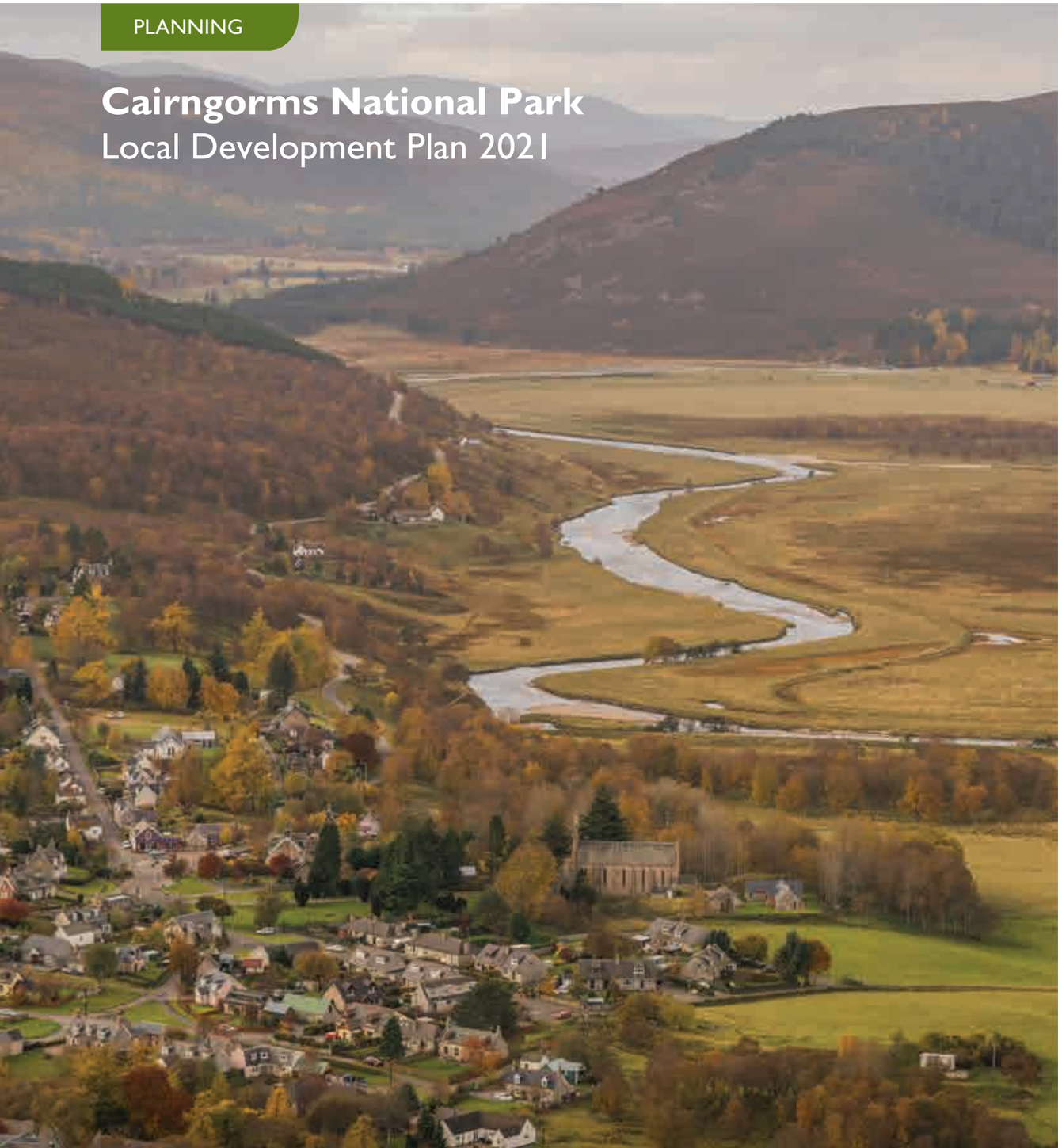
Cairngorms
NATIONAL PARK
Pàirc Nàiseanta a' Mhonaidh Ruaidh

PLANNING

Cairngorms National Park
Local Development Plan 2021



Cairngorms National Park Local Development Plan 2020

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Document Key

- Flood Risk Assessment
- Drainage Impact Assessment
- Landscaping and structure planting
- Road improvements
- Cycle networks and footpaths
- Recreational infrastructure
- Cultural heritage
- A Masterplan
- Housing
- Tourism
- Economic development
- Community

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1 INTRODUCTION

Introduction to the Local Development Plan

1.1 The Local Development Plan for the Cairngorms National Park is the main document which will influence future built development in the National Park.

1.2 The planning system is all about guiding new development – making sure we have enough land for development in the most appropriate locations. This helps us to meet our needs for housing, jobs and services at the same time as protecting and enhancing our environment.

1.3 The planning system in Scotland is 'plan-led'. This means we must prepare a Local Development Plan setting out a strategy for future development. The Local Development Plan must include sites and proposals for development as well as the policies that are used to make decisions on applications for planning permission.

1.4 The Plan focuses on the five year period until 2025. However, it also includes development proposals for the 10 year period until 2030, as well as providing a general indication of the likely scale and location of development as far as 20 years into the future.

"The planning system is all about guiding development – making sure we have enough land for development in the most appropriate locations."

1.5 The Plan focuses on built development and is one of a range of plans and strategies (see more detail in *'Links to other strategies'* p9) that helps us manage the development and use of land to deliver the four statutory aims of Scottish National Parks[1]:

- to conserve and enhance the natural and cultural heritage of the area;
- to promote sustainable use of the natural resources of the area;
- to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
- to promote sustainable economic and social development of the area's communities

1.6 The Cairngorms National Park Authority (CNPA) must work to deliver these aims collectively. However, if when carrying out any of our functions it appears to us that there is a conflict between the first aim and any of the others, we must give greater weight to the first aim[2]. This is a sustainable development approach in which conservation of the natural and cultural heritage underpins the economic and recreational value of the National Park.

[1] The four aims are set out in Section 1 of the National Parks (Scotland) Act 2000
[2] This requirement is set out in Section 9 (6) of the National Parks (Scotland) Act 2000

How to use the Plan

1.7 The Plan has five sections: Introduction; Vision; Spatial Strategy; Policies; and Community Information. Each section provides important information. Together, they explain the future development strategy for the National Park and outline the policies and site allocations that will be used to assess planning applications.

1.8 The Policies section contains three general types of policies:

- Park-wide policies that apply to all new developments in the National Park;
- map-based policies that apply to developments in specific areas; and
- topic-based policies that apply to specific types of development (e.g. housing, economic development etc).

1.9 A number of the policies are supported by Supplementary Guidance which provides extra detail on the use and application of the policy. This Supplementary Guidance has the same weight in decision making as the Local Development Plan itself.

1.10 The Community Information section includes guidance for all of the defined settlements in the National Park. It identifies sites that are appropriate for specific types of development as well as important open spaces that should be protected from development.

1.11 If you are interested in a particular community, or a site within a defined settlement, we recommend that you read the Community Information section before referring to any relevant policies in the Policies section.

1.12 If you are interested in a particular subject, or a site that is not within a defined settlement, we would recommend that you refer to the Policies section in the first instance.

1.13 It is important to remember that planning applications will be assessed against all relevant parts of the Plan. If you are applying for planning permission you should look at all of the policies and site allocations that are relevant to your proposal and make sure your development complies with them all.

Approach to planning in the Cairngorms National Park

1.14 In the Cairngorms National Park, more than in any other part of Scotland, there is a partnership approach to planning. The CNPA and the five relevant local authorities – Aberdeenshire Council, Angus Council, Moray Council, Perth & Kinross Council and The Highland Council – all play a key role in making the planning system work effectively.

1.15 The CNPA sets the planning policy framework for the National Park. This is achieved through the Cairngorms National Park Partnership Plan and the Local Development Plan. All planning applications in the Park are determined in line with this policy framework.

1.16 However, planning applications are submitted in the first instance to the relevant local authority. The CNPA then 'calls in' and determines the most significant planning applications for the Park (generally around 10% of all applications), leaving the remainder to be determined by the local authorities[3].

[3] You can find more information about how the planning process works in the National Park in our *Planning Service Charter* and our *Planning Service Protocol* at www.cairngorms.co.uk

Links to other strategies

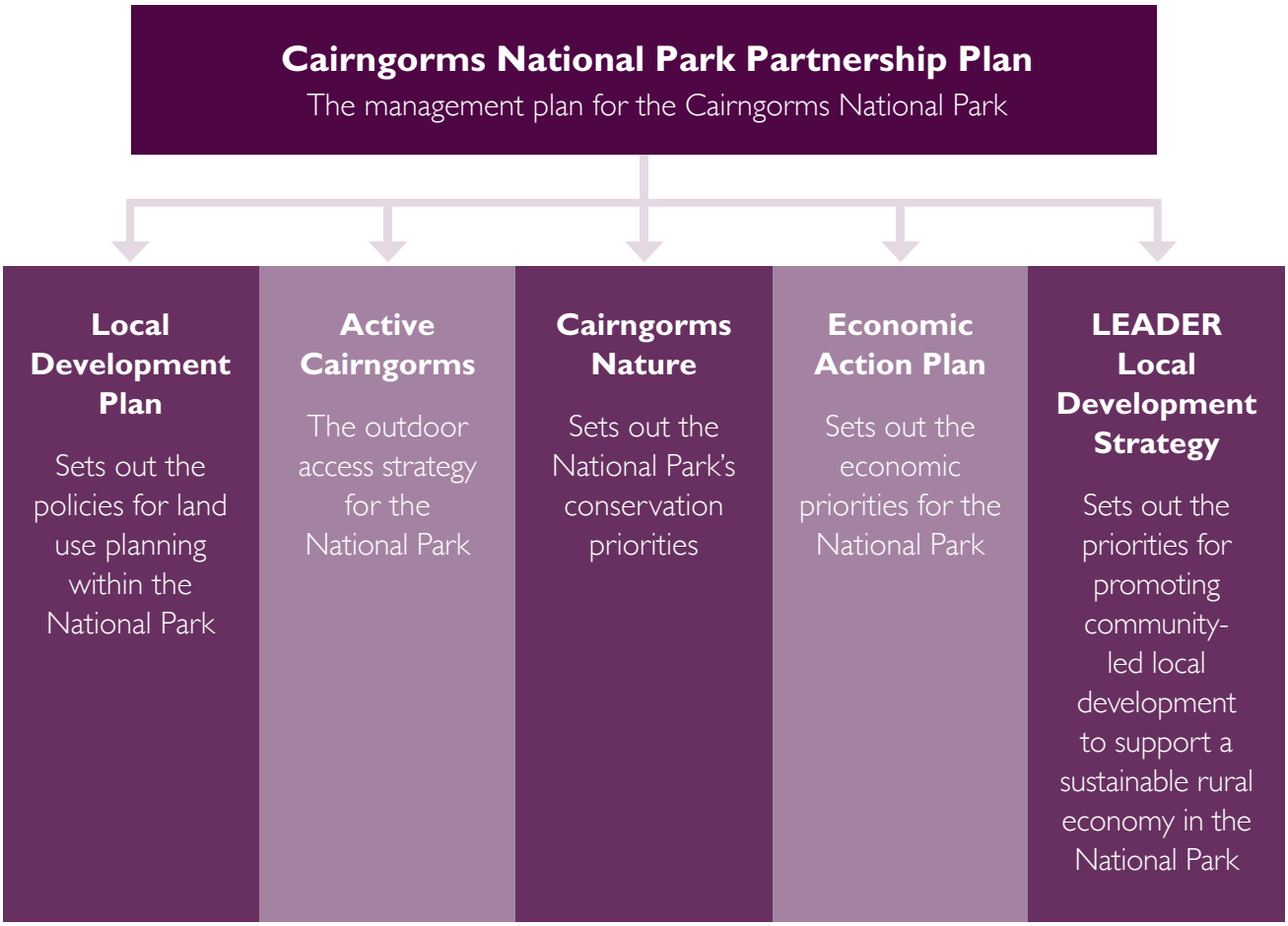
1.17 The Plan is not produced in isolation. It is one of a number of key strategies which together form the policy context for the management of the Cairngorms National Park, as shown in Figure 2 (see opposite). It is influenced by, and in turn influences, a range of other documents.

1.18 One of the key documents that guides the content of the Local Development Plan is the Cairngorms National Park Partnership Plan.

1.19 The Partnership Plan is the overarching management plan for the Cairngorms National Park which is approved by Scottish Ministers. It sets out the vision and over-arching strategy for managing the National Park, as well as identifying priorities for action and an overall strategic policy framework.

1.20 Scottish Government guidance states that Local Development Plans for National Parks should be consistent with the National Park Partnership Plan. The Partnership Plan therefore provides the strategic context for the Local Development Plan, and the Local Development Plan will help to deliver a number of the Partnership Plan's policies and priorities.

Figure 2: The key plans and strategies for the Cairngorms National Park



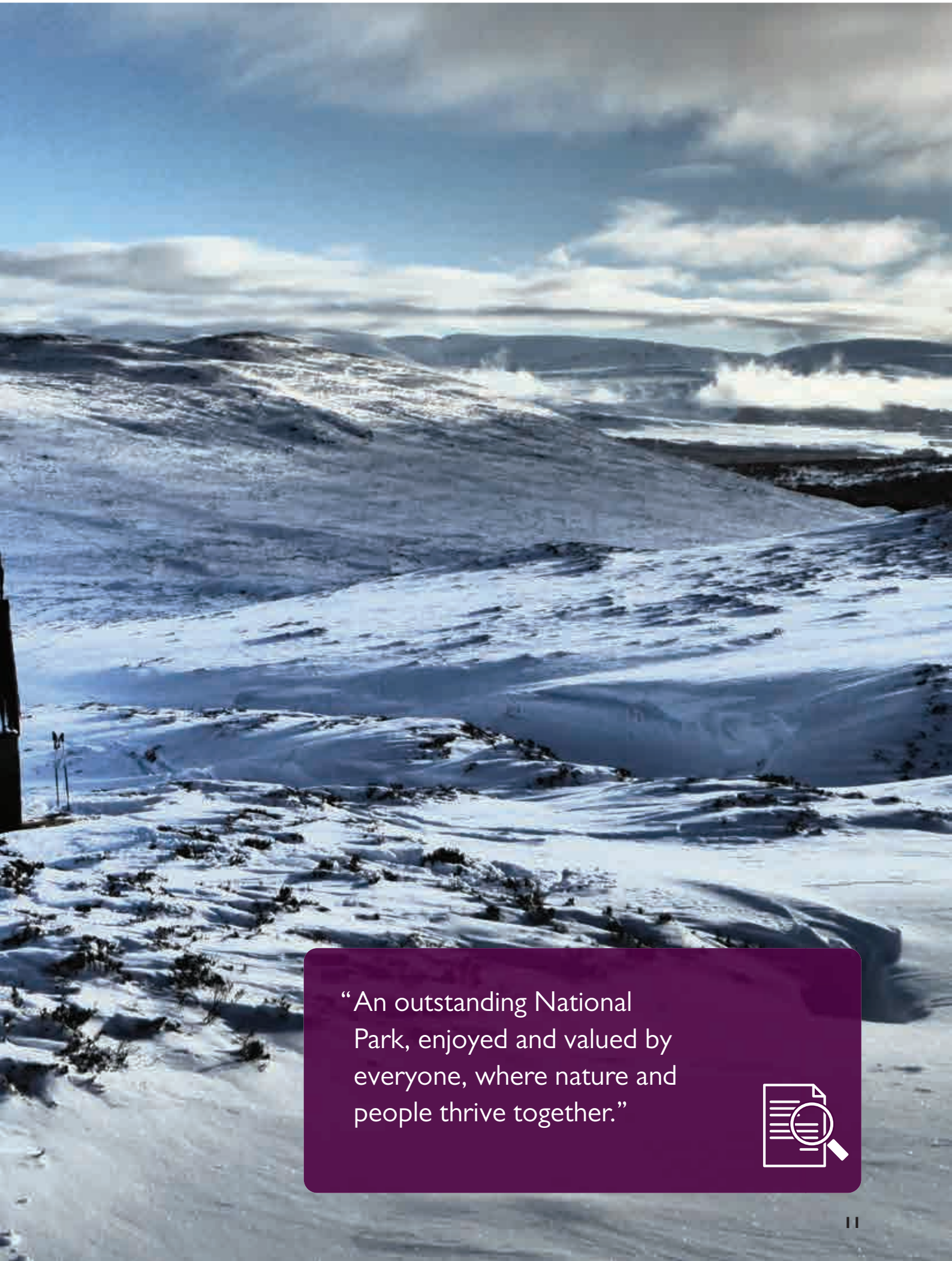
2 VISION

2.1 The Plan shares the long-term vision for the Cairngorms National Park that is set out in the Cairngorms National Park Partnership Plan:

"An outstanding National Park, enjoyed and valued by everyone, where nature and people thrive together."

2.2 The Partnership Plan also sets out the following long-term outcomes for the National Park:

- Conservation – a special place for people and nature with natural and cultural heritage enhanced
- Visitor experience – people enjoying the Park through outstanding visitor and learning experiences
- Rural development – a sustainable economy supporting thriving businesses and communities



"An outstanding National Park, enjoyed and valued by everyone, where nature and people thrive together."

2.3 The Plan will help to deliver these long-term outcomes by making sure:

- the special qualities of the Park are protected from development that would significantly erode or harm them, and are enhanced by new development where possible;
- new development helps to reinforce the valued built heritage of the Park and the communities within it;
- new or improved visitor infrastructure is supported where appropriate and integrated with other visitor sites, services and communities;
- new development is well connected to core paths and other off-road routes, as well as creating attractive places to live and visit;
- there is sufficient land for housing to meet identified need and demand, including for inward migration of workers;
- more affordable housing is provided to support growth in the working age population and help address the housing pressures faced by young people;
- the necessary land and support for business development and diversification is provided;
- there are sites for future development that support attractive, vibrant communities and that minimise the need to use energy; and
- there is clear guidance on where, when and how the best development will be supported.

3 SPATIAL STRATEGY

3.1 The settlements of the Cairngorms National Park are linked by a network of roads. The A9 trunk road runs along the western and northern edges of the Park, linking areas to the south and north as well as connecting to the A86 and A96 trunk roads. The Perth to Inverness rail line also links communities around the western and northern edges of the Park as well as providing connections beyond to both the north and south. Proposals to dual the A9 from Perth to Inverness, along with proposed upgrades to the Highland Main Line, will strengthen and improve these connections.

3.2 The dualling of the A9 is one of Scotland's largest infrastructure programmes, involving upgrading 80 miles of road from single to dual carriageway between Perth and Inverness. The £3 billion programme is being developed by Transport Scotland and is designed to deliver economic growth through improved road safety and quicker journey times, as well as better links to pedestrian, cycling and public transport facilities. The route is being delivered in eleven sections, seven of which are located entirely or partly in the National Park. It is currently scheduled for completion in 2025. In addition to the improvements to the road for vehicles, the upgrades to a parallel route for non-motorised users, particularly cyclists and walkers, will make a significant contribution to functional transport on a safe off-road route between many of the communities in the National Park.

3.3 In addition, the A9 has been designated an 'Electric Highway' as part of the Scottish Government's vision to phase out the need for new petrol and diesel cars and vans by 2032. This is expected to result in the installation of electric vehicle charging hubs within communities

along the A9 route to provide charging options for long distance travellers as well as local businesses and residents.

3.4 Proposals to upgrade the Highland Main Line are also currently being prepared to improve rail connections between the north of Scotland and the central belt. The long-term goal of this project is to achieve a fastest journey time of 2 hours and 45 minutes between Inverness and the central belt, with an average journey time of 3 hours, and to deliver an hourly service by 2019.

3.5 Once completed these transport upgrades are likely to increase the accessibility of some settlements within the National Park, including by linking them more effectively to key locations outwith the Park such as Inverness and Perth. This is likely to increase the demand for development in some areas and could bring increased opportunities for inward investment within the Park.

3.6 There are clear opportunities for growth and development within and around the existing settlements of the Park, both to maintain their status and to provide the new homes, businesses and other facilities that are needed to ensure their future sustainability.

