for community/residential use. Possibilities include;

- day care and related accommodation for which the Council has provisionally allocated £610,000 in 1996-later years (see 6.3.5);
- a sheltered housing scheme;
- flatted or similar residential development.

NB: The Council has updated its Capital Plan.

Golf Course

6.3.9 Approximately 60 ha. of land north of the Dalfaber resort comprising the flood plain, other areas unsuitable for development and attractive woodlands to the north is allocated for a new 18-hole public golf course. This should exclude localised pockets of unimproved grasslands of nature conservation importance and integrate native woodlands wherever possible.

Footpaths

6.3.10 The Council will safeguard the existing network of segregated footpaths throughout the village and seek to secure new links between future housing areas at Aviemore North, Dalfaber and Edenkillie, with community facilities and the adjoining countryside. Efforts will be made to retain railway underpasses where these are important to the continuity of walking routes.

Community Transport

6.3.11 The Council recognise the desirability of improved links to the village centre. Consideration should be given by appropriate private and community interests to introducing local transport services and facilities. These could include a passenger halt at North Dalfaber associated with the steam railway or perhaps a rail-bus in future, or a mini-bus service incorporating the main residential and outlying areas. In appropriate circumstances Moray, Badenoch and Strathspey Enterprise may give consideration to the scope for assisting community led initiatives.

Secondary School

6.3.12 Subject to consideration of the viability of existing Secondary Schools, the Council will give consideration to the scope for a further facility in the Aviemore locality in the long term. Subject to continuing discussions in relation to the principle of this facility, Cambusmore is considered the most appropriate location. 3.2 ha. of land sufficient for buildings and related playing fields will be required for this purpose and should be incorporated within a Master Plan for the area (see 6.1.6).

SERVICES

Roads

6.4.1 The Council's policy is to pursue establishment of a link road to improve the distribution and management of traffic in the village centre and provide a basis for substantial enhancement of the main commercial thoroughfare (see 6.4.2). This is an essential part of the village centre infrastructure, integral to the redevelopment/refurbishment of the Centre Lands and other commercial interests, and includes safeguards for;

- a new link to Grampian Road between the Red McGregor Hotel and the Winking Owl;
- optional routes through the Centre Lands based largely on the existing road network, with connecting service roads including rear service access to properties fronting Grampian Road; and
- upgrading the centre access to the south by the Four Seasons Hotel.
- The route, design and landscaping of the link road will be specified as part of the Master Plan for the Centre lands (see 6.2.2). The Council have not allocated any resources from its TPP for this project in the belief that funding should derive substantially from the private sector. However, the immediate prospects for achieving this objective remain uncertain.

Village Centre Enhancement

6.4.2 The Council will support traffic management and townscape measures along Grampian Road to improve integration with the wider village, strengthen commercial and business prospects and enhance the environment for pedestrians and shoppers. A scheme could involve;

- measures to restrict traffic speeds and introduce priority pedestrian crossing points, whilst maintaining Grampian Road as a local service route;
- improvements to public areas including new urban squares, paving, street furniture, exhibition areas and works of art;
- introduction of service bays and bus stances located in the vicinity of the railway station, police station, or Chevvy's (see 6.4.4);
- additional off-street parking;
- integration and enhancement of open spaces and townscape features including the Strathspey Lawns, village Green, proposed park, the listed Railway Station and existing traditional properties, together with protection for trees (including the TPO).

Subject to discussions with business, community groups and other interests and appropriate funding, such a package could be implemented by way of a joint public/private sector initiative.

Grampian Road Enhancement

6.4.3(a) The Council will encourage a package of measures designed to improve "first impressions" of Aviemore. These should incorporate;

- re-defining the main village approaches, notably new "gateways" to the north and south of the village, at the Dalfer junction and immediately beyond the Four Seasons Hotel respectively. These should be coupled with wider enhancement alongside the B9152 to achieve a more successful transition between built-up area and the countryside;

- comprehensive environmental improvements along Grampian Road, including extensive boundary and edge treatment to unify the main axis into the village and help to define different character zones and spaces. Emphasis should be given to the use of traditional Speyside materials including hedges, stone walls, ironwork, dykes and ditches with greater formality governing design themes closer to the centre. Landscaping within and on the fringes of established residential areas might also include improvements at the stone circle.

6.4.3(b) The Council would welcome a private sector initiative, and partnership with other public agencies, in setting up a Town Centre Management Scheme for Aviemore to coordinate, for example, promotion, litter collection, and similar matters. Scope may exist to introduce market trading in future. This could contribute to the vitality of the commercial area and enhance opportunities for local businesses. Consideration should also be given to improved signposting for the village centre based on a coordinated theme and materials.

Parking

6.4.4 Land is allocated for additional off-street car parking as follows;

- Sunnylea, which shall also accommodate a section of the landscaped walkway forming part of the linear park, and possibly some built development, the suitability and timing of which will be assessed in the context of detailed proposals for adjoining land;
- to the rear of the bank (possibly a decked arrangement); and
- to the rear of the Cairngorm Hotel subject to relocation of existing uses where appropriate.

Drainage

6.4.5 The Council has allocated £2,815,000 phased between 1993 and later years for future sewage treatment facilities at Aviemore. Consultants have been appointed to examine the long term possibilities for the village, including a scheme which would integrate the existing Inverdrue - Coylumbridge system. Sensitive routing of related pipe work and reinstatement of ground will be priority considerations in the interests of amenity.

Subject to further detailed investigations and discussions with landowners, 2.8 ha. of land north of Cambusmore on the east side of the River Spey has been identified for a new sewage treatment works and sludge disposal facility, with access from the B970. This would allow consideration to be given to adapting the North Works as a storm water holding facility in future.

An alternative option could involve expansion of the North Works with sludge transported for disposal elsewhere.

Additional settling tanks at the North Works and new filters recently installed at the Inverdrue works are expected to improve operational efficiency of the existing systems in the short term. In order to secure appropriate standards of amenity, there will be a presumption against permanent development within 90 metres of existing and future drainage works.

NB: The Council has updated its Capital Plan.

Water and Sewerage Depot

6.4.6 The Council propose to relocate the Water and Sewerage Depot in Aviemore during 1994-96 at a cost of £250,000. This could be accommodated as part of future extension of the business site between the railways (see 6.2.11).

NB: The Council has updated its Capital Plan.

Fire Station

6.4.7 The Council has allocated £196,000 in 1995-96 for extension of the Fire Station.

NB: The Council has updated its Capital Plan.

Flood Prevention

6.4.8 The Council will proceed with the preparation of a draft Flood Prevention Order in respect of an appropriate scheme between Dalfaber Road and the Spey, and will continue site investigations and detailed design work. Subject to consultation and formal NID procedures, construction will commence in 1995-96 at an estimated cost of £250,000. In accordance with the recent Consultants study, works are likely to comprise a new flood bank which could be incorporated as part of the riverside recreational area (see 6.3.1). Care will be required to ensure continuity of trees in the locality. The Council will encourage appropriate action by riparian owners to prevent flooding of the Aviemore burn.

NB: The Council has updated its Capital Plan.

ENVIRONMENT

Amenity Woodland and Trees

6.5.1 The Council's main objective is to create a major landscape framework within and adjoining Aviemore to achieve extensive and robust improvements in the structure and amenity of the village, and better integration with the surrounding environment (see 6.1.1). This will relate to the established pattern of woodlands in the adjoining countryside and the more extensive opportunities for new planting and regeneration promoted as part of the Cairngorm Working Party's "Forest of Strathspey" initiative. It will involve a matrix of larger areas of woodland and prominent east-west shelterbelts, supplemented by looser and more intermittent planting to highlight north-south lines and activity areas, and enable views out to the hills. The concept will draw substantially on native species and should be designed and managed to give opportunities for local employment, recreation and wildlife. The Council will safeguard and encourage active management of trees and woodlands important to the structure of the village. As a matter of priority, the Council will seek to secure the early introduction of major tree compartments to the north of the village (see 6.1.2).

The Council has placed a Tree Preservation Order on the entirety of the Centre Lands and will consider similar action where other important trees or woodland come under threat of felling.

Parkland

6.5.2 The Council will safeguard a major "park-land" corridor comprising the River Spey/Druie flood plain and adjoining open land for future agricultural, amenity and leisure purposes. This will include substantial buffer zones to secure a high amenity setting for any new community at Cambusmore, associated opportunities for recreation and separation from adjoining villages and nature conservation sites. Enhancement of opportunities for public access and related activities will be encouraged. Scope exists for;

- riverside amenities including walking, picnicking and small parking facilities at suitable locations;
- possible use of the Spey islands in association with established angling/interpretive facilities at Inverdrue (provided this can be undertaken without undermining existing trees), and a footbridge spanning the river to Cambusmore;
- golf;
- further planting to differentiate activity areas, give shelter and create woodland blocks with future recreation potential, and;
- perhaps in the longer term, the creation of a lochan by the Spey, subject to assessment of related engineering, feasibility and environmental implications.