3.7 Most of the land outside the Park's main settlements is farmland, moorland, forestry, woodland and mountain that is valued for nature, recreation and land management activities. However, within the main valleys of the National Park, this land is also important for rural housing and for a wide range of businesses. There are opportunities for the development of affordable housing, new business and for the diversification of existing businesses within these landscapes. There are also opportunities for development that enables significant environmental benefits and enhancements.

3.8 The Plan is therefore based on an overall development strategy which focuses most development to the main settlements of the National Park – Aviemore, Ballater, Grantown-on-Spey, Kingussie and Newtonmore. These settlements are referred to as 'strategic settlements'.

3.9 The development strategy also includes the provision of a new settlement at An Camas Mòr. As a new community of 1,500 homes and associated development, An Camas Mòr will make a significant contribution towards meeting the need for housing and business development within the Highland Council area of the Park. Over time, An Camas Mòr will become a new strategic settlement in its own right.

3.10 In addition to the strategic settlements, the development strategy also identifies 'intermediate settlements' and 'rural settlements'. Intermediate settlements will accommodate development to meet wider needs, albeit at a more modest scale than within the strategic settlements, whilst development in rural settlements will primarily be aimed at meeting local need.

3.11 Outside of the defined settlements, the development strategy will enable small-scale expansion of existing groups of buildings in rural areas, delivery of affordable housing and the development of new and diversified rural businesses. For those who own significant areas of land, the development strategy provides an opportunity to plan in the long term for rural housing, business development and environmental enhancements across their estates.

3.12 The development strategy is shown in Figure 3 (p17).

Figure 3: Development strategy diagram

4 POLICIES

Overview

4.1 The policies in this section of the Plan provide a framework to manage development. They form the basis for making decisions on planning applications in a way that will deliver the vision and long-term objectives of the Plan.

4.2 It is important to remember that planning applications will be assessed against all relevant parts of the Plan. If you are applying for planning permission you should look at all of the policies that are relevant to your proposal and make sure your development complies with them all.

4.3 You should also refer to the Supplementary Guidance which provides extra detail on the use and application of some of the policies. This Supplementary Guidance has the same weight in decision making as the Plan policies. The policies provide clear cross references to relevant Supplementary Guidance.

4.4 The planning authority may require additional information or surveys to ensure that sufficient and up to date information is available to enable a timely decision to be taken on your proposed development. We would strongly advise you to seek pre-application advice to ensure any requirements for additional information are considered before you submit a planning application.

Relationship with the Cairngorms National Park Partnership Plan

4.5 The policies of the Plan will support the delivery of the National Park Partnership Plan. Figures 4 and 5 (pp20-21) show the relationship between the Plan policies and the Partnership Plan's nine key priorities and overall policy framework.

Figure 4: Cairngorms National Park Partnership Plan Priority

Local Development Plan Policy	Cairngorms National Park Partnership Plan Priority								
	1 Landscape Scale Collaboration	2 Deer Management	3 Moorland Management	4 Visitor Infrastructure and Information	5 Active Cairngorms	6 Learning and Inclusion	7 Housing	8 Community Capacity and Empowerment	9 Economic Development
1 New Housing Development	-	-	-	-	-	-	✓	-	-
2 Supporting Economic Growth	-	-	-	✓	-	-	-	-	✓
3 Design and Placemaking	-	-	-	-	-	-	✓	-	✓
4 Natural Heritage	✓	-	-	-	-	-	-	-	-
5 Landscape	✓	-	✓	-	-	-	-	-	-
6 Digital Communications	-	-	-	-	-	-	-	✓	✓
7 Renewable Energy	-	-	-	-	-	-	-	-	✓
8 Open Space, Sport and Recreation	-	-	-	-	✓	-	-	✓	-
9 Cultural Heritage	✓	-	-	-	-	-	-	-	-
10 Resources	✓	-	-	-	-	-	-	-	✓
11 Developer Obligations	-	-	-	-	-	-	✓	✓	✓

Figure 5: Cairngorms National Park Partnership Plan Policy

	Cairngorms National Park Partnership Plan Policy															
	Conservation							Visitor Experience				Rural Development				
Local Development Plan Policy	1.1	1.2	1.3	1.4	1.5	1.6	1.7	2.1	2.2	2.3	2.4	3.1	3.2	3.3	3.4	3.5
1 New Housing Development	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	✓	-
2 Supporting Economic Growth	-	-	-	-	-	-	-	✓	✓	✓	-	✓	-	-	✓	-
3 Design and Placemaking	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	✓
4 Natural Heritage	✓	✓	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-
5 Landscape	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
6 Digital Communications	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-
7 Renewable Energy	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-
8 Open Space, Sport and Recreation	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-
9 Cultural Heritage	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	✓
10 Resources	✓	✓	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-
11 Developer Obligations	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	✓

POLICY 1: NEW HOUSING DEVELOPMENT

1.1 Housing delivery in settlements

Proposals for housing will be supported where they are located:

a) on an identified allocated site; or

b) within an identified settlement boundary.

All proposals for housing will need to:

a) meet the requirements for the settlement as outlined in the Community Information section; and

b) reinforce and enhance the character of the settlement.

1.2 Housing development in existing rural groups

Proposals for new housing development which adds to an existing rural group (three or more buildings where at least one of which is a dwelling house) will be considered favourably where:

a) they connect to, reinforce and enhance the character of the group, integrating with the existing built form and pattern of existing development; and

b) do not add more than one third to the existing number of buildings in the group within the Plan period (based on the size of the group on the date of Plan adoption).

1.3 Other housing in the countryside

Proposals will be supported where they reinforce the existing pattern of development, and:

a) are necessary for or improve the operational and economic viability of an active business which has a locational requirement directly linked to the countryside; or

b) are on a rural brownfield site.

1.4 Designing for affordability and specialist needs

Residential development will be required to provide a mix of dwelling types and sizes to help secure a balanced housing stock, with an emphasis on smaller dwellings.

1.5 Affordable housing

Developments consisting of four or more dwellings should include provision for affordable housing amounting to:

a) 45% of the total number of dwellings on the development site in the settlements of Aviemore, Ballater, Blair Atholl and Braemar;

b) 25% of the total number of dwellings on the development site in all other areas of the National Park.

Proposals for fewer than four market dwellings will also be required to make a contribution towards affordable housing. This will be a monetary payment towards meeting housing need in the local community.

Developers seeking to negotiate a reduction in affordable housing provision must demonstrate through a Viability Assessment that the requirements make an otherwise commercially viable proposal unviable.

1.6 Affordable housing exception sites

Development of 100% affordable housing sites will be supported in locations that would not normally be used for housing only where:

i) it is justified by evidence of unmet local need at that location and;

ii) the housing is designed to address that need.

Any planning applications for such housing must be accompanied by evidence of the unmet local need at that location such as community needs assessments, housing needs and demand assessments or other relevant information available at the time of the application.

In exceptional cases where the delivery of 100% affordable housing is not viable, a limited amount of open market housing may be supported to cross-subsidise the affordable housing providing evidence shows that:

a) the whole development comprises a minimum of two affordable houses; and

b) the open market element is the minimum required to provide the necessary subsidy to facilitate the development of the affordable element; and

c) the affordable housing could not be delivered without the input of the subsidy provided by the open market element of the proposal.

1.7 Alterations to existing houses

Proposals will be supported where:

a) the appearance and character of the dwelling and the surrounding area is protected or enhanced; and

b) appropriate and proportionate provision of private garden is maintained; and

c) adequate off street parking and vehicular access to the property is maintained.

1.8 Conversions

Conversion of existing traditional and vernacular buildings to housing will be supported where:

a) it is demonstrated that the building is capable of the proposed conversion works; and

b) it maintains the style and character of the original building in terms of form, scale, materials and detailing, where they contribute positively to the context and setting of the area.

1.9 Replacement houses

Proposals to replace existing housing stock will be supported where the new house incorporates the footprint of the original, unless an alternative adjacent site would minimise any negative environmental, landscape or amenity effects of the development.

1.10 Housing for gypsies, travellers and travelling show people

Proposals for the development of sites for gypsies, travellers and travelling show people will be favourably considered where the need and location have been identified in the relevant Local Authority Housing Strategy.

Supplementary Guidance (Housing) will be produced to support Policy 1 by providing further detail on how best to deliver new housing. This includes advice on different types of affordable housing, maintaining housing as affordable housing in perpetuity, on-site and off-site affordable housing provision, financial contributions to affordable housing, and where flexibility may be applied to the affordable housing percentage requirements. It will also provide further advice on development within rural groups, specialist provision and replacement dwellings.

What the policy aims to do

4.6 Maintaining high-quality places where communities can be sustainable and thrive is key to the long-term success of the National Park. This should be undertaken in a way that makes the best use of resources, is compatible with the unique natural heritage and landscape qualities of the National Park, integrates with services and facilities, and promotes the highest standards in design and environmental quality.

4.7 We want to enable and actively support the delivery of new housing which is affordable and meets community needs, in turn supporting and growing the economy. While most growth is focused in major settlements all communities should have some options for new housing and everyone should be able to see what those opportunities are in the next 5-20 years.

4.8 While the local authority Housing Need and Demand Assessments (HNDAs) reveal housing need and demand in the wider housing market areas which cover the Park, they do not set any formal housing supply targets for the Park. However, in order to support sustainable rural communities, it is important to plan for more housing in the Park. This needs to be a realistic assumption of what can be delivered whilst ensuring a generous supply of land is available to ensure that new housing is delivered.

4.9 We have therefore identified Housing Supply Targets and Housing Land Requirements for the National Park up to the year 2030 (10 years from the anticipated date of 'adoption' which is 2020 – when the Plan has been fully agreed and comes into full force). The total Housing Land Requirement over this term, which is based on a generosity level of 10% above the Housing Supply Target, is 819 units (see Tables 1 and 2). The HNDA process has not identified any need to allocate land in the National Park for gypsy, traveller or travelling show people accommodation. In the event that this situation should change during the lifetime of the plan any new development would be assessed under Policy 1.10.

4.10 Indicative Housing Supply Targets and Housing Land Requirements have also been identified for the period from 2030 to 2039 in line with Scottish Planning Policy requirements. These only provide an indication of the amount of housing that may be needed during this time period, as the targets and requirements for this period will be reviewed through future Local Development Plans.

Table 1: Housing Supply Target

Local Authority Area	2020-2024			2025-2029			2030-2039 (Indicative target)		
	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable	Total
Aberdeenshire	40	35	75	26	23	49	47	38	85
Angus	0	0	0	0	0	0	0	0	0
Highland	144	165	309	118	100	218	236	200	436
Moray	18	10	28	14	7	21	22	13	35
Perth & Kinross	13	14	27	9	7	16	18	14	32
Total	**215**	**224**	**439**	**167**	**137**	**304**	**323**	**265**	**588**

Table 2: Housing Land Requirement based on a generosity level of 10%

Local Authority Area	2020-2024	2025-2029	2030-2039 (Indicative target)
Aberdeenshire	83	54	94
Angus	0	0	0
Highland	340	240	480
Moray	31	23	39
Perth & Kinross	30	18	35
Total	**484**	**335**	**648**

Note: the totals are the sum of each Local Authority area requirement rather than a 10% increase of the total Housing Supply Target from Table 1.

4.11 In order to meet the overall Housing Land Requirement, the Plan allocates a range of housing sites that are effective or expected to become effective during the Plan period. Allocations have been made to meet the Housing Land Requirement in full in all local authority areas except Moray and Perth & Kinross. In these areas, other sites with existing planning consents, as well as windfall developments, are expected to contribute towards meeting the full requirement. Appendix 1 (p214) provides a table showing the contribution that the Plan's housing allocations are expected to make towards meeting the Housing Land Requirement.

4.12 The housing policies will enable good quality housing development that meets the needs of communities and supports economic and community development. They will allow the right amount of growth, in the right place, meeting the demands of all sections of our communities in a sustainable way, while allowing choice and incremental growth to meet local demand.

4.13 The policies particularly aim to support the growth of the working age population. It is currently hard for many people that work within the National Park to access housing on the open market as average incomes are relatively low and house prices are high. Many businesses in the National Park report problems with recruiting and retaining staff because of high housing costs. The policies therefore aim to increase the amount of affordable housing provided in new developments, as well as ensuring a better mix of house types and sizes within the open market element of new developments. As a consequence, more new housing should be accessible to people working within the National Park. This, in turn, should support the economy and help local businesses to recruit and retain staff.

4.14 Proposals for staff accommodation associated with specific businesses will be supported where they meet the policies of the Plan.

4.15 Consideration also needs to be given to the aging and disabled population of the National Park. Proposals should demonstrate how they will support the delivery of specialist housing, such as accessible or extra-care housing. This may form part of the affordable housing requirement, for example where a specialist property is needed by a housing association.

Relationship with the Cairngorms National Park Partnership Plan

4.16 This housing policy will contribute to the Partnership Plan's long-term Rural Development outcome and is consistent with its Rural Development policy framework. It will specifically support **Partnership Plan Policy 3.1**, which aims to maintain or grow the working age population of the Park, and **Priority 7**, which is aimed at:

a) reducing the proportion of second homes in new developments by ensuring that new housing development is targeted at meeting local needs as far as possible;

b) maximising the proportion of new housing that is affordable in perpetuity;

c) identifying sites in the next Local Development Plan where the affordable housing contribution will be more than the normal national maximum of 25% because of acute affordability pressures and the shortage of supply;

d) using the next Local Development Plan to manage the nature of new open market housing so it is better targeted towards local needs (e.g. by seeking a greater mix of house types and sizes, with an emphasis towards smaller homes in new developments);

e) applying flexible planning policies to promote majority affordable housing developments and encourage the use of innovative delivery models to maximise the number of affordable homes that are built;

f) targeting public sector funding towards the National Park and to sites with the greatest potential for delivering affordable housing.

Applying the policy

4.17 The policy will be used to approve appropriate housing development which supports sustainable communities. All new development should reinforce and enhance the character of its surroundings. The policy will be used in conjunction with other polices to ensure development is well designed, and does not have any adverse impact on the features of natural or cultural heritage important to the National Park.

4.18 All applicants should demonstrate how their development supports the sustainability of the local community. Developments will need to carefully reflect or complement the scale, materials and details of existing development.

4.19 All housing developments must make a contribution towards the provision of affordable housing to meet the needs of communities in the Park. The policy will be used to ensure as many affordable houses are built in the National Park as possible, to address the ongoing issue of lack of supply of the right type of housing to meet community needs.

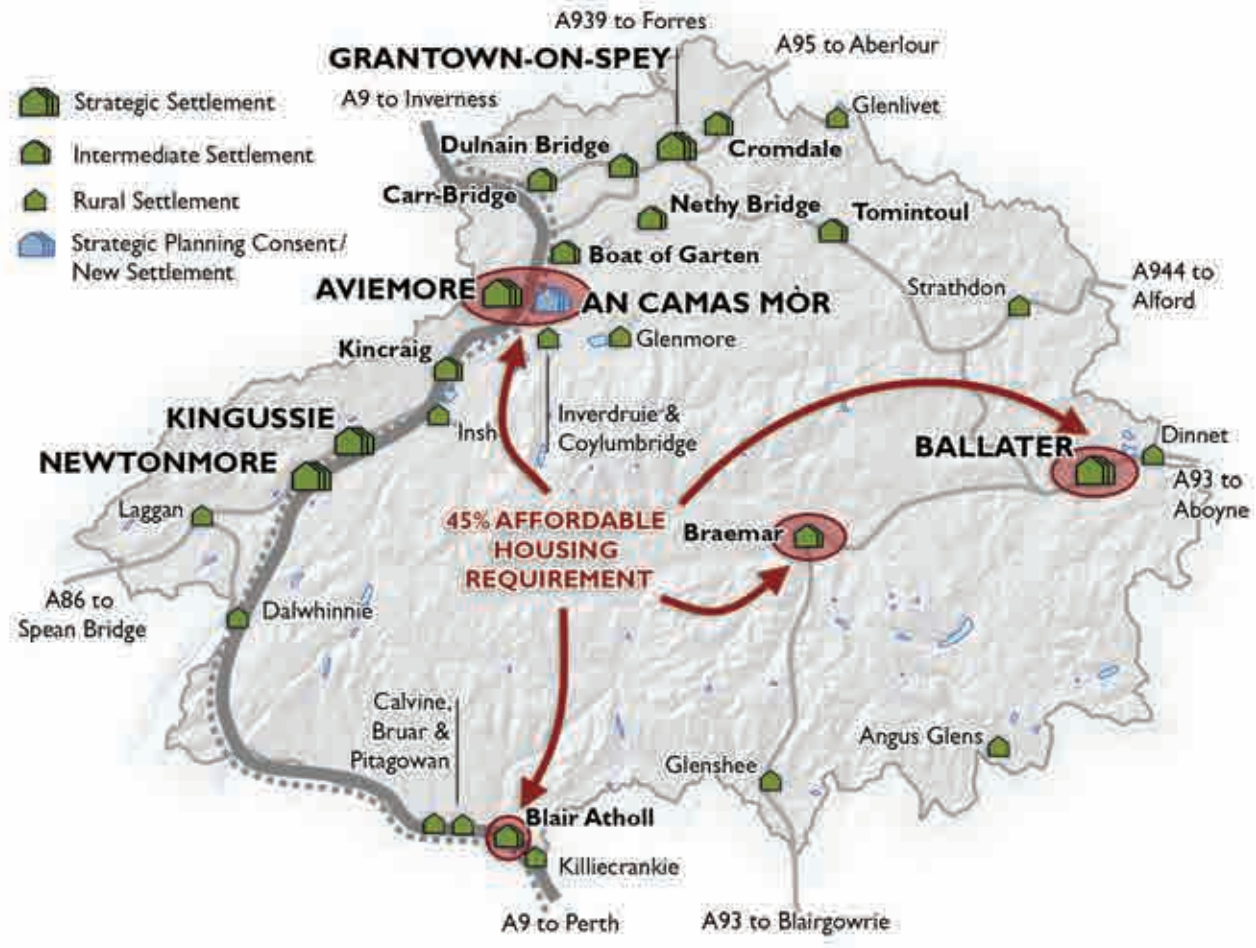
4.20 Evidence shows that whilst affordability pressures vary over time, the settlements of Aviemore, Ballater, Braemar and Blair Atholl have consistently experienced the highest house price to income ratios. They also have amongst the highest levels of second home ownership, which tends to exacerbate affordability pressures and limits the amount of housing that is available to people working within the National Park. The affordable housing policy therefore has a spatial element through which a higher contribution will be required in these areas (see Figure 6, p29).

4.21 It is recognised that a mix of tenures and sizes of unit is the key to achieving the best form of development to meet local need. In applying the policy, proposals will be assessed to measure the range of tenures in a variety of sizes, depending on site, demand and market conditions. This mix could include: social rented housing provided through public subsidy; low cost home ownership and/or rent options provided through public subsidy or the developer; affordable private rented housing; and serviced plots for the local market.

4.22 Affordable dwellings will be required to be of a modest size that is commensurate to the needs of the household that will occupy them.

4.23 If a developer considers that the level of affordable housing being sought will render an otherwise commercially viable proposal to be unviable, they must demonstrate this by providing a Viability Assessment to the Authority. This assessment must be verified by a District Valuer to enable the Authority to review the level of contribution required. The developer must demonstrate through an 'open book' confidential basis that the affordable housing requirement makes the development commercially unviable.

Figure 6: Areas where the affordable housing contributions on all sites of four units or more will be 45%



4.24 Housing development should maximise opportunities for infill, conversion, small-scale development, and the redevelopment or reuse of derelict and underused land.

4.25 For cases involving the replacement of an existing house, if you do not propose to salvage and reuse materials from the original building you must provide a reasoned justification. All proposals to replace an existing house must ensure the original dwelling is demolished or becomes ancillary to the new dwelling. Any proposal that will result in the loss of a listed building or unlisted building within a conservation area that makes a positive contribution to its character will need to comply with Policy 9.