Village Edges

6.5.3 The Council will safeguard the following amenity and heritage areas;

- Craigellachie NNR and other SSSI's;
- important agricultural or croft land;
- areas of commercial forestry and amenity woodland;
- buffer corridors extending alongside the B9152 approaches as far as the A9 junctions;
- around the sewage treatment works/sludge disposal facilities.

Inverdrue - Coylumbridge

Prospects

Previous planning policies have sought to strictly control development in the lower reaches of the Glen More Corridor (see Chapter 4). There are a few remaining infill opportunities, but major proposals are likely to be deemed inconsistent with national conservation objectives.

Principles

The main objectives for these communities are;

- to restrict future development to what can be successfully absorbed in landscape terms;
- to prevent any further building south of the ski-road outwith defined visitor-related areas;
- to protect and enhance roadside amenity.

Policies and Proposals

HOUSING

Consolidation

6.6.1 4.0 ha. of land immediately east of Coylumbridge is allocated for housing. Development should incorporate realignment of the B970, adequate setback and landscaping of the frontage, suitable tree planting, open space and separation from existing dwellings. High standards of design will be expected, and layout and density should be compatible with the existing settlement character.

EMPLOYMENT

Visitor Facilities

6.7.1 2.6 ha. of land is allocated for a major visitor reception facility subject to rehabilitation of the existing sand quarry at Inverdrue. Development should not intrude on the Cairngorms "panorama", and retain roadside trees and bunding.

6.7.2 *0.1 ha. is allocated for expansion of the Nordic Ski Centre, or similar enterprise.*

6.7.3 *1.1 ha. is allocated for completion of time-share accommodation associated with the Coylumbridge Hotel. Layout and design should reflect site topography, maintain the existing woodland setting and be compatible with the existing complex.*

SERVICES

Drainage

6.8.1 *The Inverdrue Sewage Treatment Works is operating close to capacity. Further development should be phased with improvements to the system where appropriate, including possible connection to the wider Aviemore network in future (see 6.4.5).*

ENVIRONMENT

Safeguarding

6.9.1 *The Council will safeguard the character and identity of Inverdrue and Coylumbridge, including woodlands, open spaces, footpaths and land liable to flooding or erosion by river action. Residential or tourist-related development of remaining gap sites will be encouraged consistent with the above considerations and services. Further infill along the ski road frontage will be resisted.*

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7 Kingussie

Prospects

Kingussie (population 1400) is the administrative centre for Badenoch and Strathspey. With good accessibility to the A9, the old Burgh enjoys a pre-eminent position in the southern part of the District. It offers a wide range of commercial, business and community services including shops, health and secondary school facilities. The narrow grid streets of the compact village centre remain dominated by traffic, detracting from its pleasant architecture and townscape.

Whilst manufacturing and service businesses provide an increasing number of local jobs, tourism continues to underpin economic activity. Hotels and other accommodation support a range of heritage and resource-based facilities. These include a Folk Museum, nearby Wildlife Park, Ruthven Barracks and the Insh Marshes RSPB Reserve. The need to promote alternative sources of employment and improve the appeal of the village to visitors remains a priority for the longer term.

House building has maintained a rate of 12 buildings per year since 1980, during which time Kingussie has absorbed some 16% of the District's growth. Adjoining high ground, afforestation, the flood plain and railway contain the village. Investment in roads and drainage several years ago opened up a long term supply of development land to the north east. This remains the preferred direction for major growth.

Principles

The main objectives in Kingussie are to;

- provide a framework for long term expansion of the Dunbarry lands;
- encourage further investment in service businesses;
- strengthen commercial prospects and enhance the village centre for pedestrians and shoppers;
- safeguard the character of the village, restrain unsympathetic infill housing, and safeguard mature trees as a major element of its setting; and

- protect and enhance the town's setting including open ground and woodland within and beyond its limits, and introduce new landscape corridors.

Policies and Proposals

HOUSING

Major Growth

7.1.1 16.0 ha. of land north and east of Dunbarry Road is allocated for the community's long term housing needs. This land is suitable for a mix of public and private dwellings with lower densities preferred on higher ground. Developments should incorporate;

- extension of Dunbarry Road to form a new distributor linking with the B9152, phased from either direction;
- segregated footpaths and cycleways together with additional play space;
- major compartments of mixed woodland and adjoining forest edges.

The Council will seek to secure these measures by Section 50 Agreement with landowners/developers where appropriate.

The Council will prepare a Development Brief for this locality to include guidelines relating to these features, the phased provision of infrastructure and other amenities. This will be subject to consultation with the public, landowners and statutory interests. Layout and design should reflect the grain of the site and the existing built-up area, and reinforce the relationship of the town with its landscape setting by ensuring that;

- existing trees, landforms and new structural planting contain the settlement and define its edges; and
- new building, through detailed siting and design, re-emphasises the prevailing "vertical" characteristics which are an integral feature of the community's appearance.

District Council

7.1.2 The District Council intend to build six houses in 1992/93, a further four in 1994/95, and four in 1996/97 at Kingussie at a total cost of £450,000.

NB: The Council has updated its Capital Plan.

7.1.3 The District Council have provided serviced plots at Dunbarry and will give consideration to further similar opportunities for first time buyers in the future.

Housing - Small Sites

7.1.4 The following sites are allocated;

Area	Location	Size	Capacity	Requirements
(a)	Craig An Daroch	0.5 ha	6 houses	access from Dunbarry Road
(b)	High Street	0.3 ha	16 houses	terraced
(c)	West Terrace	1.0 ha	4 houses	
(d)	Ardvonie Road	6.5 ha	12-15 houses	upgrading of access beyond Taits Brae, drainage and retention of trees and safeguard footpaths
(e)	St. Vincent's House	2.0 ha	3-4 houses	as above
(f)	Columba House	0.5 ha	3 houses	Development commenced
(g)	Duke of Gordon Hotel	0.6 ha		higher density or sheltered housing, alternatively suitable for commercial use

Traditional form and design features will be encouraged especially in elevated positions, to reflect the character of the existing built-up area.

HOUSING LAND IN MAIN SETTLEMENTS: Summary of Supply and Capacity KINGUSSIE incl. INSH, LYNCHAT

Total ha.	Capacity (houses)	Possible Building Rate (houses per annum)	Estimated "life" of Allocated Land (yrs.)
35.1	234	10-24	10-23

Housing - Infill

7.1.5 The Council's priority is to safeguard the predominantly Victorian/Edwardian residential areas which contribute substantially to the character of the Burgh, and ensure appropriate standards of privacy, amenity and safety throughout the remainder of the community. Accordingly, there will be a presumption against further infill housing, including sub-division of established residential plots, where proposals involve;

- inappropriate scale, design or orientation;
- inadequate plot size or spacing between properties;
- breaching established building lines;
- felling significant trees;
- loss of privacy or amenity to neighbouring occupiers; or
- substandard access.

Proposals should be of a scale and form compatible with existing buildings.

EMPLOYMENT

Tourism

7.2.1 The Council supports the development of tourist-related facilities and services in Kingussie, consistent with the need to protect the area's heritage and the needs of the community. Opportunities exist for upgrading and expanding existing hotels, other accommodation and facilities subject to specific site planning requirements.

7.2.2 4.5 ha. of land adjoining Kerrow Farm is allocated for tourist-related commercial use, including accommodation and leisure facilities. This is a prestigious but prominent location requiring high design standards and sensitive siting of buildings to integrate development within the landscape. Setback from the A9 and reinforcement of existing woodland will be required.

Business

7.2.3 0.3 ha. of land surplus to railway requirements is allocated for service business use, subject to retaining access to the sidings. This site is suitable for small units and would consolidate the nucleus of business and storage-related uses which has developed off Market Lane.

7.2.4 The Council intend to provide 3 x 500 and 1 x 1000 sq.ft. units in Kingussie at a cost of £205,000 between 1993 and later years.

7.2.5 0.2 ha. adjoining the industrial estate is allocated for business use. This land is suitable for 2-3 nest units. Planning permission has been given for a vehicle repair workshop at Kingussie Coachworks premises.

7.2.6 2.0 ha. of land at Kerrow Farm is reserved for future business needs. Landscaping and bunding will be required to separate neighbouring uses and provide screening from the A9.

Village Centre

7.2.7 Subject to their General Development Control Policy No.2 which seeks to maintain established shopping frontages, the Council will seek to consolidate retail, office, community and residential uses within the village centre. Rehabilitation of vacant properties including public and Listed Buildings and other properties of townscape value, will be encouraged. Design standards consistent with the prevailing townscape character will be expected where proposals involve alteration or extension to properties. In the interests of amenity and safety, and the enhancement objectives for the village centre, there will be a general presumption against further piecemeal development in the "backland" between High Street and Spey Street, except where associated with extension or servicing of established uses.

7.2.8 The Council has allocated £50,000 for environmental improvements in Kingussie in 1994-95. This could contribute towards a package of traffic management and enhancement measures including;

- a calmed zone along part of High Street and additional off-street parking possibly on underused backland sites. Consultations in relation to proposed on-street parking measures for High Street, Duke Street, King Street and Gynack Street are underway at present;
- improved public spaces and vennels, street furniture, planting and perhaps new public toilets. The District Council has allocated £100,000 for the provision of new public toilets in 1994-95. This could involve redevelopment of the existing facility, an alternative site off the High Street, or possibly a location within the Gynack Gardens.

The Council will seek discussions with community and business groups about these and other ideas.

NB: The Council has updated its Capital Plan.

Highland Folk Museum

7.2.9 The Council propose to upgrade facilities at the Folk Museum with the installation of a fire escape and toilets, at a total cost of £81,000 between 1994-96. Consideration will be given to additional and replacement tree planting.

NB: The Council has updated its Capital Plan.

Heritage Trail

7.2.10 The Council will encourage community interest to develop a heritage trail. This could be promoted from the Folk Museum and might involve waymarking and information about various features of interest.

COMMUNITY

St. Vincent's Hospital

7.3.1 Land within the hospital curtilage could accommodate expansion of health facilities in the future. Particular care will be required with the design and siting of any buildings to safeguard the character of the existing property and retain important trees.

Leisure and Recreation

7.3.2 Notwithstanding investigations into the feasibility of further community provision at the High School, 2.1 ha. comprising part of the Dunbarry lands is allocated for a small complex of modern leisure and recreation facilities. This could include an additional sports field together with an all-purpose hall. The District Council should monitor the need for such provision and investigate with appropriate funding bodies, the scope for providing these facilities as demand arises.

7.3.3 Several open spaces important to amenity will be safeguarded. These include; existing public parks and gardens; formal recreational facilities including tennis courts, bowling green and sports pitches; the cemetery and burial ground.

Ardvonie Park

7.3.4 Consideration should be given to an enhancement scheme for Ardvonie Park including rationalisation of parking, landscaping and planting, and a lit footpath crossing the park.

Public Library

7.3.5 *The Council propose to relocate the public library in the Court House at a cost of £71,000 in later years.*

NB: The Council has updated its Capital Plan.

Community Shop

7.3.6 *Land at the former quarry off Dunbarry Road is well placed in relation to existing and future residential areas. The Council will safeguard and encourage enhancement of this area primarily as car park and public open space. However, subject to viability part could accommodate a small shop.*

SERVICES

Drainage

7.4.1 *The Council will keep under review the need for upgrading sewage treatment facilities at Kingussie consistent with future development requirements and the River Purification Board's standards. In order to secure appropriate standards of amenity, the Council will maintain a presumption against permanent development within 90 metres of the sewage treatment works.*

Flood Prevention

7.4.2 *The Council will proceed with the preparation of a draft Flood Prevention Order in respect of an appropriate scheme for the River Gynack at Kingussie, and will continue with site investigation and detailed design work. Subject to consultation and formal NID procedures, construction is programmed for 1994-96 at an estimated cost of £300,000. This will involve measures to increase the capacity of the burn. Works will require to minimise impact on its margins, take account of existing public access and recreational activities, and include landscaping and replacement tree planting.*

NB: The Council has updated its Capital Plan.

ENVIRONMENT

Trees and Woodlands

7.5.1 *The Council will safeguard important trees and woodlands within and adjoining Kingussie. In particular, protection will be given to large specimen trees and good management practices will be encouraged, including selective felling and underplanting where appropriate. The Council will undertake a comprehensive survey of mature trees within Kingussie in consultation with landowners. This will identify specimens requiring surgery, selective felling and replacement and will seek to prolong the life of existing features and secure mature trees as an integral element of the village's character. Financial aid or advice will be considered in appropriate circumstances.*

7.5.2 *Trees at Craig An Darach are protected by a Preservation Order and the Council will give consideration to extending such measures where important trees come under threat of felling.*

7.5.3 *The Council will encourage substantial block planting of chiefly native species, notably on the southern margins of the village, in the vicinity of the car dump and drainage works, by the Spey and on the Dunbarry lands. This will improve the prospect of Kingussie from the A9, and shelter and amenity for longer term development. Schemes could be eligible for Forestry Commission grant assistance and the Council will seek to secure early implementation in discussions with landowners.*

Gynack Margins

7.5.4 *The Council will seek to secure an intensive programme of woodland management including replanting and natural regeneration alongside the Gynack Burn subject to agreement with the landowner. This is important to ensure the future of a significant amenity feature in the village and the project could include enhancement of footpaths and other amenities. Replanting will require to maintain access to the river for essential flood prevention works (see 7.4.2). Financial assistance will be considered by the Council, Scottish Natural Heritage, and could be eligible for contribution from the Forest Authority.*

The Glebe Lands

7.5.5 *0.2 ha. comprising the remaining part of The Glebe Lands is reserved for a visitor reception facility including car parking and tourist information. Enhancement of adjoining land could be undertaken as part of a community conservation project to create a water feature, woodland and walks. The District Council, Scottish Natural Heritage and Badenoch and Strathspey Enterprise earmarked funding for a scheme in 1993-94.*

Footpaths and Walks

7.5.6 The Council will safeguard the existing network of footpaths in and around Kingussie and encourage promotion of peripheral routes together with signposting and information. Subject to agreement with landowners and proper management of Estate activities these could include the escarpment west to Newtonmore, and by Tom Beraidh to the golf course, Creag Beag and Loch Gynack.

Settlement Edges

7.5.7 There will be a presumption against development on open farmland, or within commercial forestry, amenity woodland, the golf course or flood plain adjoining Kingussie, except where essential to the management of land for these uses. This will not apply to essential infrastructure which should, where appropriate, be routed or sited to take account of other uses, activities and local amenity.

Kincraig

Prospects

Kincraig (population 300) lies downstream of Loch Insh at a point where several important tourist routes intersect. The village's basic range of services has been sustained by modest growth during the past decade. It is essential the village maintains the viability of facilities that are most important to the community. A significant number of properties remain holiday or second homes. Initiatives to "free up" land or property to secure a broader range of housing tenure, including rented accommodation, would help to meet local needs. The demand for house building could also increase by virtue of the village's nodal position, between Aviemore and Kingussie.

Kincraig is shaped by a combination of natural features and transport routes, notably the River Spey, railway and main roads. These run parallel to one another, dislocating the settlement. Further development, approved into woodland to the south, represents the limits of growth of the village in this direction. Important nature conservation interests, semi-natural ancient woodlands and the floodplain are restraints east of the railway. Farmland adjoining the community provides opportunities for building, subject to safeguarding existing amenities and maintaining good separation from the A9.

Principles

The priorities at Kincraig are to;

- create a balanced and integrated community with a choice of housing sites;
- reserve land for important community and sewage treatment facilities;
- develop a focal point for visitor activity;
- reinforce the parkland buffer adjoining the A9;
- enhance the local environment and protect heritage features.

Policies and Proposals

HOUSING

Development Areas

7.6.1 The following land is allocated for housing (RS4 applies);

Area	Location	Size	Capacity	Requirements
(a)	north-east of MacRae Crescent	1.65 ha.	16-20 houses	See box below
mixed development, looped access to B9152, open space, substantial planting, set back from road and burn. Early action to secure significant treed compartments				
(b)	off Suidhe Crescent/B 9152	2.0 ha.	13 houses	See box below
detailed layout should retain woodland, prominent landforms and separation from the proposed village hall; and could incorporate lower ground by the railway				
(c)	south-west of village	2.5 ha.	9 houses	birch wood retention, 25m. setback and roadside planting
(d)	opposite the Primary School/ Smiddy	1.95 ha.	possible 18-23 houses	See box below
as (a) above except access to a single point on the B9152. Overall capacity/siting of development subject to detailed hydrological/ground survey and adequate flood measures/surface water disposal				

Any tree planting should comprise native species.

District Council

7.6.2 The District Council intend to build 4 houses at Kincaig in 1994-95 and 2 houses in 1996-97 at a cost of £270,000. The District Council should give consideration to providing serviced plots in Kincaig as resources permit.

NB: The Council has updated its Capital Plan.