POLICY 2: SUPPORTING ECONOMIC GROWTH

2.1 Town Centres First

Proposals for high footfall generating developments, including retail, commercial, leisure, offices and community facilities, will be supported where they are located in a way which uses a sequential approach to site selection:

a) within an identified town centre;

b) within identified settlement boundaries;

c) outwith settlements where the development supports the economic vitality and viability of that community.

Developments should have no adverse impact on neighbouring properties and should support the vibrancy, vitality and viability of existing town centres or settlements. Exceptions to this should demonstrate social or community need for the proposal. The potential cumulative impact of similar proposals will also be taken into account.

2.2 Tourist accommodation

Proposals for tourist related accommodation, other than dwellings built to residential standards, will be supported where they:

a) have no adverse environmental or amenity impacts on the site or neighbouring areas; and

b) contribute to/support the provision of a wide range of visitor accommodation options including low cost accommodation; and

c) support or contribute to a year-round economy.

2.3 Other tourism and leisure developments

Development which enhances formal and informal recreation and leisure facilities; tourism and leisure-based business activities and attractions; and improved opportunities for responsible outdoor access will be supported where:

a) it has no adverse environmental or amenity impacts on the site or neighbouring areas; and

b) it makes a positive contribution to the experience of visitors; and

c) it supports or contributes to a year-round economy.

2.4 Other economic development

Proposals which support or extend the economy, or which enhance the range and quality of economic opportunities or facilities, will be considered favourably where they:

a) have no adverse environmental or amenity impacts on the site or neighbouring areas; and

b) are compatible/complementary with existing business activity in the area; and

c) support the vitality and viability of the local economy.

Developments that contribute to the provision of an identified local economic need, such as the provision of small business units, or contribute to the delivery of the Cairngorms National Park Economic Action Plan, will be particularly encouraged.

2.5 Protecting existing economic activity

Proposals for the alternative use of allocated economic development or tourism sites and non-allocated sites or buildings currently in, or last used for, economic, employment or tourism purposes will only be supported where:

a) it is satisfactorily demonstrated that it is not practical for financial or other reasons to sustain the existing or last economic, employment or tourism use; or

b) the site or buildings are unsuitable for the business needs and impact adversely on the built or natural environment, local character or neighbouring properties.

What the policy aims to do

4.26 The policy aims to enable and encourage appropriate economic development within the National Park that contributes to the sustainable growth of its economy. Economic growth is central in sustaining the long-term vitality and viability of the National Park's towns and communities and retaining young people in this rural area.

4.27 This policy promotes sustainable economic growth which meets the needs of communities and promotes the National Park as a place to invest. The economy of the National Park is based on a number of sectors including land management, recreation and food and drink, however tourism is the most significant sector. These sectors are important for the sustainability of the National Park's economy and opportunities to support, enhance and diversify them are encouraged.

4.28 This policy aims to support new and existing businesses by creating a flexible framework which allows the best economic developments to thrive and prosper. It also encourages other opportunities which underpin, diversify and benefit the economy and ensure it can grow. It aims to promote the National Park as a good place to invest whilst protecting the special qualities that make it so attractive.

Relationship with the Cairngorms National Park Partnership Plan

4.29 This Supporting Economic Growth policy will contribute to the Partnership Plan's long-term Rural Development outcome and is consistent with its Rural Development policy framework. It will specifically support **Partnership Plan Priority 9** and **Policy 3.1**, which is aimed at:

a) supporting the diversification of existing land-based businesses;

b) encouraging growth of business sectors that draw on the special qualities of the Park such as sustainable tourism and food and drink;

c) broadening the economic base of the Park into sectors such as creative industries, renewable energy, and making stronger links with higher and further education;

d) increased provision for business land where there is an identified need and demand; and

e) supporting the use of land for small business, particularly within settlements.

Applying the policy

4.30 The policy will be used to support appropriate economic development which encourages sustainable economic growth whilst protecting communities from inappropriate development and helping to keep them vibrant and sustainable. All proposals must be appropriate and compatible with their surroundings, and contribute to supporting a year-round economy. This policy will be used in conjunction with other policies in the Plan to ensure development is well designed, and does not have any adverse impact on the features of natural or cultural heritage important to the National Park.

Town Centres First

4.31 Proposals for high footfall generating uses including retail, commercial, leisure, offices and community facilities should be directed to town centres in the first instance. However, this approach is not intended to divert essential services away from rural areas. Where there is no identified town centre, proposals should be located within the settlement boundary in the first instance.

4.32 Where a development is proposed outwith a town centre (where applicable) or settlement boundary, justification should be provided explaining why the proposal requires the location selected and a statement demonstrating that the sequential approach to site selection has been followed.

4.33 Proposals should demonstrate how they contribute to and support the local community and economy and that they will have no adverse impacts on neighbours or surrounding land uses. An assessment of the impact on nearby town centres or a Retail Impact Assessment may be required depending on the scale of the development.

Tourist accommodation

4.34 Ensuring the provision of a wide range of visitor accommodation is central in attracting visitors and enabling people from all socio-economic groups to visit and experience the National Park.

4.35 Proposals for custom-built tourist accommodation will be supported where they are on an allocated tourism site or in other locations where they contribute to the provision of a wider range of accommodation options within the National Park. Low cost tourism accommodation proposals including camping, group accommodation and accommodation that caters for a range of visitor needs are particularly encouraged where they have no adverse impact on their surroundings.

4.36 Proposals for huts will be considered on their merits against relevant policies of the Plan.

4.37 Proposals for new houses that will be used solely for tourism purposes, which otherwise meet residential standards, will be assessed under the housing policy and will be subject to developer obligations for residential purposes.

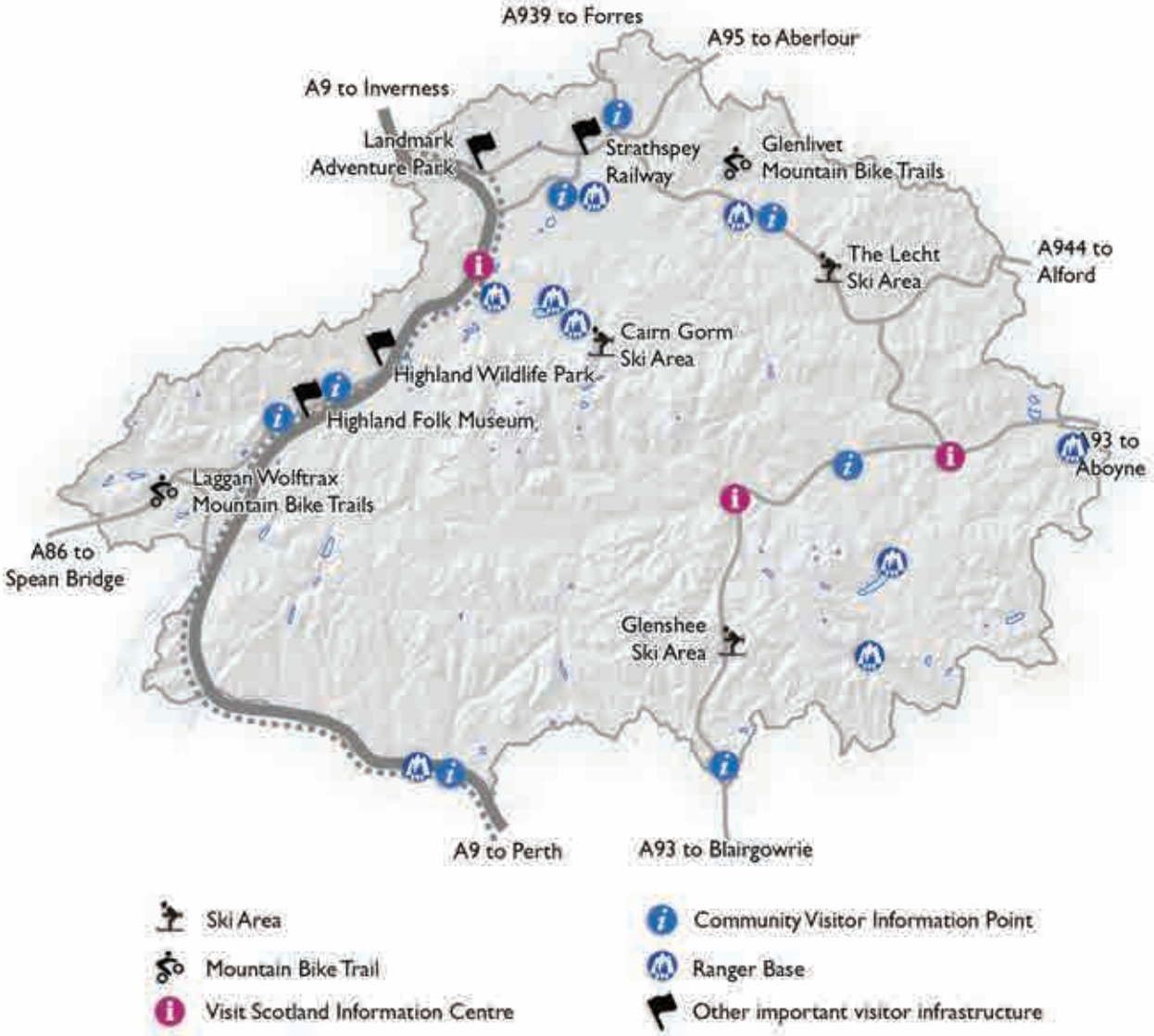
Other tourism and leisure developments

4.38 The National Park contains a number of major tourist attractions which make an important contribution to its economy. Proposals to enhance, expand or diversify these attractions will be encouraged where they are on an allocated tourism site or in other locations where they are compatible with the existing operation of the business and make a positive contribution to the local and wider economy. Where large developments are proposed, improvements to infrastructure to support that development and the wider economy should always be considered together.

4.39 There are three ski centres in the National Park and these play an important role in the local economy. They face challenges and pressures in continuing to provide the modern infrastructure and facilities that visitors expect, as well as responding to climate change and considering ways of increasing summer visits and revenues. The Plan will support appropriate development and enhancement of these facilities. Planning applications in these locations should be supported by a masterplan or similar document which outlines the longer term development strategy for the centre and explains how the proposal fits within this.

4.40 Proposals to create, expand or enhance informal visitor infrastructure such as paths and strategic routes will be supported where they contribute to encouraging active travel and have no adverse environmental impacts.

Figure 7: Significant tourist infrastructure



Other economic development

4.41 Proposals for other types of economic development will be supported where they support the economy of the National Park by:

- adding to or extending the range of economic opportunities or facilities in a community;
- improving the quality or range of existing facilities; or
- contributing to creating a year-round economy.

4.42 Proposals must be compatible or complementary to existing businesses in the area and it should be demonstrated how this will be achieved. Proposals must also support the vitality and viability of the local and wider economy.

All economic development proposals

4.43 In appropriate cases the National Park Authority may require applicants to prepare and submit an assessment of the net economic impact of their proposal, to help inform the Authority's conclusions on the overall impacts of the development. Permission will only be granted where it is demonstrated that a proposal supports and promotes sustainable economic development. The level of information required should be proportionate and relevant to the scale and nature of the proposal. This may include information on matters such as the number of jobs to be created, hours of working, transport requirements, environmental effects, noise levels and the layout and design of buildings. For example, a Retail Impact Assessment may be required to support a new retail business proposal or a business plan for an economic development proposal.

Protecting existing economic activity

4.44 There is a presumption against any proposals that would result in the loss of an existing economic, employment or tourism site or business.

4.45 Any proposals for the change of use of an existing economic, employment or tourism facility or site will only be considered acceptable where it is satisfactorily demonstrated that the business and/or premises:

- is not suitable for another economic, employment or tourism use;
- is no longer needed or the premises is no longer suitable for the needs of the business;
- is not practically or economically viable;
- will not have an adverse impact on the local economy.

4.46 A statement with supporting evidence must be submitted demonstrating how the change of use meets these criteria.

POLICY 3: DESIGN AND PLACEMAKING

3.1 Placemaking

All developments must meet the six qualities of successful places, which in accordance with Scottish Planning Policy paragraphs 41 to 46, are to be:

i. distinctive;

ii. safe and pleasant;

iii. welcoming;

iv. adaptable;

v. resource efficient; and

vi. easy to move around and beyond.

3.2 Major developments

Major developments of 50 or more homes, or 2 hectares or more of employment, retail or mixed use development, will need to be supported by a masterplan or development brief. Where a site is allocated, this requirement will be outlined in the Community Information section of the Plan. Masterplans and development briefs must demonstrate how the development meets the six qualities of successful places.

3.3 Sustainable Design

All development proposals must also be designed to:

a) minimise the effects of the development on climate change in terms of siting and construction and, once complete, achieve at least the minimum standard in compliance with the Building Standards Technical Handbook;

b) be sympathetic to the traditional pattern and character of the surrounding area, local vernacular and local distinctiveness, whilst encouraging innovation in design and use of materials;

c) use materials and landscaping that will complement the setting of development;

d) make sustainable use of resources, including the minimisation of energy, waste and water usage, within the future maintenance arrangements, and for any decommissioning which may be necessary;

e) enable the storage, segregation and collection of recyclable materials and make provision for composting;

f) promote sustainable transport methods and active travel, including making provision for the storage of bicycles and reducing the need to travel;

g) incorporate accessible multifunctional open space of appropriate quantity and quality to meet the needs of development and provide green infrastructure to connect to wider blue/green networks;

h) maintain and maximise all opportunities for responsible outdoor access, including links into the existing path network and ensuring consistency with the Cairngorms National Park Core Paths Plan;

i) protect the amenity enjoyed by neighbours including minimisation of disturbance caused by access to the development site;

j) include an appropriate means of access, egress, levels of private amenity ground, and space for off-street parking;

k) create opportunities for further biodiversity and promote ecological interest; and

l) promote good health and well-being.

3.4 Replacing existing building stock

Replacing existing building stock will be considered favourably where:

a) the existing building is not a listed building or an unlisted building that makes a positive contribution to the character of a conservation area; and

b) the original footprint of the building is incorporated into the new development unless an alternative adjacent site would minimise any negative environmental, landscape or social effects of the development.

3.5 Converting existing building stock

Converting existing building stock will be considered favourably where:

a) the building is redundant for its original use, and is unlikely to have a commercial or economic future in its current form;

b) the conversion works maintain the style and character of the original building in terms of form, scale, materials and detailing, where they contribute positively to the context and setting of the area; and

c) it does not introduce a more vulnerable use in terms of flood risk.

3.6 Alterations to existing building stock

Alterations to existing building stock will be considered favourably where they:

a) respect the design, massing, proportions and general visual appearance of the building and area; and

b) maintain an appropriate level of private ground, including space for off-street parking.

What the policy aims to do

4.47 The policy aims to ensure that all development, not just the expensive or iconic, delivers high standards of design and placemaking and contributes to the National Park's special sense of place.

4.48 The distinctive character and identity of the Cairngorms National Park's natural and built heritage and settlements contribute to the qualities that make it special. The contribution that built development makes to our sense of place and quality of life is important to those who live and work in and visit the National Park. Good design and placemaking is key to achieving development fit for a National Park.

4.49 The way development is designed and built is important not only for its visual appearance and quality of life but also to help contribute to reducing carbon emissions, limiting waste of all types, and minimising our use of precious resources.

4.50 We must therefore make the most of every opportunity to conserve and enhance the distinctive characteristics that make the National Park and its communities special, and make a positive contribution to a more sustainable way of living which considers not only the cost of the development, but the lifetime impacts of using the new buildings.

4.51 The policy promotes the highest standards of design in all development. This includes siting and design, the use of materials, the impact the development has on the environment, accessibility, and the long-term sustainability credentials of the development.

Relationship with the Cairngorms National Park Partnership Plan

4.52 This design and placemaking policy will contribute to the Partnership Plan's long-term Rural Development outcome and is consistent with its Rural Development policy framework. It will specifically support **Partnership Plan Policies 3.3** and **3.5**, which are aimed at:

a) enabling new development which contributes positively to the sense of place;

b) promoting a high standard of sustainable design, energy efficiency, sustainably sourced materials and construction in new development;

c) supporting the retention and enhancement of local character;

d) facilitating the rehabilitation of redundant rural buildings and recycling of resources;

e) ensuring road upgrades and improvements respond to local landscape character;

f) promoting active travel and public transport provision and reducing the reliance on private motor vehicles;

g) increasing renewable energy generation, especially biomass and hydro, that is compatible with conserving the special qualities of the National Park and maintaining the integrity of designated sites;

h) supporting businesses and communities to use less energy, reduce emissions, improve the energy efficiency of existing buildings, generate low-impact renewable energy, reduce, reuse and recycle resources, and plan for a changing climate;

i) maximising the benefits to communities through direct use of locally generated energy or, where sold to the grid, reinvesting income to support community development; and

j) promoting high standards of sustainable design and efficient use of energy and materials in construction.

Applying the policy

4.53 Scottish Planning Policy requires the planning system to support high quality development that demonstrates the six qualities of successful places. These are summarised in Table 3, below.

Table 3: The Six Qualities of Successful Places

Distinctive	Development that complements local features and materials to create places with a sense of identity.
Safe and pleasant	Development that is attractive to use because it provides a sense of security by encouraging activity, e.g. by creating a clear distinction between private and public spaces, having doors that face onto streets to create active frontages, and having windows that overlook streets, paths and open spaces to create natural surveillance.
Welcoming	Development that helps people to find their way around, e.g. by accentuating landmarks, including appropriate signage and distinctive lighting, and using features such as public art to mark gateways.
Adaptable	Development that can accommodate future changes of use, e.g. because there is a mix of densities, tenures and typologies.
Resource efficient	Development that re-uses or shares existing resources, maximises efficiency in resource use, and prevents future resource depletion. This could mean, for example, development that shares infrastructure with adjacent sites, siting development to shelter from the prevailing wind and maximise solar gain, using sustainable drainage systems or using durable building materials and low-carbon energy technologies.
Easy to move around and beyond	Development that considers place and prioritises the needs of people before the movement of motor vehicles. This could include prioritising sustainable and active travel choices, and including paths and routes which are well connected with the wider environment beyond the site boundary.

4.54 Implementation of the policy will therefore require development to demonstrate these qualities taking into account the impact the development has on its site, its setting, and the surrounding landscape. The development must reflect its setting in terms of siting, scale and design.

Demolition and alteration of existing buildings

4.55 Supporting evidence will be required as part of the planning application to justify the need to demolish an existing property (from a qualified structural engineer), and to explain why materials from the original building cannot be salvaged and reused in the replacement building.

4.56 In considering the impact of new development and uses on an original building, applicants must include an appraisal of the biodiversity interests found within the building, e.g. bats, and take appropriate action to account for any particular interests found. As outlined in Policy 9 (p66), there is a presumption against the demolition of listed buildings or unlisted buildings that make a positive contribution to the character of a conservation area. Proposals for alterations to listed buildings must also meet the requirements of Policy 9. In particular, they must be appropriately justified and should not adversely affect the character of the building.

Renewable energy

4.57 Opportunities should be taken to maximise the use of renewable energy technologies within new developments. The co-location of facilities should be explored where possible, including opportunities for district heat and power systems. Consideration should also be given to emerging technologies such as the provision of electric vehicle charging points where appropriate.

Core paths

4.58 In considering the impact on the path network, proposals must be consistent with the Scottish Outdoor Access Code, the Cairngorms National Park Outdoor Access Strategy and the Cairngorms National Park Core Paths Plan.

Transport and sustainable travel

4.59 New development proposals should follow the principles of Designing Streets, the Scottish Government's policy statement on street design, to ensure the creation of places that are easy to move around and beyond. They should also provide safe and convenient opportunities for walking and cycling for both active travel and recreation. These factors should be considered at the outset of the design process in order to ensure they are fully incorporated into new development proposals.

4.60 Transport Statements or Assessments may be required to show that development proposals will not have an unacceptable adverse impact on existing transport infrastructure or services, and to determine whether any new transport infrastructure is required as a result of development

POLICY 4: NATURAL HERITAGE

4.1 International designations

Development likely to have a significant effect on a European or Ramsar site must demonstrate no adverse effect on the integrity of the site. Where this is not possible, development will be considered favourably only where:

a) there are no alternative solutions;

b) there are imperative reasons of overriding public interest including those of a social or economic nature; and

c) compensatory measures are provided to ensure that the overall coherence of the network of European sites is protected.