HOUSING LAND IN MAIN SETTLEMENTS: Summary of Supply and Capacity KINCRAIG			
Total ha.	Capacity (houses)	Possible Building Rate (houses per annum)	Estimated "life" of Allocated Land (yrs.)
8.1	55	4	14

Housing - Infill

7.6.3 In the interests of safeguarding the character of established residential areas, there will be a presumption against further infill housing including sub-division of existing plots, where development would involve;

- inappropriate scale, design or orientation;
- inadequate plot size or spacing between properties;
- breaching established building lines;
- felling significant trees;
- loss of privacy or amenity to neighbouring occupiers; or
- substandard access.

EMPLOYMENT

Business

7.7.1 0.1 ha. of land to the rear of the Smiddy is allocated for business use, including premises for local tradesmen or extension of the adjoining garage operations.

Former Station Yard

7.7.2 The existing access is substandard and incapable of improvement at reasonable cost and without the loss of important trees. It is unsuitable for use by vehicles, and future uses are restricted to those which can be served from neighbouring commercial properties or involve pedestrian access only. Given these factors, tourist-related or community activities would be acceptable subject to compatibility with adjoining activities. Alternatively, consideration could be given to re-opening a passenger halt at Kincaig.

COMMUNITY

Village Hall

7.8.1 A village hall and associated parking have been completed on 0.2 ha. of land off Suidhe Crescent further to substantial community effort with assistance from the Highlands and Islands Enterprise and the local authorities.

Playing-field

7.8.2 It is expected that a playing-field will be required in the community in the future. Land suitable in principle for this provides a choice of possible sites. Accordingly, approximately 1.0 ha. is reserved pending cost and feasibility investigations and discussions with landowners;

- (i) between the B9152 and railway - involving the lower residual land subject to upfilling or improved drainage; and
- (ii) between the B9152 and A9 subject to levelling and suitable access.

Alternatively, in the event of continued use of facilities at Invereshie, the land at (i) above could be managed as a small amenity park. Opportunities exist for significant planting in this vicinity in agreement with the landowner.

SERVICES

Drainage

7.9.1 The Council propose to provide a new sewage treatment works at Kincaig in 1993-97 at a cost of £430,000. 0.2 ha. of land between the railway and river towards the Estate march is reserved for this facility subject to feasibility and discussion with the landowner. Great care will be required to ensure that the plant and related infrastructure causes minimal disturbance to the established woodland and paths. The access track will be routed around the north west edge of the wood, close to the railway embankment, and the sensitive area around the bifurcating streams of the Leault Burn will be avoided. In order to secure appropriate standards of amenity, there will be a presumption against permanent development within 90 metres of the works.

NB: The Council has updated its Capital Plan.

Spey Bridge

7.9.2 The Council has allocated £150,000 in 1994-95 for structural improvements to the C41 bridge over the River Spey. These should be compatible with the Listed Building status of the bridge.

NB: The Council has updated its Capital Plan.

ENVIRONMENT

Village Centre

7.10.1 The Council will encourage environmental improvements in the vicinity of the shop/Post Office. These could include

- additional seating and street lighting;
- surface treatment of the public road and footpaths;
- removal of the former telephone exchange; and
- retention of the open character of land opposite the Post Office and views towards Loch Insh.

Enhancement

7.10.2 The Council will encourage measures to enhance the Leault Burn margins with additional planting, footpath and seating.

Landscape

7.10.3 Several important landscape features of value for conservation, amenity and recreation will be safeguarded from encroachment by development. These are;

- River Spey/Insh Marshes SSSI including land liable to flooding;
- the parkland buffer separating the village from the A9;
- semi-natural ancient and other woodlands and trees, where suitable management practices will be encouraged including upgrading of the exceptional local walks.

The Council intend to place a Tree Preservation Order on woodland and trees between the railway and River Spey. This will include important individual specimens and groups of trees within the fabric of the village, and will extend to the Leault Burn/Estate march. The Council will consider making additional TPOs where important trees come under threat of felling. Management practices to maintain a treed presence throughout and around the village and a balanced structure for adjoining woodland will be encouraged.

Insh

Prospects

The original settlement has expanded substantially in the past decade, during which the population has doubled. With open ground giving fine views north over the River Spey, and important nature conservation sites and commercial woodlands abutting the village to the east and west, development pressures will fall increasingly on backland sites to the south of the village. Water and drainage facilities have been upgraded recently, although the B970 has limited capacity. Development and the provision of services must be coordinated and amenity safeguarded. The guidelines brought forward by the Council in 1987 are reaffirmed.

Principles

- The Local Plan is directed towards;
- opening up additional land for housing and future open space;
- safeguarding amenity and adjoining rural activities; and
- integrating and strengthening existing wildlife habitats and protecting conservation sites.

Policies and Proposals

HOUSING

Backland Development

7.11.1 7.0 ha. of land at Insh is allocated for housing. Scope exists for 20-25 plots subject to;

- access from the B970 to be formed by developers. This should proceed from the north and eventually complete a looped network;
- the layout and arrangement of sites giving an overall linear development form; consistency in design, form and finishes of individual buildings with emphasis on traditional elements; common building lines reflecting the site contours; and woodland planting between development groups to strengthen the landscape context of the area;

- an overall foul drainage system capable of implementation as plots are developed, and satisfactory surface water drainage which could comprise a new comprehensive system;
- safeguarding field drains, footpaths, existing stone walls and trees together with new planting.

The Planning Authority will seek Section 50 Agreement with landowners/developers to secure release of land consistent with the Proposals Map.

Housing - Restraint

7.11.2 There will be a presumption against further ribbon development along the B970 outwith the village.

Housing - Infill

7.11.3 In the interests of safeguarding the character of established residential areas, there will be a presumption against further infill housing including sub-division of existing plots, where development would involve;

- inappropriate scale, design or orientation;
- inadequate plot size or spacing between properties;
- breaching established building lines;
- felling significant trees;
- loss of privacy or amenity to neighbouring occupiers; or
- substandard access.

COMMUNITY

Recreation

7.12.1 1.2 ha. of land immediately south of the village, and unsuitable for development, is reserved for open space or formal recreation provision.

Footpaths

7.12.2 Existing footpaths or tracks providing access to the public water supply and hill ground adjoining the village will be safeguarded.

SERVICES

Roads B970

7.13.1 Consideration will be given to the scope for upgrading the B970 through and adjoining Insh, as part of wider improvements to this route (see Chapter 2, 2.4.4).

ENVIRONMENT

The Green

7.14.1 The Council will seek enhancement of neglected land at The Green. A small parking facility and related amenities would be appropriate. This will be secured through a Section 50 Agreement in association with the development of adjoining land for one house, or other appropriate means.

Amenity

7.14.2 Remaining ground adjoining the village will be safeguarded from development except where essential for agricultural or management purposes, including;

- Insh Marshes/River Spey SSSI and RSPB Reserve;
- open land north of the B970;
- existing commercial plantations and amenity and semi natural woodland, together with areas reserved for further planting.

Development Restraint

7.14.3 The Council will apply a policy of restraint of development where this is; within 90 metres of the sewage treatment works; needed to achieve suitable setback from adjoining electricity transmission lines; and within 15 metres of commercial forestry.

Lynchat

Prospects

The juxtaposition of the former estate village, open ground, woodland and lochan create an extremely pleasant environment. Lynchat enjoys close proximity to Kingussie and a main tourist route, both of which increase its attractiveness as a place to live and visit.

Principles

The main objectives at Lynchat are to;

- ensure that new building maintains the village's traditional character;
- safeguard and enhance the local environment.

Policies and Proposals

HOUSING

Development Area

7.15.1 0.7 ha. of land adjoining the village to the west is allocated for housing with scope for a maximum of 10 dwellings (Policy RS2 applies). This is an opportunity for a prestigious high amenity residential development comprising;

- a mix of detached and terraced properties of scale, form and finishes reflecting traditional building styles;
- properties positioned in rows to complement the site contours and align with the adjacent houses ("The Larches" and "Raite's House") to the south east;
- a non--conventional road layout, but with improved access onto the B9152 together with other services (see 7.16.1);
- enhancement of adjoining land (see 7.17.1) and phasing in accordance with the Proposals Map.

The Council will seek to secure the above through a Section 50 Agreement with the landowner/developer.

Housing - Infill

7.15.2 *The Council will apply housing policy RS5 at Lynchat. Infill development should be consistent with the existing village character, maintain established building lines, and safeguard the privacy and amenity of existing occupiers.*

SERVICES

Drainage

7.16.1 *There will be a requirement to upgrade drainage facilities either by pumping to Kingussie or an independent biological treatment system with direct outfall to the River Spey. Permanent development within 90 metres of the drainage works will be resisted.*

ENVIRONMENT

The Pond

7.17.1 *The Council will encourage measures to safeguard and enhance the village pond as an amenity and wildlife resource. These could include;*

- *improved habitat management;*
- *a small car park and interpretive facilities;*
- *a village green on adjoining land with planting and seating, in association with future housing.*
- *Opportunities exist for community involvement and assistance from local authorities and statutory bodies. The District Council intend to implement a scheme in 1993-94 with funding assistance from Moray, Badenoch and Strathspey Enterprise.*

Trees

7.17.2 *The Council will safeguard trees and woodlands as follows;*

- *the fine avenue of broadleaved trees adjoining the B9152;*
- *Scots Pine at Chapel Park and by the Obelisk;*
- *the escarpment of Larches alongside the Wade Road which should be reinforced and extended to the west.*
- *Scope exists for additional amenity planting west of the pond.*

7.17.3 *The Council will encourage restocking of the main tree features, including exotic specimens to maintain the landscape setting of Balavil House.*

Open Land

7.17.4 *Areas important to the character and setting of the village, including open parkland and flood risk areas, will be protected from development except where essential to agricultural operations.*

8 Newtonmore

Prospects

Newtonmore (population 1150) is the main tourist and service centre for the south western part of Badenoch and Strathspey. This role has strengthened during the past decade following initiatives to promote the village in the wake of A9 bypassing. Substantial business investment in tourist accommodation and facilities has supplemented established heritage links with the Clan MacPherson. A major Folk Park development will further enhance Newtonmore's appeal to visitors. Service employment has become firmly established and additional investment is programmed to bolster local job prospects.

These factors have resulted in a 9% rise in local population since 1981, during which time an average of 10 houses a year have been built in the village. This trend is expected to continue, requiring substantial land for development.

Newtonmore enjoys a dramatic setting against a mountainous background overlooking the Spey. The village has developed along a distinctive north east - south west axis. The original compact form, traditional architecture and extensive mature trees create a pleasant environment. These factors are increasingly threatened as development continues to be crammed into the village rather than guided to more appropriate locations around its edge.

Principles

The main planning considerations at Newtonmore are to;

- identify the best opportunities for village expansion;
- safeguard the traditional village character and development forms;
- encourage a balanced distribution of commercial and tourist activity;
- identify further land for service businesses;
- consolidate Newtonmore's tourist role with major new heritage attractions;
- secure community and recreational facilities and identify opportunities for future provision;
- enhance open spaces and open up new areas for public enjoyment, including

suitable management of areas of nature conservation value;

- safeguard the wider village setting and encourage large scale tree planting.

Development Options

Extensive areas adjoining Newtonmore are not suitable for development. These include the river flood plain, land protected by nature conservation designations, the Folk Park and Golf Course. The main opportunities are;

(1) to the north - across the expansive south-west facing slopes stretching from Knock of Clune to Strone. This flank offers fine views but is exposed. Loss of inbye land would jeopardise local crofting interests. Development would also involve substantial expenditure on services, including a high level water main, upgraded drainage and access.

(2) to the south west - over substantial flat areas adjoining the former A9. These lands could be developed without significant impact on the viability of the main farm unit. Access improvements required to open up land off Station Road and Golf Course Road (previously allocated for development), could be phased with wider development opportunities in this locality. However, pumping of drainage and lengthy outfalls for surface water will be needed. The existing open approach to the village would require major new planting in order to absorb development within its landscape setting.

The preferred direction for growth is therefore to the south west. Few opportunities remain for infill to consolidate the village and measures are needed to secure the character and integrity of established residential areas.

Policies and Proposals

HOUSING

Main Expansion Areas

8.1.1 The following land is allocated for housing;

Area	Location	Size	Capacity	Requirements
(a)	Perth Road - Station Road	5.2 ha.	65 houses	small grouped schemes, subject to Section 50 Agreements*
(b)	Perth Road - Laggan Road	9.2 ha.	100+ houses	longer term (Policy RS3 applies)

*A Development Brief will be prepared for these areas to incorporate high standards of layout and design, new and improved roads (see 8.4.2), segregated footpaths and open space, structural treed compartments and neighbouring community facilities.

Small Sites

8.1.2 The following sites are allocated for housing, (RS4);

Area	Location	Size	Capacity	Requirements
(a)	Laggan Road	1.3 ha	20-30 houses	detailed layout, access reservations and pedestrian links
(b)	Lower Croftroy	1.0 ha	4 houses	See box below
access must ensure minimal earthworks and loss of trees, and safeguards for existing footpaths. S.50 Agreements to secure a maximum of 4 houses, to avoid subdivision of feus, to safeguard other land adjoining the sites and access, and to prevent vehicular access to the site by way of the existing sub standard agricultural access from Laggan Road				
(c)	Strone Road	0.1 ha	3 houses	subject to upgrading the access and safeguards for residual open land
(d)	Mains Hotel	0.1 ha	3-4 houses	careful design. Devt. commenced.
(e)	Clune Terrace	1.0 ha	8-10 houses	safeguard scarp

HOUSING LAND IN MAIN SETTLEMENTS: Summary of Supply and Capacity NEWTONMORE

Total ha.	Capacity (houses)	Possible Building Rate (houses per annum)	Estimated "life" of Allocated Land (yrs.)
17.9	216	10	22

Infill Housing

8.1.3 In the interests of safeguarding the character of established residential areas, there will be a presumption against further infill housing including sub-division of existing plots, where development would involve;

- inappropriate scale, design or orientation;
- inadequate plot size or spacing between properties;
- breaching established building lines;
- felling significant trees;
- loss of privacy or amenity to neighbouring occupiers; or
- substandard access.

District Council Housing

8.1.4 The District Council intend to build 4 houses in 1993-94 and a further 6 in 1995-96 in Newtonmore at a total cost of £450,000 and will seek to acquire additional land for this purpose. The District Council should consider the scope for marketing serviced plots in Newtonmore in future.

NB: The Council has updated its Capital Plan.

EMPLOYMENT

Light and Service Businesses

8.2.1 Business uses could be accommodated on vacant land or premises at Newtonmore Industrial Estate.

8.2.2 A further 2.1 ha. of land to the south west of the Industrial Estate is allocated for future service businesses subject to detailed hydrological survey and any necessary flood mitigation measures which should include adequate safeguards for neighbouring land and property. This should incorporate perimeter planting and, in the longer term, a new access to Perth Road (see 8.4.2). Buffer areas giving separation from adjoining uses will be safeguarded.

Station Buildings

8.2.3 The Council will encourage re-use of the former Station properties. Possible uses, which should safeguard the character of the Category B listed buildings and be compatible with ongoing railway operations, include business, craft or community enterprises. Scope exists for incorporating waiting facilities to replace the existing temporary arrangements.

Village Centre

8.2.4 The Council will encourage consolidation of retail and other commercial/community facilities at suitable locations along Main Street. Proposals should conform in scale and design with the traditional character of existing buildings. A shinty museum could be accommodated in a suitable vacant property.

Commercial

8.2.5 Two sites adjoining the south west approach to the village are allocated for tourist-related commercial development as follows;

a) 1.1 ha. on the south side of Perth Road suitable for;

- a hotel or self catering accommodation or camping/caravan site;
- ski related enterprises or catering facilities.

b) 0.8 ha., possibly incorporating redevelopment of the restaurant and filling station together with adjoining land with planning permission for a ski hire/workshop, subject to adequate parking and safeguarding of trees.

Folk Park

8.2.6 The Council is creating a 32 ha. Heritage/Folk Park immediately north-east of Newtonmore, and intends to appoint a Project Officer for this purpose. A further £1,920,000 is allocated in later years for the project which will include;

- reception facilities comprising a renovated mission church, car parking and toilets (completed as a first phase);
- a working croft and Highland township with a rare breeds animal park;
- an open air museum with preserved rural buildings;
- an archaeology park with replica crannog and hut circle;
- forestry and woodland areas displaying traditional activities;
- historic modes of transport and footpaths linking main activity areas;
- possible retail and catering facilities.

Further development will be phased according to the availability of resources. Consideration should be given by Historic Scotland to giving Listed Building status to Aultlarie Farm Steading.

NB: The Council has updated its Capital Plan.

COMMUNITY

Education

8.3.1 The Council has recently refurbished Newtonmore Primary School providing additional classroom, all-purpose hall and schoolhouse accommodation. Consideration will be given to improved crossing arrangements between the school and playing field to the rear of Golf Course Road.

- adjoining Loch na Leoba - improved woodland walks and management, seating and picnic facilities;
- War Memorial - additional planting ; and
- between Station Road and Golf Course Road - continued agricultural use, "set aside", or perhaps community woodland or open space/amenity provision.

Leisure and Recreation

8.3.2 The Council will safeguard and encourage upgrading of important leisure facilities. These include the;

- golf course- with extension to the clubhouse;
- shinty pitch- with provision of improved changing room and toilets;
- tennis courts and bowling green- with a new pavilion; and
- village hall.

A further 1.6 ha. of land adjoining the shinty pitch is allocated for community leisure and recreation purposes. Facilities might include, additional playing field; wet weather facilities possibly comprising squash courts for example; and shared changing accommodation and parking.