Where the site has been designated for a European priority habitat or species, development will only be permitted where the reasons for overriding public interest relate to human health, public safety, benefit consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers) or compliance with the relevant process established following the UK's departure from the EU.

4.2 National designations

Development that would adversely affect the Cairngorms National Park, a Site of Special Scientific Interest, National Nature Reserve or National Scenic Area will only be permitted where:

a) it will not adversely affect the integrity of the area or the qualities for which it has been designated; or

b) any such adverse effects are clearly outweighed by social, economic or environmental benefits of national importance, and compensated by the provision of features of equal or greater importance than those that are adversely affected.

4.3 Woodlands

Woodland removal for development will only be permitted where it complies with the Scottish Government's Policy on the Control of Woodland Removal and where removal of the woodland would achieve clearly defined additional public benefits.

There will be a strong presumption against removal of ancient semi-natural woodland, including sites in the Ancient Woodland Inventory, which is considered to be an irreplaceable resource. Only in exceptional circumstances will loss of ancient semi-natural woodland be permitted:

a) where the developer can clearly demonstrate that the need and justification for the development outweighs the local, national, or international contribution of the woodland; or

b) where it can be clearly demonstrated that the ancient semi-natural woodland site has low ecological value.

Where removal of ancient semi-natural woodland is deemed acceptable, compensation for such loss (involving the planting of native species) will be mandatory.

4.4 Protected species

Development that would have a significant adverse effect on any European Protected Species will not be permitted unless:

a) the developer can demonstrate that there are public health, public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment; and

b) there is no satisfactory alternative solution; and

c) the development will not be detrimental to the maintenance of the population of

the species concerned at a favourable conservation status in their natural range.

Development that would have a significant adverse effect on species protected under Schedule 5 (animals) or 8 (plants) of the Wildlife & Countryside Act 1981, as amended, will not be permitted unless:

a) undertaking the development will give rise to, or contribute towards the achievement of, a significant social, economic or environmental benefit; and

b) there is no other satisfactory solution; and

c) the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Development that would have a significant adverse effect on species protected under Schedule 1, 1A or A1 (birds) of the Wildlife and Conservation Act 1981 (as amended) will not be permitted unless:

a) the development is required for preserving public health and safety; and

b) there is no other satisfactory solution; and

c) the development will not be detrimental to the species concerned at a favourable conservation status in their natural range.

Development that would have a significant adverse effect on badgers or their setts will not be permitted unless the development fully complies with the requirements of the Protection of Badgers Act 1992 (as amended).

4.5 Other biodiversity

Development that would have a significant adverse effect on species listed in Schedules 2 and 4 of The Conservation (Natural Habitats &c.) Regulations 1994 (as amended in Scotland) will not be permitted unless:

a) there is no other satisfactory solution; and

b) the development will not be detrimental to the maintenance of the species concerned at a favourable conservation status in the natural range.

Development that would have a significant adverse effect on habitats or species identified in the Cairngorms Nature Action Plan, UK Biodiversity Action Plan, Birds of Conservation Concerns (red and amber) or by Scottish Ministers through the Scottish Biodiversity List, including any cumulative impact will only be permitted where:

a) the developer can demonstrate that the need and justification for the development outweighs the local, national or international contribution of the area of habitat or populations of species; and

b) significant harm or disturbance to the ecological functions, continuity and integrity of the habitats or species populations is avoided, or minimised where harm is unavoidable; and appropriate compensatory and/or management measures are provided; and new habitats of equal nature conservation value are created as appropriate to the site.

4.6 All development

Where there is evidence to indicate that a protected or priority habitat or species may be present on, or adjacent to, a site, or could be adversely affected by the development, the developer will be required to undertake a focused survey of the area's natural environment to assess the effect of the development on it and to submit a species/habitat protection plan where necessary to set out measures to avoid, reduce or mitigate such effects.

What the policy aims to do

4.61 The range and quality of natural heritage in the Cairngorms National Park is unique in the UK and is internationally valued. A result of natural processes and land management, many of the special habitats and species of the Cairngorms need active management to continue to thrive. The unique natural heritage underpins all four aims of the National Park, and the special qualities created as a result are valued by residents, visitors and those who care about the Park. It is key to the long-term success of the National Park that habitats and species are protected.

4.62 Many of the best examples are formally designated, with around 55% of the National Park covered by a formal designation that has particular management arrangements in place to conserve the relevant features. There are, however, many that are important on a local scale and these often provide important links between formally recognised sites. This facilitates the movement of species and their long-term sustainability. You can find out more information about specific designations, including boundary maps and location details at the NatureScot website (*https://www.nature.scot*).

4.63 The policy will ensure that development conserves and enhances the outstanding natural heritage of the Cairngorms National Park. It offers the necessary level of protection from adverse development and enables enhancement.

Relationship with the Cairngorms National Park Partnership Plan

4.64 This natural heritage policy will contribute to the Partnership Plan's long-term Conservation outcome and is consistent with its Conservation policy framework. It will specifically support **Partnership Plan Policies 1.2**, **1.4** and **1.5**, which are aimed at:

a) addressing the declining and fragile populations of key species including capercaillie, freshwater pearl mussel and other Cairngorms Nature priorities;

b) coordinating habitat, recreation and development management to secure the capercaillie population through delivery of the Capercaillie Framework; and

c) developing a regional European Sites Plan for the suite of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) in the Cairngorms National Park.

Applying the policy

International designations

4.65 The planning authority must satisfy itself that the development will not adversely affect the integrity of the site before granting any form of planning permission. This is done by the carrying out of an assessment under the Habitats Regulations. Such assessments are carried out where development may affect an internationally designated site (Special Protection Area, Special Area of Conservation) and is carried out by the planning authority. Applicants will need to provide sufficient information for these assessments to be carried out.

Mitigation

4.66 Mitigation is defined in the Local Development Plan as 'the undertaking of measures to prevent or reduce to an acceptable level, the impact of a development'. Compensation is defined here as 'the provision of replacement areas of habitat to an equal or higher quality (short-term or long-term) to offset habitat that will be adversely affected by development'. Where a development affects a designated site, the policy applies whether or not the development is inside or outside the boundary of the designated site. In exceptional cases, legal agreements attached to planning permissions may be required to secure the agreed mitigation and/or compensation measures.

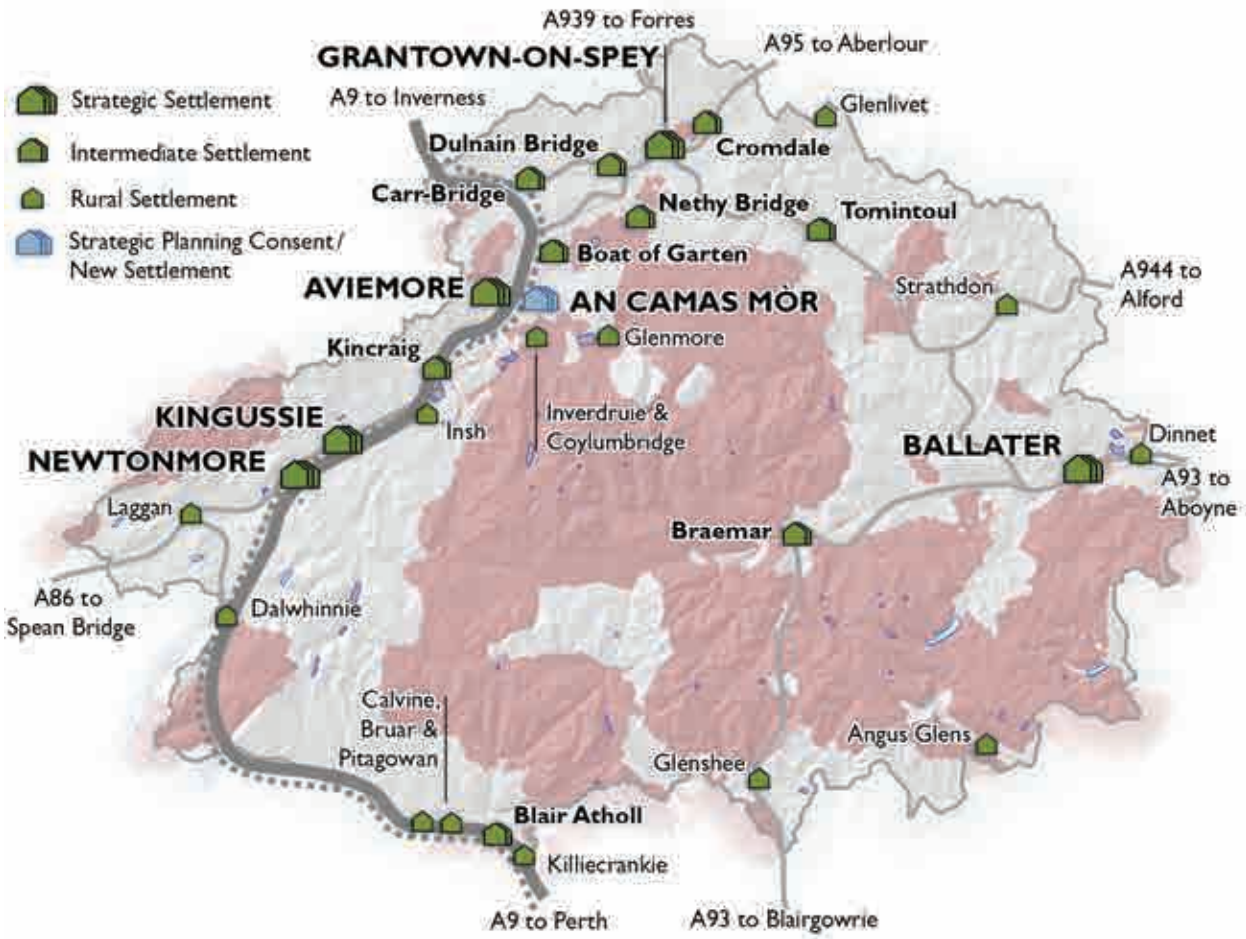
Woodlands

4.67 There is a general presumption against the removal of woodland for development. Proposals affecting woodland are required to comply with the Scottish Government's Policy on the Control of Woodland Removal and should be consistent with the Cairngorms National Park Forest Strategy 2018. Ancient woodlands have high biodiversity value, not just because of the trees, but for the soil structure and diversity of flora created over time. Once ancient woodland has been destroyed, it cannot be recreated.

Protected species

4.68 This policy will be applied to ensure that the effects of development proposals on protected or priority species, including any cumulative impacts, are fully considered by the planning authority. Developers will be required to undertake any necessary surveys for species at their own cost and to the satisfaction of NatureScot and the planning authority. If there is reason to believe that a European Protected Species or its breeding site or resting place may be present on a site, or impacted upon by development, any such presence and any likely effects on the species shall be fully ascertained prior to the determination of the planning application. Where protected species are found to be present, or potentially affected by development, a species protection plan should be prepared and submitted. The species protection plan should demonstrate the ability to pass licensing tests where relevant.

Figure 8: European site designations covering the Cairngorms National Park



Precautionary principle

4.69 The precautionary principle will be applied where the impacts of a proposed development on natural heritage resources are uncertain but there is sound evidence for believing that significant irreversible damage could occur. Where the precautionary principle is justified, modifications to the proposal which would eliminate the risk of irreversible damage should be considered. The precautionary principle will not be used to impede development unnecessarily. Where the development is constrained on the grounds of uncertainty, the potential for research, surveys or assessments to remove or reduce uncertainty should be considered.

POLICY 4

POLICY 5: LANDSCAPE

5.1 Special Landscape Qualities

There will be a presumption against any development that does not conserve or enhance the landscape character and special landscape qualities of the Cairngorms National Park including wildness and the setting of the proposed development.

Development that does not complement or enhance the landscape character of the National Park and the setting of the proposed development will be permitted only where:

a) any signifcant adverse effects on the special landscape qualities of the National Park are clearly outweighed by social or economic benefts of national importance; and

b) all the adverse effects on the setting of the proposed development have been minimised and mitigated through appropriate siting, layout, scale, design and construction to the satisfaction of the planning authority.

5.2 Private roads and ways

There will be a presumption against new private roads and ways in open moorland[1] areas unless:

a) it can be demonstrated that they are essential for land management purposes; and

b) they are designed to minimise landscape and environmental impacts, and they conserve and enhance the landscape character and special landscape qualities of the National Park including wildness; or, where appropriate

c) they form part of a programme of works including the removal of other existing private roads and ways to deliver a net benefit for the special landscape qualities of the National Park including wildness.

What the policy aims to do

4.70 The landscapes of the Cairngorms are one of the National Park's most valuable assets, underpinning its character, designation and the appeal of the area as a place to visit, live and invest. The experience of large scale wildness in the National Park is particularly distinctive in UK terms. Almost half of the National Park falls within wild land areas identified in the 2014 NatureScot map of wild land areas. This policy intends to safeguard the character of those identified wild land areas and more widely the quality of wildness within the National Park.

4.71 The way we use and manage the landscape and its many components will influence its quality and character. We do not seek to keep landscapes unchanged. We seek to ensure that new development conserves and enhances the distinctive characteristics we value as landscapes evolve.

4.72 The policy will support developments that conserve the diverse and spectacular landscapes of the National Park. It supports development that contributes to landscape enhancement and protects against development that would erode the special landscape qualities we value.

Private roads and ways

4.73 Open moorlands and hills are one of the Cairngorms National Park's most visible and important landscape components. The areas are used for field sports and farming as well as recreation, and their management is key to delivering many public interest priorities, including natural flood management, species conservation, landscape enhancement and recreation opportunities.

[1] Open Moorlands are defined here as the land outside enclosed farmland, semi-improved grassland and forests, and includes heather moorland and montane habitats found on high ground across the National Park.

4.74 There are many established vehicle tracks within these areas that are used for multiple estate management objectives as well as by the public. They are often the most obvious man-made features within those landscapes and can have a significant impact on landscape character, special landscape qualities and wildness. Tracks that are poorly sited, designed and constructed can result in temporary or long-term damage to landscapes and the habitats they cross. Where they are shown to be essential for land management purposes, well designed and constructed tracks should still minimise landscape impacts and damage to habitats.

4.75 New tracks for agricultural and forestry purposes have permitted development rights that can be exercised through a process of Prior Notification and Prior Approval unless in National Scenic Areas (NSAs). New tracks for any other purpose require a planning application to be made and permission granted to be authorised development.

4.76 The Plan starts from the position that there should be a presumption against new tracks constructed in open moorland areas. However, it is likely that as management of open moorland and hill ground changes for different objectives, there will be instances where the existing and extensive network of tracks does not provide the vehicle access required for management. The Plan also provides for the construction of well-designed new tracks where they are part of a programme of works that enhances the special landscape qualities of the National Park.

Relationship with the Cairngorms National Park Partnership Plan

4.77 This landscape policy will contribute to the Partnership Plan's long-term Conservation outcome and is consistent with its Conservation policy framework. It will specifically support **Partnership Plan Policy 1.3** which aims to conserve and enhance the National Park's special landscape qualities, including conserving and enhancing wildness qualities and applying a presumption against new constructed tracks in open moorland.

Applying the policy

4.78 The diverse and spectacular landscapes are one of the National Park's key assets and the distinctive character of the landscape is one of the reasons for the creation of the National Park. Although people's perception of wildness may vary, a sense of remoteness can be found in many parts of the National Park. The impact of development on wildness is important and will be a fundamental factor in the application of this policy.

4.79 All proposals will be assessed to measure the impact on the landscape, its character and its quality. Key to this assessment are impacts on the character of the landscape, on the sense of wildness found in that area and how the proposal contributes to conserving and enhancing the special landscape qualities. The Cairngorms Landscape Toolkit will be used to assist in such assessments. New development will also be assessed to consider the cumulative impact on the special qualities of the landscape and the sense of wildness found in the relevant area. The obligations established under the European Landscape Convention which guides the protection, management and planning

Figure 9: Wild land areas covering the Cairngorms National Park

of all landscapes and raises awareness of the value of a living landscape will be given regard in assessing proposals.

4.80 Dark skies are an important characteristic for many areas of the Park, and contribute to the sense of wildness. In particular, the Tomintoul and Glenlivet area has been designated as an International Dark Sky Park. Development must therefore minimise light pollution to surrounding areas.

4.81 Assessments will consider the siting and design of the development, looking specifically at the impact it will have as a result of materials used and any landscaping associated with the development.

4.82 In accordance with the National Park Partnership Plan, there will be a presumption against new hill tracks in open moorland. Any proposals for new hill tracks will need to demonstrate how they minimise and mitigate any negative effects, including through the removal or mitigation of existing tracks, leading to an enhancement in the National Park's special landscape qualities. Proposals should follow the good practice guidance produced by NatureScot on constructing tracks in the Scottish Uplands.

Figure 10: Upland and moorland land classifications covering the Cairngorms National Park

POLICY 6: THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT

Proposals for new telecommunications or other digital communications equipment will only be permitted provided that all of the following criteria are met:

a) details of the siting, design and appearance of the proposed apparatus and associated structures demonstrate that the impact on the visual amenity, character and appearance of the surrounding area is minimised;

b) in sensitive areas detailed evidence demonstrates that the proposals would not lead to unacceptable effects on areas of particular ecological interest or landscape importance; archaeological and other cultural heritage sites; conservation areas; or buildings of architectural or historic interest;

c) opportunities for mast and site sharing as well as installation possibilities on buildings or other existing structures have all been fully considered and such opportunities taken wherever appropriate and practicable;

d) the choice of equipment to be installed is the smallest possible that is commensurate with the technological requirements;

e) every effort has been made to conceal, camouflage or otherwise disguise masts, other equipment installations and associated building structures as well as cabling;

f) proposed landscaping and screen planting, where appropriate, would appropriately mitigate the impact of the development;

g) details demonstrate that the proposal best meets operational needs and fits into the wider network, having explored alternative options and having had regard for the local context and the cumulative impacts that would arise; and

h) a written declaration confirms that the equipment and related installations are all designed to be in full compliance with the appropriate industry guidelines and regulations applicable at the time – such as the ICNIRP guidelines for public exposure to radiation frequency.

What the policy aims to do

4.83 The Plan outlines policy requirements that apply to all new built developments within the National Park. Nevertheless, there is also a need to set out additional, more specific policy principles and requirements for new digital infrastructure installations. The policy underlines the Scottish Government's commitment in this regard, as set out in Scottish Planning Policy.

4.84 Accordingly, the policy is intended to support world-class digital technology through the provision of the most up to date networks to serve homes and business premises whilst ensuring that all such infrastructure installations are sited and designed to keep environmental impacts to a minimum.

Relationship with the Cairngorms National Park Partnership Plan

4.85 This policy on the siting and design of digital communications equipment will contribute to the Partnership Plan's long-term Conservation and Rural Development outcomes and is consistent with their policy frameworks. It will specifically support **Partnership Plan Policy 3.2**, which seeks to support improvements to the information technology network and mobile communications network and, therefore, improve access to next generation technology whilst minimising the need for visibly intrusive infrastructure.

Applying the policy

4.86 When selecting sites and designing base stations, applicants should give consideration to mast or site sharing; the installation of digital infrastructure on buildings or other existing structures; installing the smallest suitable equipment, commensurate with technological requirements; concealing or disguising masts, antennas, equipment housing and cable runs using design and camouflage techniques where appropriate; and the installation of ground-based masts.

4.87 The following items should be included within an application where appropriate:

- an explanation of how the proposed equipment fits into the wider network;
- a description of the siting options (primarily for new sites) and design options which satisfy operational requirements, alternatives considered, and the reasons for the chosen solution;
- details of the design, including height, materials and all components of the proposal;
- details of new vehicle tracks where these are required. These should include the proposed line, construction methods and plans for restoration;
- details of any proposed landscaping and screen planting, where appropriate;
- an assessment of the cumulative effects of the proposed development in combination with existing equipment in the area;
- a declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radio frequency radiation; and
- an assessment of visual impact, if relevant.