Open Space

8.3.3 The Council will safeguard important open spaces, and encourage improvements undertaken by Scottish Natural Heritage, other public agencies and community interests, in the following areas;

- off Clune Terrace - with scope for play facilities, improved footpaths, tree planting and seating;
- off Strone Road - management of the pond and surrounding trees. Opportunity exists to benefit from Forestry Authority grant assistance (see 1.2(c));
- rear of the village hall - funding has been allocated by the District Council and Moray, Badenoch and Strathspey Enterprise to assist the community with the formation of a small park in 1993-94;

Playgroup Facilities

8.3.4 Land off Clune Terrace with temporary planning permission is reserved for permanent facilities in future.

SERVICES

Drainage

8.4.1 A presumption against permanent development will apply to land within 90 metres of the Sewage Treatment Works. The Council will keep under review the need for upgrading sewage treatment facilities at Newtonmore consistent with further development requirements and the River Purification Board's standards. Land for expansion exists within the existing site.

Roads

8.4.2 Further to 1.1, the Council will seek improvements in the local road network including new links;

- from Perth Road to join Station Road north-west of Station Cottages to improve access to local business sites and enable existing narrow roads to be retained predominantly for residential access and pedestrian use; and
- from Perth Road to Laggan Road.

Footpaths

8.4.3 The Council will provide or extend footpaths along Laggan Road, Church Terrace and Perth Road as resources become available.

ENVIRONMENT

Trees and Woodland

8.5.1 *The Council will safeguard, and encourage suitable management of semi-natural and amenity woodland and trees throughout Newtonmore. The following locations are especially important;*

- *Loch Imrich/Folk Park;*
- *Golf Course Road/Spey Margins;*
- *Station Road/Golf Course Road/Old Glen Road;*
- *Laggan Road/Main Street (including TPO);*
- *River Calder/Glen Banchor-Perth Road/Laggan Road, where limited and selective removal of trees for crofting purposes should not prejudice the overall wooded character of this locality; and*
- *selected specimens within individual properties.*

8.5.2 *The Council will encourage initiatives by landowners and other interests to secure;*

- *major new woodland areas in association with long term development opportunities (see 8.1.1); and*
- *small scale amenity planting in association with selected open spaces (see 8.3.3); and*
- *replacement of selected over-mature specimens within garden ground.*

Financial assistance may be available from Scottish Natural Heritage or the Forestry Authority.

Walks

8.5.3 *The Council will safeguard the established network of footpaths and rights of way in and around Newtonmore. These include important links within the community and routes to;*

- *Loch Imrich and the Golf Course;*
- *the Spey;*
- *Knock and Craggan of Clune;*
- *Glen Banchor and Creag Mor.*

8.5.4 *The Council will safeguard opportunities and encourage measures by community groups to develop and promote improved east-west links within the village, including routes from Glen Banchor/Perth-Laggan Road woodlands to Clune Terrace; and from the Folk Park into the village centre and onto future housing areas to the south west.*

Consideration will be given to the scope for improving conditions for walking between Newtonmore and Kingussie either in the form of upgraded roadside facilities or as part of a wider network of countryside paths.

Nature Conservation

8.5.5 *The Council will safeguard 12.9 ha. of wet heath and grasslands at Dell of Newtonmore for its local crofting, nature conservation and educational value. Subject to discussion with interested parties, consideration will be given to a Management Agreement with the landowner. This might include measures to regulate grazing, together with information about the areas plant and bird life. This project could involve Scottish Natural Heritage, the Scottish Wildlife Trust and community groups.*

Landscape Conservation

8.5.6 *A presumption will be maintained against development of open land adjoining Newtonmore which is important for;*

- *agriculture or crofting, or diversification of these activities;*
- *nature conservation, including the SSSI;*
- *recreation and amenity; or*
- *is otherwise liable to flooding*

This will not apply to essential infrastructure which should, where appropriate, be routed or sited to take account of other uses, activities and local amenity.

Dalwhinnie

Prospects

Dalwhinnie (population 150) is the highest village in the Highlands. It occupies a strategic gateway location by the A9 close to the Regional boundary. The village is fragmented, comprising small groups of buildings which have evolved in association with the railway, distillery and hydro--electricity generation. Intervening open ground serves to emphasise altitude and exposure.

Recent rationalisation in these activities has brought tourism and freight transportation into more prominence. Predominantly day market use means the economic spin-off from proposed winter sports at Drumochter will be limited. However, Dalwhinnie is well placed to benefit from the provision of supporting facilities in the event of skiing becoming established (see Chapter 2, 2.2.8). Such prospects would be greatly enhanced by a direct gondola link to the slopes. This may generate modest demands for housing, reappraisal of infrastructure and refurbishment of community facilities.

Principles

The main planning objectives at Dalwhinnie are to;

- give the community a more integrated and cohesive form;
- promote tourism, including ski related developments, to complement established businesses (see Chapter 2, 2.2.8);
- secure significant environmental improvements, notably with block planting to improve shelter and amenity;
- remedy deficiencies in services.

Policies and Proposals

HOUSING

Infill

8.6.1 The following sites are allocated for housing (policy RS4 applies);

Area	Location	Size	Capacity	Requirements
(a)	Ben Alder Road	0.2 ha.	6 houses	
(b)	Crampian Hotel	0.4 ha.	6 houses	
(c)	Loch Ericht Hotel	0.6 ha.	6 houses	
(d)	Loch Ericht Road	0.3 ha.	5 houses	integrate existing trees
(e)	Post Office	0.1 ha.	2 houses	
(f)	north of the substation	0.2 ha.	2 houses	
(g)	north and east of the hall	0.2 ha.	4 houses	

HOUSING LAND IN MAIN SETTLEMENTS: Summary of Supply and Capacity DALWHINNIE incl. LAGGAN

Total ha.	Capacity (houses)	Possible Building Rate (houses per annum)	Estimated "life" of Allocated Land (yrs.)
2.8	41	<4	>10

District Council Housing

8.6.2 The District Council intend to build 2 houses in 1994-95 on land adjoining Ben Alder Road at a cost of £90,000.

NB. The Council has up-dated its Capital Plan

EMPLOYMENT

Tourism

8.7.1 The Council will encourage upgrading/development of tourist-related facilities and accommodation at Dalwhinnie, including;

- a) Hotels - extension/refurbishment of existing establishments, including wet weather facilities;
- b) Self-catering/touring caravan site - 0.8 ha. is allocated for this purpose (subject to retention of existing trees) opposite the Loch Ericht Hotel;

- c) Bunk house/Hostel/Outward Bound Centre - 0.6 ha. is reserved off Loch Erich Road;
- d) Visitor Reception facilities including car park and picnic site - 0.3 ha. is identified opposite the Ben Alder Restaurant;
- e) Tearoom - planning permission has been given for change of use of Margaret Cottage.

Commercial

8.7.2 The Council will encourage the development of commercial activity including small scale specialist retailing, craft units, ski school or hire facilities, and/or restaurant - 0.7 ha. is allocated opposite the Ben Alder Cafe.

8.7.3 The Council will encourage upgrading and expansion of distillery related operations, including facilities for visitors at Dalwhinnie. Development should be compatible with the character and setting of the Listed Buildings, and existing trees should be retained wherever practicable.

Transport Facilities

8.7.4 The Council will encourage upgrading and consolidation of transport services, accommodation and catering facilities. 0.3 ha. of land adjoining the Lorry Park and 0.1 ha. at the rear of the Service Station are allocated for these purposes.

Business

8.7.5 0.2 ha. of land adjacent to the Hydro Board workshop is allocated for service businesses.

Station

8.7.6 The Council will safeguard land adjoining the Station for railway-related operations, including activities associated with any long term expansion of the steam service to Dalwhinnie.

COMMUNITY

Village Hall

8.8.1 Refurbishment of the village hall by way of community initiative and with assistance from Highlands and Islands Enterprise is underway.

Playingfield

8.8.2 The Council will safeguard 1.4 ha. of land to the rear of Grampian Hotel for recreational use subject to agreement with the landowner and compatibility with agricultural interests.

Civic Amenity Site

8.8.3 Land adjoining the village hall is allocated for this purpose.

SERVICES

Gondola Terminal

8.9.1 Subject to technical and financial viability, terminal facilities associated with a gondola link to Dalwhinnie Corries incorporating car/coach parking, toilets and information may be required in the longer term (see Chapter 2, 2.2.8). 3.0 ha. of land is reserved for this purpose east of the River Truim. Development should be setback 25 metres from the main transmission line and should secure high standards of layout and design of buildings, parking and service areas, with facilities of a scale sympathetic to this open situation. Landscaping and bunding will be particularly important.

Water and Sewerage

8.9.2 The Council will keep under review the need for augmentation of the public water supply (including additional storage), and a comprehensive drainage system for the village. The latter could involve treatment facilities located north of the Distillery. Effluent from any development preceding these works must outfall to the River Truim downstream of the water supply abstraction point.

ENVIRONMENT

Trees

8.10.1 The Council will safeguard and encourage reinforcement of existing trees at Dalwhinnie. New afforested areas comprising chiefly native species within the village will be encouraged to improve shelter and amenity, reduce the impact of wirescape, and help integrate the settlement. These should maintain views to the east, avoid the flood plain, contain significant east-west corridors, maintain setback from development areas, give maximum containment and retain the open landscape around the village. Implementation might proceed as a joint project involving landowners, development agencies and the Planning Authority subject to appropriate leasing agreements.

Enhancement

8.10.2 *The Council will encourage action by proprietors, community interests and statutory agencies, including Scottish Natural Heritage, to improve the appearance of the village in the following locations;*

- *Village Hall and British Telecom premises - possibly with parking and seating by the shop;*
- *Filling Station - compound and screening;*
- *Ben Alder Restaurant - facelift and improved surfacing;*
- *A9 junction - possibly interpretation of the Wade Bridge (subject to discussion with Historic Scotland) and improved layby;*
- *village approaches - tidying up and block planting of trees including locally native species.*

The District Council have appointed consultants to prepare an enhancement scheme for the wider community. This will incorporate these suggestions and significant planting (see 8.10.1).

Footpaths

8.10.3 *The Council will encourage measures to link village attractions and features of interest with an improved footpath network throughout the village and out to Loch Erich. Routes could be supplemented by signposting and seating at selected points.*

Safeguards

8.10.4 *There will be a presumption against development encroaching on remaining agricultural land or open areas adjoining the River Truim. These also contain major electricity supplies, an aqueduct, public water mains and the setting for the War Memorial. This will not apply to essential infrastructure which should, where appropriate, be routed or sited to take account of other uses, activities and local amenity.*

Laggan Prospects

The small community of Laggan is located where the A86 tourist route crosses the River Spey. Local initiatives have revitalised and sustained important community and visitor facilities in recent years. Efforts are continuing to promote the village and secure rural housing for local needs. Development opportunities are restricted largely to areas west of the bridge, due to adjoining land being too steep, afforested or liable to flooding.

Principles

The main issues at Laggan are to;

- identify land for housing and community needs;
- provide better visitor facilities;
- enhance the local environment.

Policies and Proposals

HOUSING

Infill

8.11.1 *0.8 ha. of land at Gergask Avenue is allocated for housing with capacity for 10 houses (RS4 applies). Good layout, design and planting together with retention of the elm will be requirements.*

District Council Housing

8.11.2 *The District Council propose to build 2 houses in 1992-93 and 2 further houses in 1995-96 at Laggan at a cost of £180,000.*

NB: The Council has updated its Capital Plan.

EMPLOYMENT

Business

8.12.1 *0.1 ha. of land adjoining the Village Hall is allocated for tourist related, craft or other business uses.*

Visitor Facilities

8.12.2 *0.6 ha. of land adjacent to Laggan Bridge is reserved for a car park and picnic site relating to the wildlife garden on lower ground by the Spey. The Scottish Wildlife Trust helped to establish this feature. Scottish Natural Heritage wish to assist with interpretive provision for this wetland site.*

COMMUNITY

Recreation

8.13.1 *The football field and playground opposite the shop will be safeguarded from development or other land use change.*

Village Hall

8.13.2 *Land to the rear of the hall is reserved for improved parking and other community uses.*

Surgery

8.13.3 *0.2 hectares of land adjoining the hall is reserved for a Surgery and related parking. This is under construction. Access to backland will be reserved and the mature elm tree will be safeguarded.*

Open Space

8.13.4 *The Council will safeguard open ground and encourage tidying up of land by the shop and hall.*

SERVICES

Drainage

8.14.1 *A presumption against permanent development will apply to land within 45m. of the septic tank.*

Water Supply

8.14.2 *Spare capacity in the existing water supply is limited and may have implications for phasing of development. It is likely that a new source will require to be developed to meet longer term needs.*

ENVIRONMENT

Amenity

8.15.1 *There will be a presumption against development on land at risk from flooding or erosion by river action.*

Trees

8.15.2 *The Council will safeguard existing trees and woodland and encourage their natural regeneration together with reinforcement planting between the shop and Village Hall, around the playingfield, and beside the Gergask Burn.*

Footpaths

8.15.3 *The Council will encourage the development of footpaths around the village linking features of interest, including the Old Telford Bridge site, the church and wildlife garden. These could be promoted with contributions from Scottish Natural Heritage and others from the car park and might include seating and information at selected places.*

Annex

Affordable Housing Policy

The following notes are guidelines to prospective developers as to how the Council will interpret this policy. Applicants are invited to discuss their proposals with the Planning Authority before lodging an application.

(i) Local. Local persons are defined as those who have; either been ordinarily residents for a minimum of three years, within the Settlement Zone/Community Council area in which the accommodation becomes available. If no-one fits the above criteria, then persons who satisfy similar qualifications in terms of the District Council area are eligible. The appropriate housing management agency may wish to take account, through its allocation system, of longer periods of ordinary residence. "Ordinarily" might similarly be defined in terms of the numbers of hours per week a person works/resides in the settlement/area.

(ii) Low-cost/Affordable. The definition of low-cost accommodation depends upon the economics of housing provision and prevailing incomes in each specific locality. Negotiation of individual Section 50 Agreements will normally be concerned to achieve the transfer to an appropriate housing agency of land at zero or existing use value, and/or completed accommodation at construction or some other subsidised cost.

The Council has fully considered whether a minimum threshold should be established for the size of scheme to which the policy will apply and has concluded that this would not be appropriate. Small schemes are included, but the requirement may vary to suit particular site circumstances.

The Council has now adopted this policy and is seeking to identify "stress" areas in consultation with the Housing Authority, Scottish Homes and Housing Associations. Census indicators will be applied to assist this and such areas will be reviewed annually.

Badenoch and Strathspey Local Plan: Housing Land Allocations and Woodland Cover

Settlement	Policy Ref.	Size (ha.)	Capacity (hs.)	Phasing	Planning Permission	NCC(S) Ancient and Semi-Natural Woodland Inventory Status					Commercial Forestry	Other Woodland*	Open Land or Redevel.
						I	II	III	IV	None			
GRANTOWN	3.1.1(a)	6.0	30	early	part	0.0	0.0	0.0	0.0	6.0	0.0	0.0	6.0
	3.1.1(b)	12.6	160	early/later	no	0.0	0.0	0.0	0.0	12.6	0.0	0.0	12.6
	3.1.1(c)	0.5	9	early	yes	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.5
	3.1.1(d)	2.6	30	early	no	0.0	0.0	0.0	0.0	2.6	0.0	1.4	1.4
	3.1.1(e)	1.2	15	early	no	0.0	0.0	0.0	0.0	1.2	0.0	0.0	1.2
	3.1.1(f)	0.8	6	early	yes	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.8
	3.1.1(h)	0.1	7	early	part	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1
	3.1.1(i)	0.2	7	early	yes	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2
	3.1.1(j)	0.8	13	early	no	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.8
	3.1.1(k)	0.1	4	early	yes	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1
	sub-total		25.4	271							25.4	0.0	1.4
CROMDALE	3.6.1(a)	6.4	36	early/later	no	0.0	0.0	0.0	0.0	6.4	0.0	0.0	6.4
	3.6.1(b)	0.2	4	early	yes	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2
	3.6.1(c)	1.4	15	early	yes	0.0	0.0	0.0	0.0	1.4	0.0	0.0	1.4
	3.6.1(d)	1.4	12	early	yes	0.0	0.0	0.0	0.0	1.4	0.0	0.0	1.4
	3.6.1(e)	0.5	9	early	yes	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.5
	3.6.2	0.1	3	early	yes	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1
	3.6.3	0.3	2	early	part	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.3
sub-total		10.0	79							10.0	0.0	0.0	10.0
ADVIE	3.11.1(a)	0.2	1	early	yes	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2
	3.11.1(b)	1.1	4	early	no	0.0	0.0	0.0	0.0	1.1	0.0	0.0	1.1
	3.11.1(c)	0.3	2	early	no	0.0	0.0	0.0	0.0	0.3	0.0	0.2	0.1
	3.11.1(d)	0.2	3	early	no	0.0	0.0	0.0	0.0	0.2	0.0	0.2	0.0
	3.11.1(e)	0.5	2	early	no	0.0	0.0	0.0	0.0	0.5	0.0	0.5	0.0
sub-total		2.3	12							2.3	0.0	0.9	1.4
NETHYBRIDGE	4.1.1(a)	0.5	6	early	no	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.5
	4.1.1(b)	0.4	4	early	no	0.0	0.0	0.0	0.0	0.4	0.0	0.2	0.2
	4.1.1(c)	0.5	6	early	no	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.5
	4.1.1(d)	1.0	10	early	no	0.0	0.0	0.0	0.0	1.0	0.0	0.0	1.0
	4.1.1(e)	2.7	28	early	yes	0.0	0.0	0.0	0.0	2.7	0.0	0.0	2.7
	4.1.1(f)	0.9	12	early	no	0.0	0.0	0.0	0.0	0.9	0.0	0.4	0.5
	4.1.1(g)	0.4	2	early	no	0.0	0.0	0.0	0.0	0.4	0.0	0.3	0.1
	4.1.1(h)	1.8	8	early	no	0.0	0.0	0.0	0.0	1.8	0.0	0.2	1.6
	4.1.1(i)	0.8	9	early	no	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.8
	4.1.1(j)	4.5	30	later	no	0.0	4.5	0.0	0.0	0.0	0.0	0.0	4.5
	4.1.1(k)	1.6	10	later	no	0.0	1.6	0.0	0.0	0.0	0.0	0.0	1.6
	4.1.2	0.5	4	early	no	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.5
	4.1.4	0.8	12	early	no	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.8
	sub-total		16.2	141			6.1				10.1	0.0	1.1