4.88 This policy will be used in conjunction with other policies in the Plan to ensure development is well designed, and does not have any adverse impact on the features of natural or cultural heritage important to the National Park.

POLICY 6

POLICY 7: RENEWABLE ENERGY

7.1 All renewable energy developments

Proposals for renewable energy generation will be considered favourably where:

a) they contribute positively to the minimisation of climate change;

b) they complement the sustainability credentials of the development;

c) they conserve and enhance the special qualities of the Park, including wildness;

d) they include appropriate means of access and traffic management, including appropriate arrangements for construction areas and compounds;

e) they adequately minimise all cumulative effects; and

f) they adequately minimise detrimental impacts on local air quality, particularly for proposals including combustion plants such as biomass.

Planning conditions and/or financial bonds will be used where appropriate to secure decommissioning and site restoration.

7.2 Hydropower

In addition, all hydropower proposals must have no detrimental impact on:

a) the water environment;

b) the recreational use of the water environment;

c) peat and soil along the length of the scheme; and

d) the passage of migratory fish.

7.3 Wind energy

In addition, all wind energy proposals must adequately minimise:

a) all noise impacts from the development;

b) all shadow flicker caused as a result of the development; and

c) the impact of the development on all aviation interests.

Large-scale commercial wind turbines[1] are not compatible with the landscape character or special landscape qualities of the National Park and will not be supported.

7.4 Biomass

In addition, all biomass proposals must include sufficient storage capacity to minimise the need for delivery of the fuel to the site.

7.5 Energy from waste

In addition, all waste energy proposals must:

a) ensure they maximise the energy produced, distributing the energy within the locality of the development; and

b) minimise the impact of transporting the waste material to and within the site.

7.6 Heat networks

The development of heat networks will be encouraged. Masterplans/development briefs for major developments should consider the feasibility of meeting heating requirements through a low-carbon district heating scheme.

[1] Defined as more than one turbine and more than 30m height

What the policy aims to do

4.89 The National Park and its communities will continue to be affected by climate change during the life of this Plan and beyond. The impact of volatile energy prices and supply of fossil fuels mean that communities must adapt and build resilience to the changing climate.

4.90 The National Park has an abundance of natural resources which provide options to generate renewable energy, and we want to encourage this in a way which promotes the sustainable use of those resources without negative impacts on its special qualities. This includes energy from biomass, hydro, solar, heat pumps and some wind energy. Some potential for anaerobic digestion and energy from waste also exists. There are also opportunities to include integrated district heating schemes served by renewable energy.

4.91 The policy aims to enable appropriate renewable energy generation by harnessing the National Park's natural resources in a way that achieves the collective delivery of the four aims of the Park. It sets the framework to harness this energy potential, and so will allow the National Park to play its part in addressing the issues of climate change and fuel poverty.

Relationship with the Cairngorms National Park Partnership Plan

4.92 This resources policy will contribute to the Partnership Plan's long-term Rural Development outcomes and is consistent with the Rural Development policy framework. It will specifically support **Partnership Plan Policy 3.3** which aims to:

a) promote the development of a low-carbon economy, with particular focus on increasing renewable energy generation, especially biomass and hydro, that is compatible with conserving the special qualities of the National Park and maintaining the integrity of designated sites;

b) support businesses and communities to use less energy, reduce emissions and generate low-impact renewable energy; and

c) maximise the benefits to communities through direct use of locally generated energy or, where sold to the grid, reinvesting income to support community development.

Applying the policy

4.93 Nationally, there is an increasing focus on small-scale generation of energy and microgeneration with individuals and communities realising the part everyone should play in efforts to slow climate change. The policy will be applied to assist appropriate development which achieves this end. However, it is considered that the National Park's status combined with the numerous natural heritage designations contained within it, mean that development of wind farms in the National Park is not appropriate. There are however opportunities for the development of other forms of renewable energy schemes, including biomass, waste, hydro and solar which can be designed in a sympathetic way to have no adverse impact.

4.94 This policy will be used in conjunction with other policies in the Plan to ensure development (including any vehicle access roads or tracks) is well designed, and does not have any adverse impact on the features of natural or cultural heritage important to the National Park.

4.95 Renewable energy developments are often complex proposals, with a number of inter-related component parts. Information must be provided to explain the details of each element of the scheme, and how they relate together and to their location. An assessment will be made of each individual element, as well as the development as a whole. The key consideration for all renewable energy generation proposals is the impact that the development will have on the area in which it is sited.

4.96 In harnessing the opportunities to generate the most energy from the natural resources available in the National Park, renewable energy schemes that only produce electricity from biomass will not be permitted.

4.97 Renewable energy proposals should not have an unacceptable adverse impact on local air quality. Air quality assessments may be required to support applications for renewable energy developments, particularly those that involve combustion plants such as biomass.

4.98 The development of heat networks will be supported in as many locations as possible. Policy 3 (p38) requires major developments to be supported by a masterplan or development brief. Where a masterplan or development brief is required, this should consider the feasibility of meeting heating requirements through a low-carbon district heating scheme/heat network.

4.99 Heat networks should utilise renewable or low-carbon heat sources, although networks that are initially reliant on carbon-based fuels may be supported where there is potential to convert them to run on renewable or low-carbon sources of heat in the future. Opportunities for co-location of a heat source or connection into an existing or planned local heat network are encouraged to maximise opportunities for the reuse of waste heat in a new development. Scotland's Heat Map provides a useful resource to help identify heat network opportunities.

POLICY 8: OPEN SPACE, SPORT AND RECREATION

8.1 New development

Developments of sport and recreation facilities, allotments and community growing spaces, diversification of, or extensions to existing sport and recreation related business activities, or the enhancement of the quality and design of existing facilities will be supported where:

a) they demonstrate best practice in terms of sustainable design, operation and future maintenance, and where there are no adverse environmental impacts on the site or neighbouring areas; and

b) they will meet an identified community or visitor need; and

c) they maintain and maximise all opportunities to link into the existing path network.

8.2 Redevelopment of outdoor sports facilities

Outdoor sports facilities such as playing fields and outdoor pitches should not be redeveloped except where:

a) the proposed development is ancillary to the principal use of the site as an outdoor sports facility; or

b) the proposed development involves a minor part of the facility which would not affect its use and potential for sport and training; or

c) the facility which would be lost would be replaced by a new facility of comparable or greater benefit for sport and in a location which is convenient for its users, or by the upgrading of an existing facility in the area; or

d) a strategy prepared in consultation with SportScotland has demonstrated that there is a clear excess of provision to meet current and anticipated future demand in the area, and that the site could be developed without detriment to the overall quality of provision.

8.3 Redevelopment of other open space

Developments which would result in the loss or reduction of other open spaces or recreation facilities will only be supported where:

a) the development is ancillary to the principal use of the site as an open space or recreation facility; and

b) the development would not affect the use of the site as an open space or recreation facility; and

c) in the reduction of public access rights, or loss of the existing path network including loss of access to inland water, an appropriate or improved alternative access solution can be secured; and

d) a compensatory site of at least equal size and quality is created which is convenient to users, or an existing facility is upgraded to maintain and improve the overall capacity in the area; or

e) an audit demonstrates the development will not result in the loss of provision of services used by the affected community, and that no alternative site is available.

Sections 8.2 and 8.3 of this policy will be particularly applicable to the sites that are identified as protected open spaces within the Community Information section of the Plan. There will be a presumption against other forms of development on these sites unless the above criteria are satisfied.

What the policy aims to do

4.100 The Cairngorms National Park offers outstanding opportunities for formal and informal recreation, from sports pitches and sports centres to ski centres, golf courses and mountain bike centres, and a network of paths that link communities to the countryside. There are also many other public and amenity open spaces, ranging from public parks, landscaping schemes within large-scale developments, allotments, communal growing areas, community sports hubs and formal equipped play areas.

4.101 The policy aims to ensure the needs of local communities and visitors for recreational space and facilities are accommodated, and existing facilities protected. This includes informal and formal recreation provision and the delivery of strategic infrastructure, such as the Speyside Way extension. The policy encourages the development of good quality open spaces and recognises the environmental, social and health benefits they can generate through green infrastructure, biodiversity and placemaking.

Relationship with the Cairngorms National Park Partnership Plan

4.102 This open space, sport and recreation policy will contribute to the Partnership Plan's long-term Visitor Experience outcome and is consistent with its Visitor Experience policy framework. It will specifically support:

- **Partnership Plan Policy 2.3**, which looks to provide high-quality opportunities for access and recreation while maintaining the integrity of designated sites; and
- **Priority 5**, which aims to support the delivery of Scotland's Natural Health Service and in doing so encourage residents and visitors to responsibly enjoy the National Park for physical activity as part of daily life.

Applying the policy

4.103 Proposals will be assessed against the impact they may have on recreation opportunities and must ensure appropriate alternative and improved opportunities.

4.104 Adequate arrangements must also be made for long-term maintenance of open spaces created within and associated with new developments, and these arrangements will be in place prior to the granting of any permission.

4.105 Whether within settlements or in the countryside, proposals must be of the highest quality, with no significant adverse impact on residential amenity or on the Park's special qualities.

4.106 Formal recreation provision provides significant economic, recreational and health benefits to residents and visitors. It is recognised that many of these facilities are constrained by their sensitive location and the policy supports their development where this is undertaken in harmony with the location; where the proposal extends the tourist season and the availability of facilities to communities; and is designed to the highest standards.

4.107 Where the proposal involves the loss of a sports or other recreation facility or opportunity to the local community, it must include compensatory measures to ensure the local community is not adversely affected.

4.108 This must take the form of a replacement facility, or an agreement with the community, in consultation with SportScotland in the case of outdoor sports facilities, on how this should be best achieved. Provision of land to a community may be acceptable if the community is willing to take on the future development of the replacement facility.

4.109 Proposals must also include information on the future management and maintenance arrangements that are in place to retain the highest quality provision.

POLICY 9: CULTURAL HERITAGE

9.1 Listed buildings

Development affecting a listed building or its setting should:

a) preserve the special qualities of the building or structure; and

b) enhance its character, and the contribution it makes to the cultural heritage of the National Park.

The layout, design, materials, scale, siting and use of any development must be appropriate to the character and appearance of the building and its setting.

There is a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting.

Where development would result in a significant adverse impact, the proposal must:

a) demonstrate that less intrusive options have been considered;

b) demonstrate that the impacts are clearly outweighed by social and economic benefits; and

c) minimise and mitigate any adverse effects on the asset or its setting through appropriate siting, layout, scale, design and construction.

Any proposals for the demolition of a listed building will be expected to provide evidence to demonstrate that:

a) the building is not of special interest; or

b) the building is incapable of repair; or

c) the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or

d) the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

Developments that would result in a significant adverse impact or the demolition of a listed building should follow Historic Environment Scotland's good practice guidance on the Use and Adaptation of Listed Buildings and the Demolition of Listed Buildings.

Enabling development will be considered favourably where it provides a means of providing funds to secure the preservation of a listed building which is in serious risk of collapse or irrevocable decay. Such development should be used only after all alternative means of funding or enabling have been exhausted. Any such development will be the minimum required to secure the building's restoration.

9.2 Cultural and historic designations

Development affecting a scheduled monument, inventory garden, designed landscape and/or battlefield should:

a) have no adverse effect on a structure or other remains of human activity or their setting. This may require remains to be preserved in situ, within an appropriate setting; and

b) conserve and where appropriate, enhance any structure or other remains; and

c) enhance its character, and the contribution it makes to the cultural heritage of the National Park.

Any works directly affecting a designated Scheduled Monument requires Scheduled Monument Consent (SMC) which is obtained from Historic Environment Scotland. Advice on the SMC process and requirements should be sought at an early stage.

Development affecting an inventory battlefield should be designed to conserve and, where appropriate, enhance the key landscape characteristics and special qualities of the designation.

9.3 Conservation areas

Development in or affecting a conservation area should:

a) preserve or enhance its character and appearance; and

b) use design, materials, scale, layout and siting appropriate to the site and its setting.

There will be a presumption against development which would result in the loss of a building within a conservation area which makes a positive contribution to its character. Proposals for demolition should demonstrate that attempts for the building's retention, restoration or sympathetic conversion to another compatible use have been considered.

Given the importance of design matters planning permission in principle will not be considered appropriate.

9.4 Other cultural heritage

Development affecting a site, feature or use of land of local or wider cultural, historic or archaeological significance or its setting should:

a) conserve and enhance the feature and its setting in situ where possible; or

b) take reasonable measures to avoid, minimise and mitigate any adverse effects.

What the policy aims to do

4.110 The cultural heritage of the Cairngorms National Park ranges from archaeological remains to internationally significant listed buildings, important architectural and historic townscapes, historic gardens and landscapes, and ancient routes through the Park. Some are formally designated, others are locally significant, but all are fragile and irreplaceable. All of these provide a clear link to the history of this part of Scotland and the part it played over time to create the National Park and communities we know and value today.

4.111 These assets play an important role in creating the attractive and interesting built and cultural environments which are important to communities and the economy.

4.112 This policy therefore aims to preserve and enhance the rich cultural heritage of the Cairngorms National Park by ensuring all development makes a positive contribution to its conservation and enhancement.

4.113 The policy will also be used to further our knowledge of cultural heritage assets in the National Park, through the need to produce appropriate and reliable assessments of that asset and the effect any development might have on it. New information acquired through the planning process will be added to the relevant Local Authority Historic Environment Record (HER) which is the main repository for new cultural heritage information and is used to inform decision making about cultural assets.

Relationship with the Cairngorms National Park Partnership Plan

4.114 This cultural heritage policy will contribute to the Partnership Plan's long-term Conservation outcome and is consistent with its Conservation policy framework. It will specifically support **Partnership Plan Policy 1.7**, which is aimed at:

a) protecting archaeological sites and their settings and promoting understanding of their significance;

b) ensuring appropriate advice and investigation for archaeology is used to inform proposals for land use change;

c) protecting and enhancing the built heritage and designed landscapes; and

d) promoting opportunities to enjoy and celebrate the cultural heritage of the National Park, including its arts, sports and community heritage.

Applying the policy

4.115 This policy should be used to ensure that any development proposals likely to affect a cultural heritage asset fully consider the importance of the asset they will impact on.

4.116 The key to preserving the cultural heritage of the National Park is managing change in an appropriate way. The aim should be to preserve the cultural heritage asset in a way which preserves its special qualities, and takes every opportunity to enhance it for the future.

4.117 Enhancement may not always be appropriate, and where this is the case, specialist advice must be sought to ensure appropriate development is achieved in all cases.

4.118 Intervention may require preservation, adaptation, retention or redevelopment. The adaptation, alteration, extension and even partial demolition of the building are all options which can, in the right circumstances, form part of the solution. A balance is often required to achieve the right outcome, but in the first instance preservation and reuse should be considered.

4.119 Keeping a building or structure of cultural significance in active use is often the best way to preserve it. Every effort should be made to allow adaptation to a new use without unacceptable damage to the character and special interest of the asset. Redevelopment should only be considered where the works are compatible and necessary to further the conservation and enhancement of the wider cultural heritage in the area.

4.120 All interventions should be compatible with the historic context, not overwhelm or impose on it. They should be planned with a comprehensive understanding

of the historic context of the development, and must demonstrate a reasoned justification for their need.

4.121 Proposals for the demolition of a listed building must include compelling supporting evidence to justify the reasons for its removal. This should include a structural survey undertaken by a conservation accredited engineer.

4.122 New development does not need to necessarily replicate its surroundings, but it should respect, enhance, and have a positive impact on the building or structure and its setting. Proposals should take advantage of the opportunities which exist for economic, community and environmental regeneration. Listed Buildings and Scheduled Monuments are subject to statutory protection and Historic Environment Scotland will be consulted on the acceptability of proposals that would have an effect on these features. Further information and guidance on developments affecting the historic environment can be found in Historic Environment Scotland's Policy Statement and other associated guidance at *www.historicenvironment.scot*.

Enabling development

4.123 Enabling development can be a valuable way to secure a listed building which would otherwise fall into a state of irrevocable decay. However, it should only be used once all other means of securing the future of the building have been exhausted. Applications for enabling development should include details of all measures taken to try and secure the future of the listed building and detail the reasons why these measures have not succeeded. Where enabling development is considered an appropriate way forward to secure the future of the listed building, the measures taken must be the minimum required to secure the building's restoration. Sufficient information demonstrating that the proposal meets this requirement must be provided.

Conservation areas

4.124 Developments affecting a conservation area should be consistent with any relevant conservation area appraisal or management plan.

4.125 Proposals for the demolition of an unlisted building in a conservation area must provide reasons for the demolition and submit detailed plans of existing and proposed replacement buildings if any are proposed. For proposals to demolish a building that makes a positive contribution to the character of the conservation area, a survey of the building's structural condition must be provided to support the reasons for removal.

Supporting information

4.126 The level of supporting information required will be proportionate to the level of intervention proposed. Where a significant intervention or redevelopment of a listed building, conservation area, scheduled monument, inventory garden and/or landscape, battlefield or feature of local cultural or archaeological importance is proposed, evidence should be provided to demonstrate that less intrusive options have been considered.

4.127 In addition, where a proposal has a significant adverse effect on any of the above, but is considered to offer significant benefits to economic growth or the wider community, a statement (with supporting evidence) justifying the intervention in relation to these benefits is required. This statement must demonstrate that the benefits could not be realised without the proposed intervention.

POLICY 10: RESOURCES

10.1 Water resources

All development should:

a) minimise the use of treated and abstracted water; and

b) treat surface water and foul water discharge separately. Development is required to treat surface water in accordance with the current CIRIA SuDS Manual; and

c) have no significant adverse impact on existing or private water supplies or wastewater treatment services; and

d) not result in the deterioration of the current or potential ecological status or prejudice the ability to restore water bodies to good ecological status; and

e) not result in the deterioration of water resources used for amenity or recreation; and

f) avoid unacceptable detrimental impacts on the water environment and seek to improve the water environment where possible. Development should demonstrate that any impacts (including cumulative) can be adequately mitigated. Existing and potential impacts up and downstream of the development, particularly in respect of potential flooding, should be addressed; and

g) avoid unacceptable detrimental impacts on groundwater dependent terrestrial ecosystems.

There is a presumption against the culverting of watercourses and any unnecessary engineering works in the water environment. An appropriately sized buffer strip will be required to be retained around all water features and designed and managed to contribute positively towards sustainable placemaking.

10.2 Flooding

All development should:

a) be free from Medium to High risk of flooding from all sources taking into account predicted impacts of climate change; and

b) not increase the risk of flooding elsewhere; and

c) not add to the area of land that requires flood prevention measures; and

d) not affect the ability of the functional floodplain to store or move flood waters.

In exceptional cases where development is permitted in a Medium to High risk area, water resilient materials and construction may be required. This may also be necessary for development in Low to Medium risk areas.

Consideration should also be given to the type of development proposed. For some land uses there may be additional flood risk requirements or constraints, and an assessment of the Low to Medium risk area may be needed. Development should only be permitted for uses of equal or less vulnerability in accordance with SEPA's Land Use Vulnerability Guidance.

Developments should incorporate SuDS as proportionate to the scale and nature of development.

10.3 Connection to sewerage

All development should be connected to the public sewerage network unless:

a) it is in a small settlement where there is no, or a limited collection system, in which case a private system may be permitted where it does not pose or add to a risk of detrimental effect, including cumulative, to the natural and built environment, surrounding uses or the amenity of the area; or

b) it is in a larger settlement where the connection is currently constrained but is within the Scottish Water investment programme. In such cases systems must be designed and built:

   i. to a standard to allow adoption by Scottish Water; and

   ii. to allow easy future connection to the public sewer.

10.4 Waste management and minimisation

All development should:

a) safeguard the operation of existing strategic waste management facilities and all sites required to fulfil the requirements of the Zero Waste Plan; and

b) ensure the minimisation of waste from the construction of the development and throughout the life of the development as defined in a site waste management plan or statement.

New waste management facilities must contribute towards the delivery of the Zero Waste Plan and should be located on existing waste management sites, or land identified for general industrial development, employment land or storage and distribution development. All new waste management facilities should also reflect the principles of the waste hierarchy.

10.5 Landfill

There will be a presumption against the development of new landfill sites and for amendments to, or extensions of existing landfill sites unless the development:

a) includes appropriate measures for site restoration; and

b) has fully considered site selection to ensure reinstatement of derelict or despoiled land; and

c) includes the principles of self-sufficiency in terms of capacity and location; and

d) provides on-site facilities to allow recycling/waste treatment.

10.6 Minerals

All development affecting mineral reserves should protect future viable extraction of a workable mineral reserve unless:

a) there is no alternative site; and

b) the proposal fully addresses the potential impacts of the development (and cumulative impact with other mineral and landfill sites in the area), including disturbance, disruption and noise, blasting and vibration, and potential pollution of land, air and water, impacts on local communities, individual houses and sensitive receptors, impacts on the local and national economy, effects on natural heritage, habitats and the historic environment, landscape and visual impacts and transport impacts; and

c) the development is considered to deliver the aims of the Park in a way which outweighs its value as a mineral resource; and

d) the opportunity has been provided for extraction of the mineral resource prior to development commencing.

Development to exploit mineral reserves will only be considered favourably where:

a) the developer can demonstrate the market within the Cairngorms National Park where the mineral will be used; and

b) any significant adverse environmental impact can be suitably mitigated or is outweighed by other social or economic benefits; and

c) full restoration details are incorporated as part of the proposal; and

d) no suitable and reasonable alternatives to the material are available.

Proposals will be supported that enable a higher proportion of secondary aggregate/recycled materials to substitute for the consumption of primary aggregates, including facilities for storing, processing and recycling construction, demolition and excavation materials.

The review of mineral permissions every 15 years will be used to apply up to date operating and environmental standards.

10.7 Carbon sinks and stores

Development affecting carbon sinks and stores, particularly soil and peat, should:

a) protect all soil and peat from commercial extraction; and

b) minimise disturbance of soils, peat and any associated vegetation; and

c) include an assessment of the likely effects of development on greenhouse gas emissions and identify appropriate mitigation measures to minimise the release of stored carbon as a result of disturbance.

10.8 Contaminated land

Development affecting contaminated land will be considered favourably where:

a) assessments are undertaken to identify actual and potential impacts, on site and off site, of all stages of development proposals on the risks to human health and also to the Park's biodiversity, geodiversity, hydrology and other special qualities; and

b) in the event of significant risk, investigations and assessments including site specific risk assessments are submitted with planning applications to identify actual or potential significant risks to human health and safety associated with the current condition of the site, and how contaminants currently interact with the surrounding ecosystem and the Park's special qualities; and

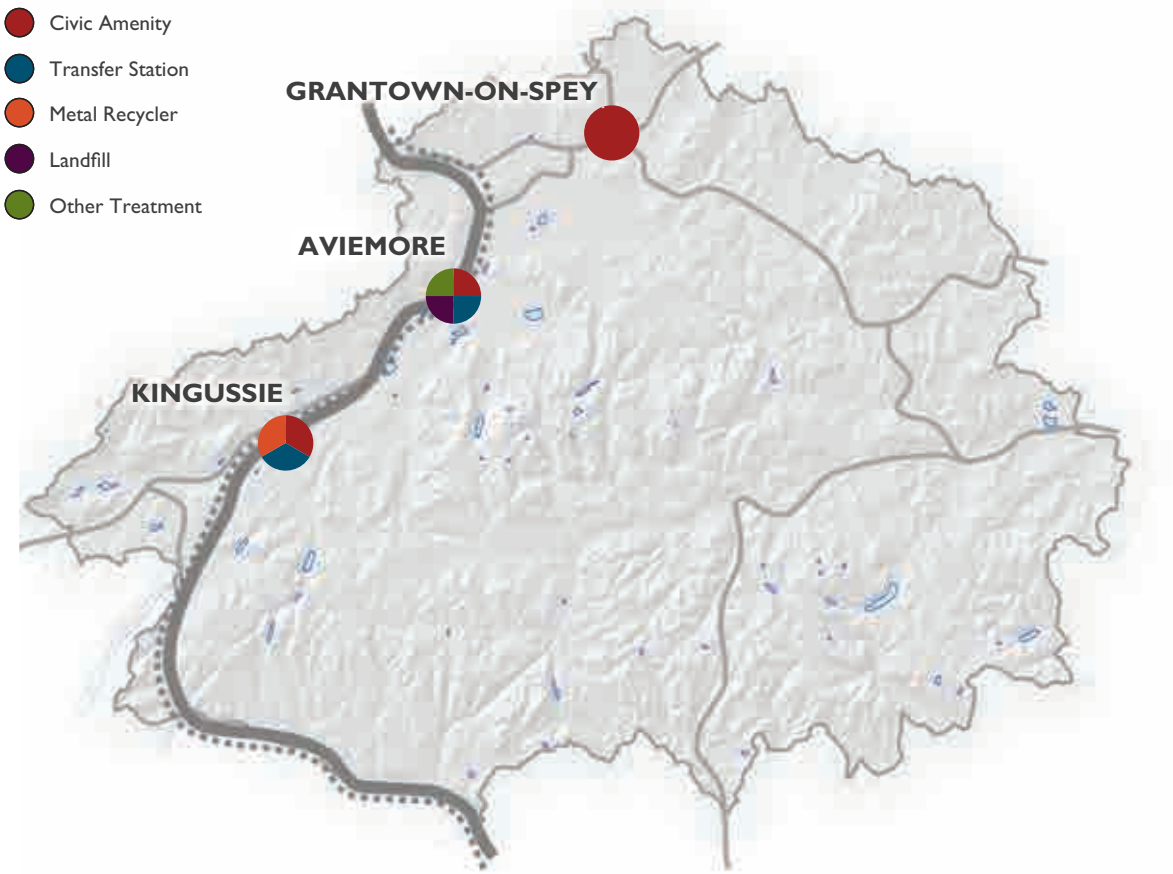
c) effective remedial action, including control and limitations of the release of contaminant to the surrounding environment, is taken to ensure that the site is made suitable for the development proposed and potential reuse by other development, and that there are no significant detrimental effects on the Park's special qualities on or off site.

What the policy aims to do

4.128 Reducing our consumption, managing waste and protecting our limited resources is integral to conserving what is important about the National Park, and helping our communities adapt to a lower carbon way of living. This stretches from the need to protect the resources that exist, to facilitating development in a way that minimises any negative impacts and promotes positive improvement to the environment. It also ensures protection of public health in so far as it is impacted by the development process.

4.129 The resources that exist are, in many cases, a result of millions of years of geological activity and their protection is important not only because of their finite nature, but also the role they play in helping to create the landscapes we value today. Some resource management is the result of more recent activity, most notably waste and contaminated land. Existing waste management facilities are mapped in Figure 11.

Figure 11: Waste management facilities in the Cairngorms National Park



4.130 The policy aims to reduce the overall resource use footprint of the National Park, protect resources where appropriate and ensure we use and manage natural resources in an effective way. It will assist the sustainable provision of a supply of raw materials and ensure that there is a minimum 10-year land bank of reserves for construction aggregates. It will protect what is important about our resources, while facilitating appropriate development in ways which create a net-positive outcome. It complements legislative obligations beyond the planning act, and allows sufficient flexibility to adapt to changes and developments in technology and research associated with the protection and exploitation of resources.

Relationship with the Cairngorms National Park Partnership Plan

4.131 This resources policy will contribute to the Partnership Plan's long-term Conservation and Rural Development outcomes and is consistent with their policy frameworks. It will specifically support:

- **Partnership Plan Policy 1.2** which looks to enhance the resilience of habitats, species and land use to climate change, pest and disease risks, with a particular focus on collaborating on land use, flood management including natural flood management, and securing protection and sustainable management of peat and carbon-rich soils; and
- **Partnership Plan Policy 3.3** which aims to support development of a low-carbon economy, with a particular focus on: supporting businesses and communities to use less energy, reduce, reuse and recycle resources, and; promote efficient use of energy and materials in construction.

Applying the policy

4.132 The policy will be used to ensure new development or engineering works requiring planning permission protects and, where possible, improves our important resources. Where uncertainty exists regarding the risk of impact on any resource, developers must fund detailed risk and impact assessments to clarify the impact of development.

4.133 Best practice on the impact of development on resources must be followed in all cases. This includes compliance with guidance provided by Scottish Government in its responsibility to maintain and improve the quality of finite resources, and through its regulatory bodies, most notably SEPA and Scottish Water.

4.134 Where development may impact a resource, or have an adverse impact on neighbouring properties, a sequential approach should be taken to site selection in line with best practice. The policy of both SEPA and Scottish Water is that all development where possible should connect to the public drainage network. This is to prevent the proliferation of septic tanks and any potential associated degradation of the ground and water environment. This is particularly relevant in instances where connection to the existing public network is reasonable and practical. In instances where this is not currently possible, developers should contact Scottish Water to ensure their private treatment schemes can be adopted (where applicable) and designed in such a way that connection to the public network may be achieved easily at a future point. Rural housing development,

remote from public drainage networks, that require a septic tank should be consulted upon with the relevant Local Authority and registered with SEPA.

4.135 The submission of detailed assessments may be required depending on the nature of the development. This may include a flood risk assessment and/or drainage impact assessment. Applicants should consult Scottish Water's Surface Water Policy on the appropriate treatment of surface water and foul water discharge.

4.136 The submission of Construction SuDS as part of any Construction Method Statement may also be required. Assessments should follow best practice available at that time, and will be funded by the developer.

4.137 Developers may be required to make improvements to the water environment as part of the development. Where a Water Framework Directive (WFD) water body specific objective is within the development boundary, or in close proximity, developers will need to address this within the planning submission through an assessment of potential measures to address the objective and implementation, unless adequate justification is provided. Where there is no WFD objective, the applicant should still investigate the potential for watercourse restoration along straightened sections or removal of redundant structures and implement these measures where viable. The optimum width of a buffer strip adjacent to a waterbody will be affected by the width of the water course/size of water body, site conditions, topography and additional functions. They should be a minimum of 6m but could be wider than 20m on major rivers or dynamic water courses to allow them to follow their natural course. Where there are opportunities to undertake restoration of straightened or realigned watercourses, a wider buffer may also be required.

4.138 Scottish Planning Policy, paragraph 194 states that 'the planning system should: … promote protection and improvement of the water environment including… wetlands… in a sustainable and co-ordinated way'. Wetlands are also protected under the Water Framework Directive. Phase 1 Habitat Surveys should be used to identify if wetlands are present on or adjacent to a development site. If present, a more detailed National Vegetation Classification survey will be required to identify if the wetlands are dependent on groundwater or surface water. Wherever possible, all types of wetlands should be avoided by development through the inclusion of an appropriate buffer – otherwise further assessment and appropriate mitigation will be required.

4.139 The National Park Authority aims to apply the principles of natural flood management which are set out in SEPA's Natural Flood Management Handbook, and to prevent development which is likely to be affected by flooding or to increase the likelihood of flooding elsewhere. The probability of flooding from all sources – coastal, fluvial (watercourses) and pluvial (surface water) – and the associated risks will be taken into account when determining planning applications. The likelihood of a site flooding is measured in terms of probabilities per annum. These include Medium to High risk areas, where the annual probability of flooding is greater than 0.5% (1:200 years), and Low to Medium risk areas, where the annual probability of flooding is between 0.1% and 0.5% (1:1000 years to 1:200 years). Development that would be at Medium to High risk of flooding, or would increase the probability of flooding elsewhere, will not be permitted. Any development which requires measures such as land raising to address flood risk is only likely to be acceptable outside these areas.

4.140 You should consult SEPA's flood risk maps to find out whether your development site is likely to be at risk of flooding. These maps show indicative flood risk areas that should be avoided for development wherever possible. Whilst not an accurate information base about the likelihood of flooding on individual sites, they help identify areas were more detailed information is required. If any part of your development site lies within or adjacent to a Medium or High risk area on SEPA's indicative flood risk maps, you must commission a Flood Risk Assessment to be carried out by a qualified professional. This should be done as early as possible to identify constraints which may impact on: the developable area; the achievable site capacity; economic feasibility; and the layout, scale and design of development. Flood Risk Assessments may also be required for developments in low risk areas. However, the policy recognises that some forms of development are less sensitive or even compatible with areas at risk of flooding; this is explained in the SEPA Flood Risk and Land Use Vulnerability Guidance 2018. For example, the guidance states that less vulnerable uses, such as shops, financial and professional services, restaurants and cafés, may be acceptable in areas of Medium to High risk under certain circumstances.

4.141 Development will also include appropriate maintenance arrangements of any measures taken to mitigate the impact of development on the environment. This may necessitate the development of a management statement in the case of large and complex developments. Financial bonds may also be required to ensure appropriate decommissioning or restoration following cessation of the operation granted.

4.142 Future proposals for waste management should reflect the principles of the waste hierarchy: waste prevention; reuse; recycling; energy recovery; and waste disposal.

POLICY 11: DEVELOPER OBLIGATIONS

Where development creates a need to increase or improve public services, facilities or infrastructure, or to mitigate adverse effects, the developer will be required to make a fair and reasonable contribution, in cash or in kind, towards the additional costs or requirements.

Any contributions required must be necessary to mitigate the direct or cumulative impacts of a development proposal and will be proportionate to the scale and nature of the development proposed. Contributions may be secured through a planning condition, an alternative legal agreement, or a planning obligation made under section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Contributions may be required towards:

a) education;

b) healthcare;

c) community facilities;

d) transport provision and infrastructure including active travel; and/or

e) mitigation of impacts on natural heritage.

Contributions required for the above will vary depending on the type and scale of the development and its location. There are differences in the need for contributions, contribution thresholds and the delivery of contributions between settlements and local authority areas. Therefore contributions sought from developments will reflect local circumstances and costs for that area.

The types of contributions that are anticipated in each settlement are set out in the Community Information section of the Plan. The Action Programme will also be used to publish regular updates of the contributions anticipated for each settlement reflecting local circumstances and costs.

Supplementary Guidance (Developer Obligations) will be produced to provide further detail on how Policy 11 will be implemented, including guidance on how contributions will be calculated in the different local authority areas within the Park.

What the policy aims to do

4.143 New developments can have impacts on local facilities, services and infrastructure. It is therefore important that these impacts are assessed and, if necessary, mitigated as part of the development to ensure that existing communities and future residents are not adversely affected.

4.144 This policy aims to ensure that new developments make an appropriate contribution to addressing and managing the impacts of development on the surrounding infrastructure and local services. Contributions can be used to address problems in granting planning permission by reducing, eliminating or compensating for unacceptable impacts arising from the proposed development to make it acceptable in planning terms.

4.145 For example, contributions can be used to mitigate the impacts of the development such as increasing school or healthcare capacity or improving active travel provision where this is needed to accommodate the increased population.

4.146 Current legislation enables contributions to be either in kind or a financial contribution towards the provision of new or improved facilities, services or infrastructure. Any contribution will be based on the costs of the provision of the new or improved facility, service or infrastructure required as a consequence of the development. This may include addressing the cumulative effects of a number of small developments.

4.147 It is important to note that developers may also need to contribute towards affordable housing provision and/or undertake other works to facilitate the development, such as increasing water or waste water infrastructure capacity. Other on-site design aspects including road improvements, household waste management facilities, landscaping and open space provision may also be required to make the development acceptable. These matters are covered by other policies in the Plan. Particular reference should be made to the relevant policy for the following:

- Affordable housing – Policy 1 (p22)
- Design and place making – Policy 3 (p38)
- Natural heritage mitigation – Policy 4 (p44)
- Water and waste water provision – Policy 10 (p70)

Relationship with the Cairngorms National Park Partnership Plan

4.148 This developer obligations policy will contribute to the Partnership Plan's long-term Rural Development outcome and is consistent with its Rural Development policy framework. It will specifically support **Partnership Plan Policies 3.2** and **3.5** which, amongst other things, aim to deliver sustainable patterns of settlement and infrastructure development, enable new development that contributes to the sense of place, and support active travel and public transport provision.

Applying the policy

4.149 Planning obligations made under section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) are used to mitigate the adverse impacts of a development where this cannot be achieved through other means. Planning obligations will not be used where issues can be resolved in another way. The following options will be considered in sequence:

- direct payment prior to the issue of a decision notice;
- the use of a planning condition;
- the use of an alternative legal agreement; or
- the use of a planning obligation only where successors in title need to be bound by the obligation.

4.150 In accordance with Circular 3/2012, it must be ensured that any planning obligations:

- are necessary to make the proposed development acceptable in planning terms;
- serve a planning purpose and, where it is possible to identify infrastructure provision requirements in advance, relate to development plans;
- relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of the development in the area;
- fairly and reasonably relate in scale and kind to the proposed development; and
- are reasonable in all other respects.

4.151 Development which necessitates decommissioning of plant, structures or associated infrastructure will be required to provide an appropriate bond to cover the costs of remedial, restoration or reinstatement work. Where necessary, this may be secured through a planning condition, an alternative legal agreement or a planning obligation.

Education

4.152 Residential developments will be required to make a contribution towards education where the school roll is expected to reach or exceed capacity in the future as a consequence of new development. The level at which a contribution will be required varies between local authorities.

4.153 The contribution will be based on the likely proportion of additional school children over the school's capacity and will be based on the relevant local authority's school roll forecasts and anticipated school or school extension build rates.

4.154 Where a school is projected to reach or exceed capacity, the Action Programme will, if possible, set out more information on the form of mitigation that is expected to be needed (e.g. whether an extension or a new school is expected to be required).

Healthcare

4.155 A contribution may be required towards the provision of primary healthcare (including GP surgeries, dental facilities and community pharmacies) where the capacity of existing healthcare facilities has been met or exceeded. Smaller residential developments are less likely to create the need for new healthcare accommodation.

4.156 The level of contribution required will depend on what is needed to reasonably and proportionately mitigate the shortfall in healthcare provision. Contributions may be sought for:

- new permanent accommodation;
- a permanent extension; or
- an internal re-organisation to provide additional capacity.

4.157 The level of contribution required towards healthcare will be agreed with the relevant NHS Health Board.

Community facilities

4.158 Contributions may be sought towards the creation or enhancement of community facilities including recreation and leisure where a shortfall in provision has been identified. Contributions will only be sought where this is the case and there is an established project to create or enhance a community facility.

Transport provision and infrastructure including Active Travel

4.159 Some proposals may be required to make a contribution towards public transport provision, community transport services and infrastructure such as road improvements to accommodate an increase in use or the provision of an on-site bus stop to cater for the development.

4.160 Active travel should be incorporated within a development where possible and is subject to the Design and Placemaking Policy (p38). However, contributions may also be required towards the creation or enhancement of active travel routes in the vicinity of the site that will serve and/or benefit the development.

4.161 Contributions toward transport provision and infrastructure will be assessed on a case-by-case basis in consultation with the relevant local authority's transport and/or roads department.

Viability

4.162 A pragmatic approach will be taken to the payment of contributions against the phasing of developments. This is to ensure proposals can progress and adequate account is taken of particular economic constraints or funding regimes affecting development proposals.

4.163 If a developer considers that the level of planning contribution being sought will render an otherwise commercially viable proposal to be unviable, they must demonstrate this by providing a Viability Assessment to the Authority. This assessment must be verified by a District Valuer to enable the Authority to review the level of contributions required. The developer must demonstrate through an 'open book' confidential basis that the requirement for contributions makes the development commercially unviable.

Natural Heritage mitigation and compensation

4.164 Mitigation is defined as 'the undertaking of measures to prevent or reduce to an acceptable level, the impact of a development'. Compensation is defined here as 'the provision of replacement areas of habitat to an equal quality (short-term or long-term) to offset habitat that will be adversely affected by development'.

4.165 Mitigation and/or compensation will be required where development affects designated sites, whether or not they are inside or outside the boundary of the designated area in line with Policy 4: Natural Heritage. In some exceptional cases, a contribution may be necessary to compensate or mitigate proposals that cumulatively impact on a designated site and/or where mitigation is required to be provided outwith the development site. In these exceptional cases, legal agreements attached to planning permissions may be required to secure the agreed mitigation and/or compensation measures.