DULNAIN BRIDGE	4.6.1(a)	1.5	12	early	no	0.0	0.0	0.0	0.0	1.5	0.0	0.0	1.5
	4.6.1(b)	1.0	8	later	no	0.0	0.0	0.0	0.0	1.0	0.0	0.0	1.0
	4.6.1(c)	0.1	2	early	yes	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.0
	4.6.1(d)	0.2	2	early	no	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2
	4.6.1(e)	0.1	1	early	no	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1
	4.6.1(f)	2.0	18	later	no	0.0	1.6	0.0	0.0	0.4	0.0	0.2	0.2
	4.6.1(g)	0.2	2	early	no	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2
	sub-total	5.1	45				1.6			3.5	0.0	0.3	3.2
SKYE OF CURR	4.11.1	1.5	15	early/later	no	0.0	0.0	0.0	0.0	1.5	0.0	0.1	1.4
	sub-total	1.5	15							1.5	0.0	0.1	1.4
CARRBRIDGE	5.1.1(a)	0.8	16	early	yes	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.8
	5.1.1(b)	0.9	25	early	yes	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.9
	5.1.1(e)	1.2	16	early	no	0.0	0.0	0.0	0.0	1.2	0.0	1.2	0.0
	5.1.2(a)	1.8	23	later	no	0.0	0.0	0.0	0.0	1.8	0.0	1.2	0.6
	5.1.2(b)	3.8	55	later	no	0.0	0.0	0.0	0.0	3.8	0.0	2.4	1.4
	sub-total	8.5	135							8.5	0.0	4.8	3.7
BOAT OF GARTEN	5.6.1(a)	0.8	15	early	no	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.8
	5.6.1(b)	1.3	15	early	no	0.0	0.0	0.0	0.0	1.3	0.0	0.3	1.0
	5.6.2	7.7	120	early/later	no	0.0	0.0	6.2	0.0	1.5	0.0	1.5	0.0
	sub-total	9.8	150					6.2		3.6	0.0	1.8	1.8
DUTHIL	5.11.1(a)	0.2	3	early	yes	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2
	5.11.1(b)	0.4	5	later	no	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.4
	5.11.1(c)	0.6	6	later	no	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.6
	sub-total	1.2	14							1.2	0.0	0.0	1.2
AVIEMORE	6.1.2(a)	14.0	300	early/later	part	0.0	0.0	0.0	0.0	14.0	0.0	0.0	14.0
	6.1.2(b)	7.2	100	early/later	no	0.0	0.0	0.0	0.0	7.2	0.0	3.6	3.6
	6.1.2(c)	9.2	250	early/later	part	0.0	0.0	0.0	0.0	9.2	0.0	0.0	9.2
	6.1.3(a)	0.5	18	early	devt	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.5
	6.1.3(b)	1.8	23	early	no	0.0	0.0	0.0	0.0	1.8	0.0	0.0	1.8
	6.1.3(c)	0.2	14	early	devt	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2
	6.1.3(e)	4.8	120	early	no	0.0	0.0	0.0	0.0	4.8	0.0	0.0	4.8
	6.1.3(f)	0.5	20	early	no	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.5
	6.1.3(g)	7.0	93	early	no	0.0	0.0	0.0	0.0	7.0	0.0	3.5	3.5
	6.1.8	30.0	625	later	no	0.0	0.0	0.0	0.0	30.0	16.0	0.0	15.0
	sub-total	75.0	1561							75.0	16.0	7.1	62.9
COYLUMBRIDGE	6.6.1	4.0	21	early	applic	0.0	0.0	0.0	0.0	4.0	0.0	0.0	4.0
	sub-total	4.0	21							4.0	0.0	0.0	4.0

KINGUSSIE	7.1.1	18.0		early/late	part	0.0	0.0	0.0	0.0	16.0	0.0	0.0	16.0
	7.1.4(a)	0.5	6	early	yes	0.0	0.0	0.0	0.0	0.5	0.0	0.5	0.0
	7.1.4(b)	0.3	16	early	yes	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.3
	7.1.4(c)	1.0	4	early	yes	0.0	0.0	0.0	0.0	1.0	0.0	0.0	1.0
	7.1.4(d)	6.5	14	early	no	0.0	0.0	0.0	0.0	6.5	0.0	6.5	0.0
	7.1.4(e)	2.0	3	early	no	0.0	0.0	0.0	0.0	2.0	0.0	0.4	1.6
	7.1.4(f)	0.5	3	early	yes	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.5
	7.1.4(g)	0.8		early	no	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.6
sub-total		11.4	46							11.4	0.0	7.4	4.0
KINCRAIG	7.6.1(a)	2.5	28	later	no	0.0	0.0	0.0	0.0	2.5	0.0	0.0	2.5
	7.6.1(b)	2.0	13	early	yes	0.0	0.0	0.0	0.0	2.0	0.0	0.6	1.4
	7.6.1(c)	2.5	9	early	yes	2.5	0.0	0.0	0.0	0.0	0.0	0.0	2.5
sub-total		7.0	50			2.5				4.5	0.0	0.6	6.4
INSH	7.11.1	7.0	22	early/late	part	0.0	0.0	0.0	0.0	7.0	0.0	0.0	7.0
sub-total		7.0	22							7.0	0.0	0.0	7.0
LYNCHAT	7.15.1	0.7	12	early/late	applic	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.7
sub-total		0.7	12							0.7	0.0	0.0	0.7
NEWTONMORE	8.1.1(a)*	5.2	65	early	no	no	no	no	no	5.2	0.0	0.0	5.2
	8.1.1(b)	9.2	100	later	no	no	no	no	no	9.2	0.0	0.0	9.2
	8.1.2(a)	1.3	25	early	yes	no	no	no	no	1.3	0.0	0.0	1.3
	8.1.2(b)	1.0	4	early	no	no	no	no	no	1.0	0.0	0.0	1.0
	8.1.2(c)	0.1	3	early	no	no	no	no	no	0.1	0.0	0.0	0.1
	8.1.2(d)	0.1	4	early	no	no	no	no	no	0.1	0.0	0.0	0.1
	8.1.2(e)	1.0	9	early	no	no	no	no	no	1.0	0.0	0.0	1.0
sub-total		17.9	210							17.9	0.0	0.0	17.9
DALWHINNIE	8.6.1(a)	0.2	6	early	no	no	no	no	no	0.2	0.0	0.0	0.2
	8.6.1(b)	0.4	6	early	no	no	no	no	no	0.4	0.0	0.0	0.4
	8.6.1(c)	0.6	6	early	no	no	no	no	no	0.6	0.0	0.0	0.6
	8.6.1(d)	0.3	5	early	no	no	no	no	no	0.3	0.0	0.3	0.0
	8.6.1(e)	0.1	2	early	no	no	no	no	no	0.1	0.0	0.0	0.1
	8.6.1(f)	0.2	2	early	yes	no	no	no	no	0.2	0.0	0.0	0.2
	8.6.1(g)	0.2	4	early	yes	no	no	no	no	0.2	0.0	0.2	0.0
sub-total		2.0	31							2.0	0.0	0.5	1.5
LAGGAN	8.11.1	0.8	10	early	part	no	no	no	no	0.8	0.0	0.0	0.8
sub-total		0.8	10							0.8	0.0	0.0	0.8
TOTALS		205.8 **	2825.0 **			2.5	7.7	6.2	0.0	189.4	15.0	26.0	157.0

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10/10/94

* correction referred to In PLI Statement of Observations

** Totals include Cambusmore