5 COMMUNITY INFORMATION

Overview

5.1 The information in this section of the Plan shows how each of the defined settlements in the Park is expected to develop during the Plan period.

5.2 As outlined in Section 3 (p14), the Park's communities sit within a hierarchy which establishes three tiers of settlement: strategic; intermediate; and rural.

5.3 The majority of new development will be provided within the existing strategic settlements and the new settlement of An Camas Mòr. This represents a sustainable approach to growth and ensures that development pressure can be managed appropriately, with most new development being focused in the areas with greatest access to supporting infrastructure, services and facilities.

5.4 Within intermediate settlements, development will be of a scale which contributes towards meeting wider needs within the Park but primarily supports local communities to ensure their future sustainability. More modest areas of development land are included for this purpose.

5.5 Within rural communities, there are opportunities for limited growth which will help to consolidate the community.

Site allocations

5.6 The plans for each settlement include site allocations that will support and maintain sustainable communities across the Park. The site allocations include a mix of existing operations and uses which are key to the ongoing sustainability of that community, as well as new sites which are important to attract investment, to provide additional housing, business opportunities and community facilities for the future.

5.7 The main types of site allocations are:

- housing;
- economic development;
- tourism;
- community use; and
- protected open space.

5.8 The plans also identify settlement boundaries, outwith which it is expected that proposals will require justification for their selected location. Where no locational need exists, development on the periphery of settlements will be resisted. The plans for the larger settlements also identify town centre boundaries, where the key retail and commercial activity in the community should be focused.

Housing

5.9 Housing sites are identified to provide land for strategic parcels of new development. Development of these sites must comply with the policies of the Plan and any specific requirements for the site noted in the allocation text. The identification of these sites within settlements does not preclude the development of other unallocated 'windfall' sites, both elsewhere within settlements and in other locations within the Park.

5.10 The proposals include indicative house density information. This information should be used as a guide to the capacity of the site. However, proposals should not be constrained by these figures and should seek to create attractive urban environments, with a range of house designs working within the site.

Economic development

5.11 Economic development sites are identified where new opportunities exist to provide additional economic provision within settlements or where existing uses help to sustain communities. The importance of existing businesses and business sites is recognised and existing businesses will be protected from alternative forms of development where they provide key services to communities in the Park.

Tourism

5.12 Sites are identified where they provide important facilities to support the tourism sector. These are largely existing facilities which will be protected from adverse development. Proposals which would result in a reduction in the provision of tourist facilities on these sites will not normally be supported.

Community use

5.13 Community use allocations have been identified at a number of sites to help communities develop proposals which support their needs. A wide range of uses are considered to fall into this category including, but not limited to, play areas, community halls, sports facilities, affordable housing or other uses to sustain the community. Where sites have been identified under this category, proposals will be considered on their merits, with particular reference to how they add to the community in which they are sited.

Protected open space

5.14 Protected open spaces have been identified where they are important to the amenity, setting and overall fabric of settlements. These areas often also provide locally important habitats or landscape features, or are important recreational resources within settlements. They will be protected from development. Many settlements also have networks of open spaces, paths and recreational spaces that are not specifically identified but will be material considerations in the determination of any planning applications that affect them.

Environmental considerations

5.15 The National Park contains a number of protected areas which host a variety of important species and habitats that, in accordance with Policy 4 Natural Heritage (p44), need to be taken into account during development.

5.16 In particular, approximately half of the National Park is designated as being of European importance for nature through its network of European sites. While each European site has its own qualifying interests which must be considered and managed, there are some issues which affect a number of sites. These are impacts on river Special Areas of Conservation (SACs) and impacts on Special Protection Areas (SPAs) with capercaillie as a result of recreational disturbance. Table 4 (p86) identifies a range of mitigation measures that could be required where development may have an effect on these European sites.

5.17 The site allocations in this section of the Plan identify where development may have an effect on a European site and specify the mitigation measures from Table 4 that will be required to ensure there is no adverse effect on the integrity of the European site. Please note that not all the mitigation measures in Table 4 will apply to all developments; only those that are specified in the site allocation details will be required for the purposes of Habitats Regulations Appraisal (This does not however override the requirements of Policy 10, which apply to all development).

Table 4: Mitigation requirements for developments that may affect European sites

Key	Issue	Mitigation Required
	Pollution and siltation from construction sites affecting river SACs/the River Spey – Insh Marshes SPA Contamination of a protected water course can arise from chemical pollutants or particles washed into it from construction sites. This could result in pollution, affect water quality and potentially smother habitats/species.	Site operations must be managed in a way that the likelihood of pollution and siltation reaching watercourses connected to the SAC/River Spey – Insh Marshes SPA is eliminated. This should be achieved through safe handling of potential pollutants and provision of interceptor drains, filters and other measures on a site in accordance with accepted best practice. These measures must be set out in a Construction Method Statement (CMS), which should be submitted with your planning application.
	Changes to water quality or quantity in river SACs from abstraction and/or discharges from new development Water for developments will be supplied from public or private systems. Discharges and/or increases in water abstraction may change ground or surface water levels in water courses part of or connected to a river SAC, and this may affect the integrity of the site through changes in temperature, water levels and/or flow rates. Waste water and diffuse pollution from development contains a number of chemicals and nutrients that could pollute water courses.	The water supply must be available for the development from known sources and these must have a demonstrated capacity to supply the required water without adverse effects that would affect the integrity of the European site. If the capacity has not been demonstrated then development will be refused until it is in place. All waste water from developments must comply with Policy 10.3, as well as demonstrate that there will not be an adverse effect on the integrity of river SACs through nutrient enrichment. Please note that this requirement may be more stringent than would otherwise be required by the policy alone.

Key	Issue	Mitigation Required
	Disturbance to qualifying species in river SACs Otters and other qualifying species such as salmon may be disturbed by construction activity, noise, lighting and other features of the development design, or by activity from the development following its construction.	A full survey must be undertaken, in accordance with a recognised methodology, to determine if there are otters or other qualifying species in the vicinity of the development. An appraisal will be required of the construction activity, design and use of the development to see if there would be any effect upon otters or other qualifying species. Any identified effects must be minimised through modifications such that there will not be an adverse effect on the integrity of the European site and detailed in a Species Protection Plan (SPP).
	Disturbance to SPA capercaillie Capercaillie are sensitive to disturbance caused by people recreating in pine woodlands that form their primary habitat. Capercaillie may be disturbed by development that could lead to changed levels or patterns of recreation within woodlands.	Sites in Aviemore may lead to a small increase in MTB use off the main forest tracks and paths in the Kinveachy Forest SPA. For these sites, mitigation will be required to ensure: enhanced ranger presence to educate and influence behaviour of MTB participants; management of MTB trails, signage and information, and promotion of areas that are not sensitive to disturbance; and removal of new trails in capercaillie areas. Specific mitigation requirements for An Camas Mòr are set out within the site allocation details (see page 103), as this new settlement may have an effect on a number of capercaillie SPAs.

Other considerations

5.18 Additional information is provided for each settlement to assist in the preparation of development proposals. This information includes: specific objectives for the future development of each community; information on the key environmental constraints that are likely to affect development within the area; and guidance on the planning obligations that are likely to be required from new development proposals.

5.19 These considerations will apply to development proposals on both allocated and unallocated sites within each community. All development proposals should therefore demonstrate how these factors have been taken into account.

5.20 In addition all proposals must comply with the Policies set out in Section 4.

Maps and legend

5.21 The legend for the maps and plans is the same for each settlement.

5.22 Constraints to development not shown on the proposals maps include but are not limited to a range of local and national designations identified in Policies 4, 5 and 9 that address landscape, protected species, biodiversity, woodland and cultural heritage interests (e.g. Sites of Scientific Interest, National Nature Reserves, National Scenic Areas, Ancient Woodland Inventory sites, Scheduled Monuments, Listed Buildings, Gardens & Designed Landscapes and Battlefields). Accurate data and information regarding these and other natural and cultural heritage sites and assets, including flood risk areas, can be obtained, as appropriate, from the National Park Authority, the relevant local authority, NatureScot, the Scottish Environment Protection Agency and Historic Environment Scotland.

5.23 The underlying base maps for the site allocations are provided by and are the property of Ordnance Survey. Any unlawful use or copying other than for the purposes of viewing and printing is prohibited. The information provided is for reference purposes only. No further copies may be made. The information provided by Ordnance Survey may not always be up to date, particularly in areas where there has been recent building.

5.24 The representation of features or boundaries in which the Cairngorms National Park Authority or others have an interest does not necessarily imply their true positions. For further information please contact the appropriate authority.

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ED3

ED1

H1

H2

C1

C2

C3

ACM

A9

M1

ED2

M2

Proposed ACM to Aviemore footbridge

New Road

N

Aviemore Town Centre Boundary Map

Aviemore Retail Park

Myrtlefield

Subway

Sewage

100 Metres

500 Metres

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AVIEMORE

Aviemore is the largest settlement in Badenoch and Strathspey and has grown significantly in recent years. It is a thriving destination for visitors due to its proximity to the Cairngorm mountains and reputation for adventure sports. However, whilst the local economy is thriving there is a need for affordable housing for people who live and work in the area.

Settlement objectives

- Protect the role of Aviemore as a key service and employment centre for the wider region
- Support opportunities which increase the attraction of Aviemore as a tourist and recreation destination
- Support proposals for business growth and development
- Support links with Glenmore/Cairngorm
- Deliver housing that meets local needs, particularly affordable and mid-market housing for rent and purchase
- Support the development of the 'Active Aviemore' initiative (as shown indicatively on the map) to improve active travel links and opportunities in and around the town
- Support the delivery of a new community hall facility
- Ensure the upgrade of the A9 does not significantly encroach on the settlement
- Support the provision of off-street parking for tour buses and heavy goods vehicles
- Support Aviemore's status as an exemplar walking and cycling friendly settlement

  Please consult the Transport Scotland website for the latest A9 dualling route information. This can be accessed via: A9 Dualling Perth to Inverness (transport.gov.scot).

Developer obligations

Affordable housing

All housing developments should include 45% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Increasing Primary School capacity in Aviemore
- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Aviemore

Other infrastructure considerations

- Waste Water Treatment Works
- Local road infrastructure

Fold out for overview plan of site allocations in Aviemore.

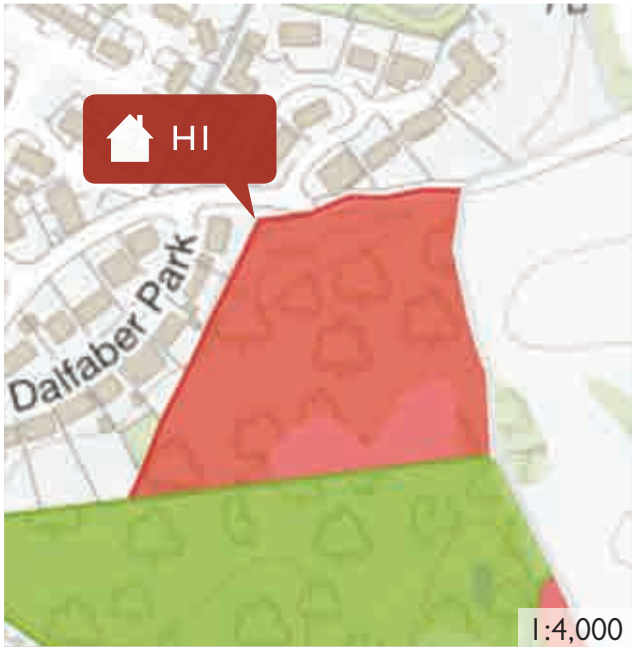
PROPOSALS

H1: Dalfaber | Allocated for Housing — 1.7ha
Indicative Residential Capacity: 10 units

The site has consent for 10 dwellings and represents a well located site that will contribute towards meeting Aviemore's housing need.

Should the existing permission expire or be varied, a revised Flood Risk Assessment and hydromorphological study will be required to identify the functional floodplain and developable area.

A revised Drainage Impact Assessment may be required. Opportunities to create and enhance blue and green networks are encouraged.



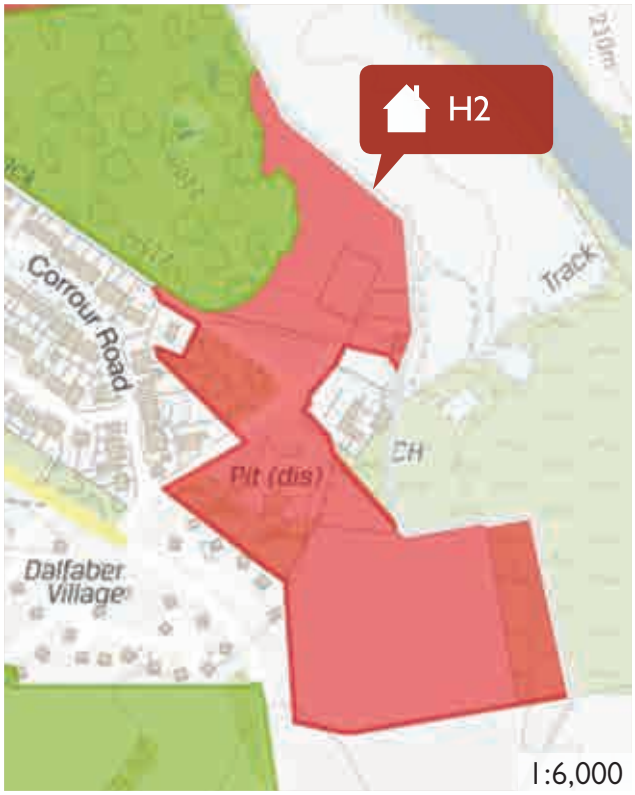
H2: Dalfaber | Allocated for Housing — 5.5ha
Indicative Residential Capacity: 83 units

The site has consent for 83 dwellings and represents a well located site that will contribute towards meeting Aviemore's housing need.

Should the existing permission expire or be varied, a revised Flood Risk Assessment and hydromorphological study will be required to identify the functional floodplain and developable area.

A revised Drainage Impact Assessment may be required. A large sewer mains runs along the boundary of this site. Opportunities to create and enhance blue and green networks are encouraged.

The landscaping of the site requires the retention and enhancement of the undeveloped area of land to the south-east of Heather Cottage, Corrour Road.



M1: Aviemore Highland Resort | Allocated for Mixed Uses 33ha

The Aviemore Highland Resort is large site in the centre of Aviemore. It currently has a range of different uses including hotels and holiday accommodation, retail, recreation and housing and has undergone significant development to create the resort it is today. The allocation offers an opportunity for the enhancement and diversification of the current uses, including the provision of additional housing, retail, recreation and employment spaces.

Medium to High probability of flood risk exists adjacent to site. A Flood Risk Assessment or other supporting information will be required to identify the developable area.

A Drainage Impact Assessment is required and should address existing surface water flooding issues. Existing water and sewer infrastructure runs through this site. There is an opportunity to deculvert the outflow from Loch Puladdern through the site and renaturalise the Aviemore Burn. Development should take this into account as far as possible.

Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and ancient woodland on and adjacent to the site. In particular, account should be taken of views into and out of the site.

Development proposals should seek to protect and integrate with existing path networks, notably the Aviemore Orbital Path which runs along the boundary of the site

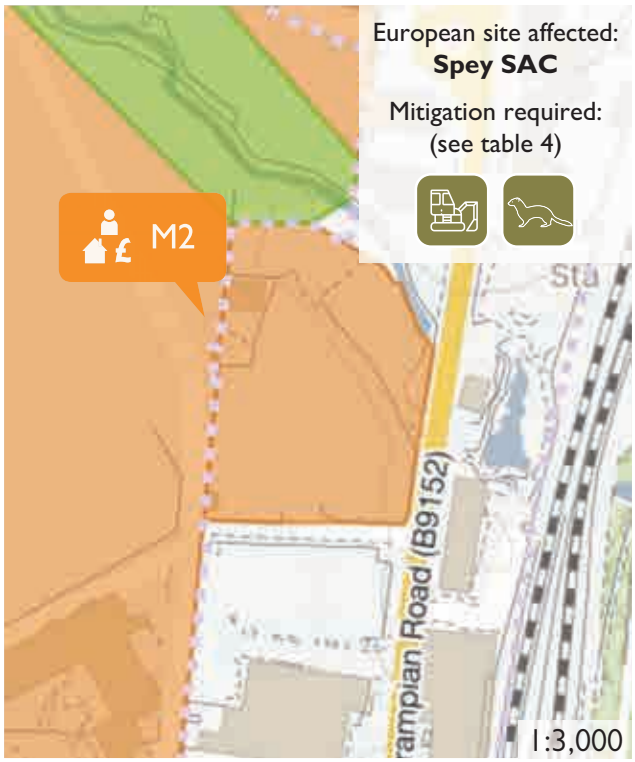
A development brief has been adopted for this site. Development proposals should take account of the principles outlined in this document.

M2: Land at Laurel Bank | Allocated for Mixed Uses 0.7ha

The site provides a good opportunity for development that contributes to the vitality of the town centre. Retail and commercial uses will be essential at ground floor level, however there may be scope for residential uses on upper floors.

Medium to High probability of flood risk adjacent to the site. A Flood Risk Assessment or other supporting information will be required to identify the functional floodplain and developable area. If residential uses are proposed at upper floor levels, safe access and egress will need to be demonstrated.

A Drainage Impact Assessment is required and should address existing surface water flooding issues. Enhancement of Aviemore Burn, which has been historically straightened, is encouraged.

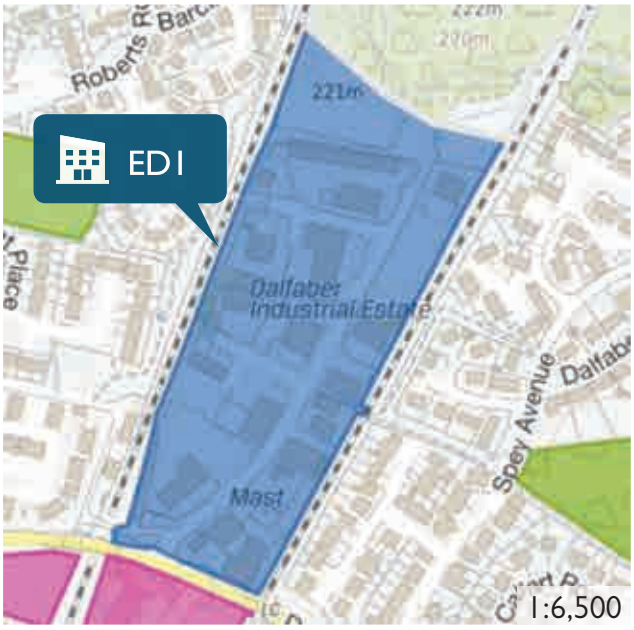


ED1: Dalfaber Industrial Estate | Allocated for Economic Development 5.9ha

The existing Dalfaber Industrial Estate provides opportunities for economic development proposals to support the economy of Aviemore and the surrounding area. The estate will be restricted to activities within Use Classes 4, 5 and 6 and certain appropriate sui-generis uses, which will be considered on a case-by-case basis, to ensure that an effective economic land supply is maintained in the area. An area of 0.75ha to the north of Dalfaber Industrial Estate is included to allow for future expansion when the current site reaches capacity. Currently used for informal recreation, pedestrian links through the site should be protected.

A Drainage Impact Assessment for the northern part of the site is required to address existing surface water flooding issues.

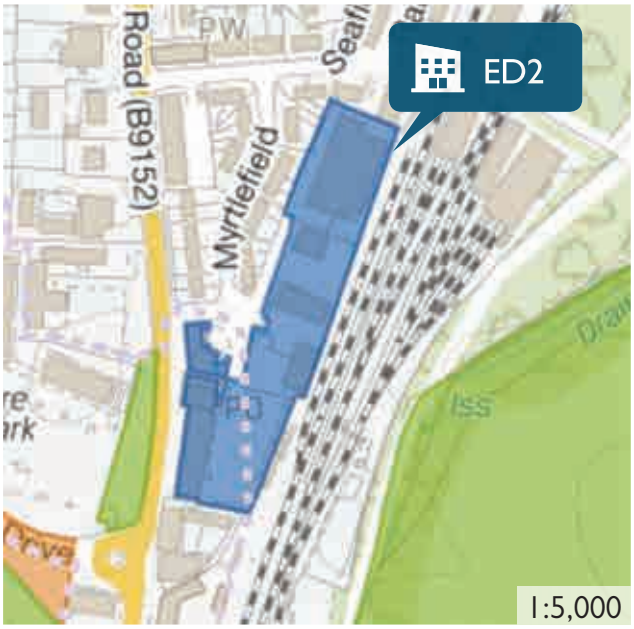
Landscaping will be required to ensure integration of the development with the surrounding landscape and ancient woodland to the north of the site.



ED2: Myrtlefield Industrial Estate | Allocated for Economic Development 1.2ha

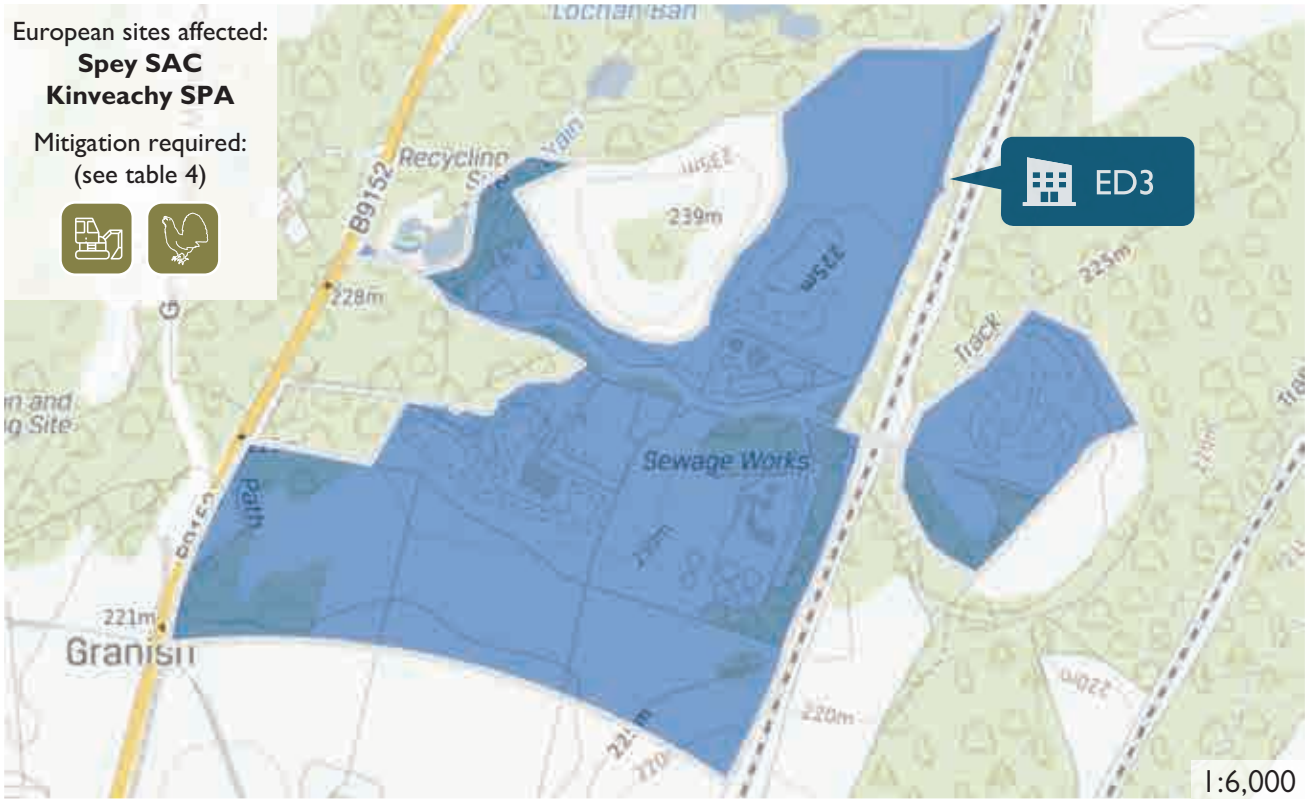
Opportunities exist for small economic growth to complement the existing Myrtlefield Industrial Estate and any new developments should also seek to enhance the area and its surroundings, and to respect the amenity of neighbouring residential properties.

A Drainage Impact Assessment will be required to support any further development proposals and should address existing surface water flooding issues.



ED3: Granish | Allocated for Economic Development 16ha

Opportunities for economic growth to complement the existing refuse site and adjacent uses exist. Any new development proposals should seek to enhance the area and its surroundings whilst taking into account previous uses on the site and potential contaminated land issues.



Development proposals should seek to protect and integrate with existing path networks, notably the Speyside Way which runs along the boundary of the site.

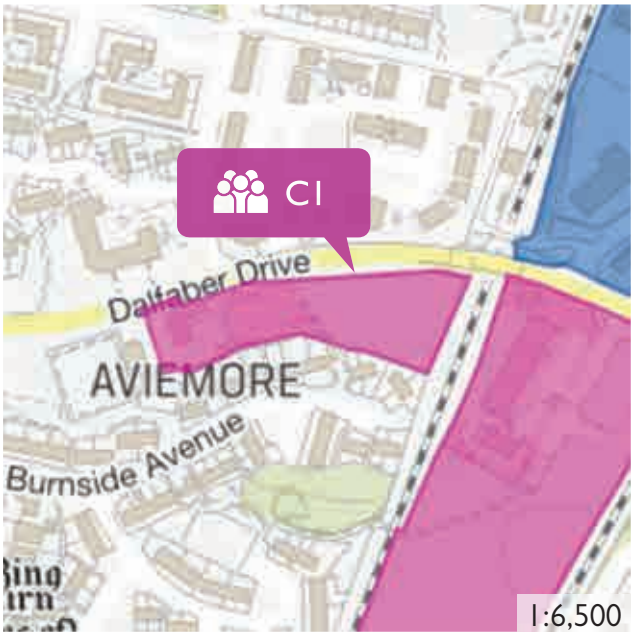
Owing to the presence of small watercourses, a Flood Risk Assessment or other supporting information will be required to identify the functional floodplain and developable area.

A Drainage Impact Assessment is required and should address existing surface water flooding issues. Consideration should also be given to the potential for watercourse realignment/ restoration along straigthened sections of existing watercourses in and adjacent to the site.

Landscaping and structure planting will be required to ensure buffering and integration of the development with the surrounding landscape and ancient woodland to the north of the site. The ancient woodland in particular must be protected from potential impacts of economic development.

C1: Land at Dalfaber Drive | Allocated for Community Uses 0.7ha

Land at Dalfaber Drive between the Aviemore Joint Cadet Centre and Main Railway Line provides an important community resource and will be protected for community use.

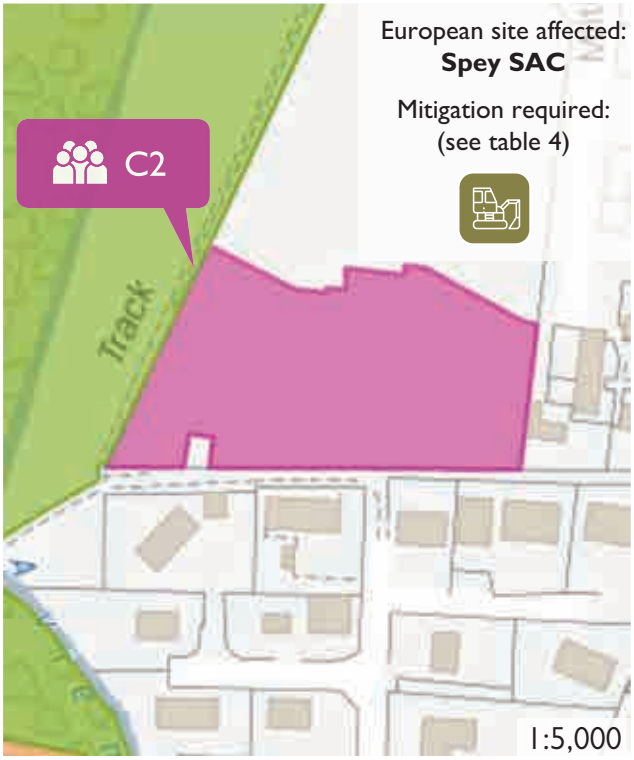


C2: Former School playing fields | Allocated for Community Uses 0.6ha

Land at the former school playing fields should be protected from inappropriate development. The land adjacent to the old primary school is therefore allocated for community use.

Medium to High probability of flood risk on site. Depending on the proposed use of the site, a Flood Risk Assessment or other supporting information may be required.

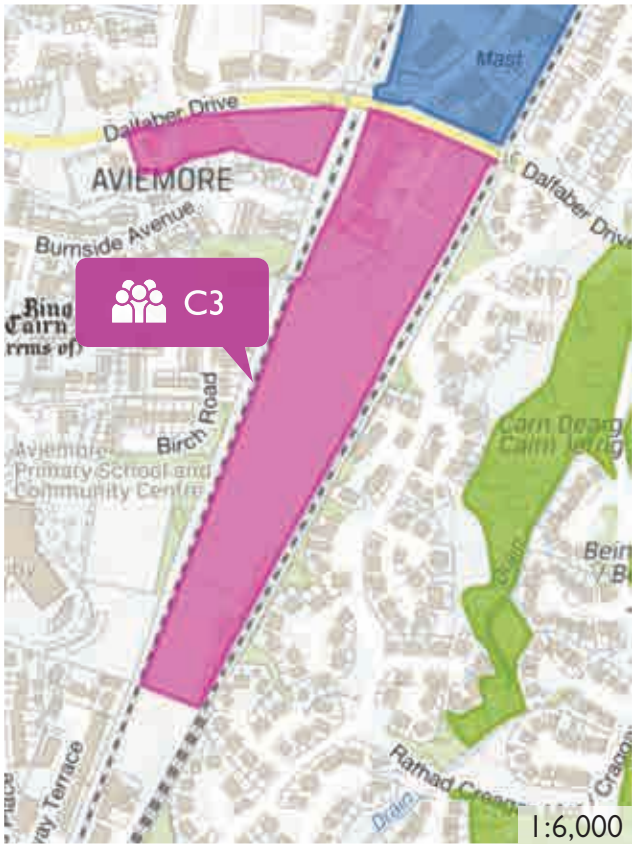
A Drainage Impact Assessment may be required and should address existing surface water flooding issues. Various waste water mains and a pumping station are located within this site.



C3: Land south of Dalfaber Industrial Estate | Allocated for Community Uses 4.8ha

Land south of Dalfaber Industrial Estate and the former Cairngorm Technology Park provides an important community resource and will be protected for community use. The site is the proposed location of the new Aviemore Hospital.

A Drainage Impact Assessment may be required to address surface water flooding.



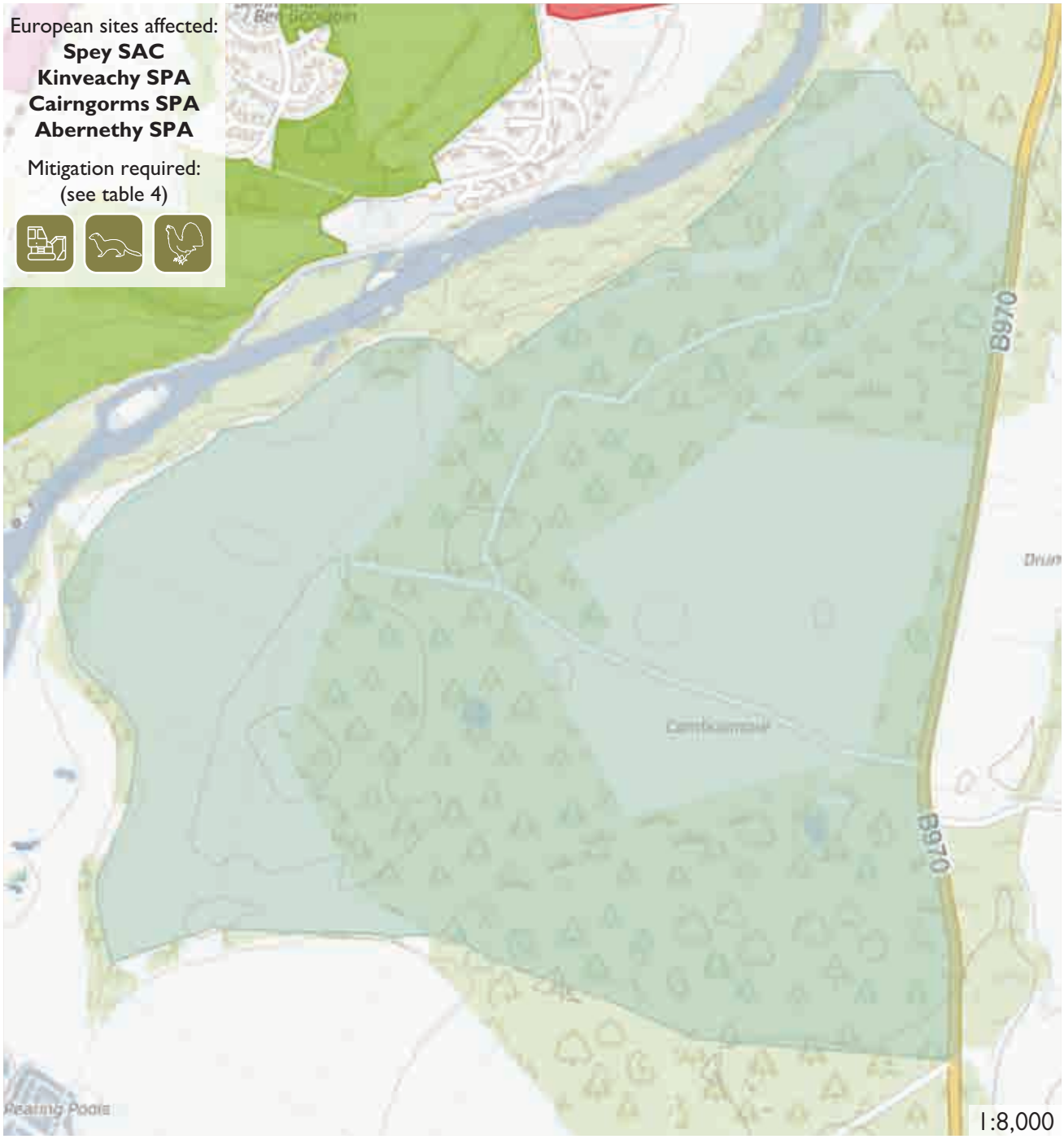
An Camas Mòr | Strategic consent 142ha
Indicative Residential Capacity: 1500 units

The settlement of An Camas Mòr (ACM) will be a new sustainable community. With links to the Aviemore community, the people living in An Camas Mòr will form a community of their own which is inclusive and vibrant with a demographically balanced population.

The consent forms a strategic part of the overall housing land supply for the Badenoch and Strathspey part of the National Park. While it is likely to take many years to be completed, it will then be a strategic settlement. In the short term, An Camas Mòr will rely on the services of Aviemore, however it will progressively relieve pressure from the existing settlement, becoming a new community in its own right.

Settlement objectives

- To deliver An Camas Mòr as a new settlement which will, on completion hold a strategic role in this part of the National Park.
- To ensure the new settlement acts as a focus for growth serving the wider Badenoch and Strathspey area.
- To develop a community of up to 1,500 homes developed over time which relieves pressure for new development currently focusing on Aviemore.
- To demonstrate innovation in design and sustainable construction and living.
- To encourage opportunities for partnership working in the overall development of the settlement.


European sites affected:
Spey SAC
Kinveachy SPA
Cairngorms SPA
Abernethy SPA
Mitigation required:
(see table 4)
B970
B970
1:8,000

A Recreation Management Plan (RMP) will be required. The RMP must detail sufficient and robust measures to ensure that the proposed development will not result in any adverse effect on the integrity of any European site. It must also cover:

1. Prevention of informal parking at track and access entrances to Drumintoul lodge and Atnahatnich farm.
2. New path provision in Loch Pityoulish area to provide suitable alternative walking area to east of ACM (drawing potential visits away from the woodlands around the Drumintoul lodge).
3. Diversionary car parking in vicinity of Loch Pityoulish linking to new paths in area. Path closure in vicinity of lodge from Coylum Road and reconsidering the link proposed in indicative masterplan.
4. Awareness raising, promoting alternative locations for recreation and avoiding recreation in sensitive areas through off-site measures, (e.g. media/leaflets/ranger events targeted at ACM residents).
5. Ranger presence during key season in vicinity of sensitive areas.
6. Provision of a network of attractive paths in and around ACM with access to areas that are not sensitive.
7. Provision of a range of attractive areas for dog walking (including off-lead dog walking) on ACM site and Rothiemurchus Estate area away from capercaillie sensitive areas.
8. Development of MTB opportunities on Pityoulish Hill and woods.
9. Diversionary car parking at Loch an Eilein. Free parking or equivalent measures for ACM residents early mornings and late in afternoons.
10. Removal of new informal paths within sensitive parts of Rothiemurchus area if they develop.

In addition to the RMP, mitigation measures will be required to restrict informal parking opportunities at track ends and lay-bys along the B970 north to the junction with Boat of Garten and south to Feshie Bridge where they provide quick access to capercaillie woods.

Should the existing permission expire or be varied, a revised Flood Risk Assessment will be required to identify the functional floodplain and developable area of the site. Any new pedestrian or road access crossing the River Druie or River Spey will require a detailed Flood Risk and Hydromorphological Assessment to inform its design. A Drainage Impact Assessment will be required and should address existing surface water flooding issues.

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

Any proposal, including the provision of associated services, must consider the impact on cultural heritage assets including the Scheduled Monument within the site, considering disturbance above and below ground, and any impact made both to individual resources and in a cumulative manner. Mitigation for potential direct impacts upon assets including the scheduled monument should also be given due attention.

Connection to the public sewer will be required once the first phase of development is complete. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.

An Camas Mòr will be a community in its own right, but by virtue of its location, it will have a special relationship with Aviemore. Many of the services used by residents of the community will be in Aviemore and over time this will be reciprocated. There is a long-standing expectation locally, that the land on either side of the River Spey should be made available as a resource for the Aviemore and An Camas Mòr communities for recreation and leisure with potential for sports facilities, playing fields, paths, woodland, and allotments and others.

Fundamental to the site's delivery is a new foot/cycle bridge across the River Spey with a path directly linking central Aviemore and An Camas Mòr to ensure that the communities are true partners. The Masterplan for An Camas Mòr will be expected to acknowledge this objective and demonstrate how An Camas Mòr, with other parties, will directly contribute to its delivery. An Camas Mòr will seek to actively discourage the use of private cars through detailed design, early provision of regular and affordable public transport links, and provision of a network of paths for walkers and cyclists giving effective links within the community and with the surrounding area. Roads within the development will safely give priority to walkers/cyclists of all abilities and will seek to establish new standards for informal layout and design which The Highland Council will accept for adoption. Account should be taken of the priorities and recommendations set out in the HITRANS Aviemore Active Travel Audit.

Proposals should incorporate and enhance recreational infrastrucure, ensuring adequate space for the needs of the growing community. A Recreation Management Plan (RMP) will be required. The RMP must detail sufficient and robust measures to ensure that the proposed development will not result in any adverse effect on the integrity of any European site.

A Masterplan for An Camas Mòr will be required.

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BALLATER

Ballater is the largest settlement in the Aberdeenshire area of the National Park, playing a strategic role in this part of Upper Deeside. The town is characterised by its built heritage and strong royal connections. It is also a key service centre providing for the surrounding rural communities and visitors to the area.

Settlement objectives

- Conserve and enhance Ballater's distinctive built heritage and the integrity of its Conservation Area
- Increase the attraction of Ballater as a business, tourist and recreation destination
- Deliver housing that meets local need and affordable housing, including low-cost ownership and affordable housing for rent
- Increase and enhance flood management and resilience

Developer obligations

Affordable housing

All housing developments should include 45% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Aboyne Academy
- Ballater Medical Practice

Other infrastructure considerations

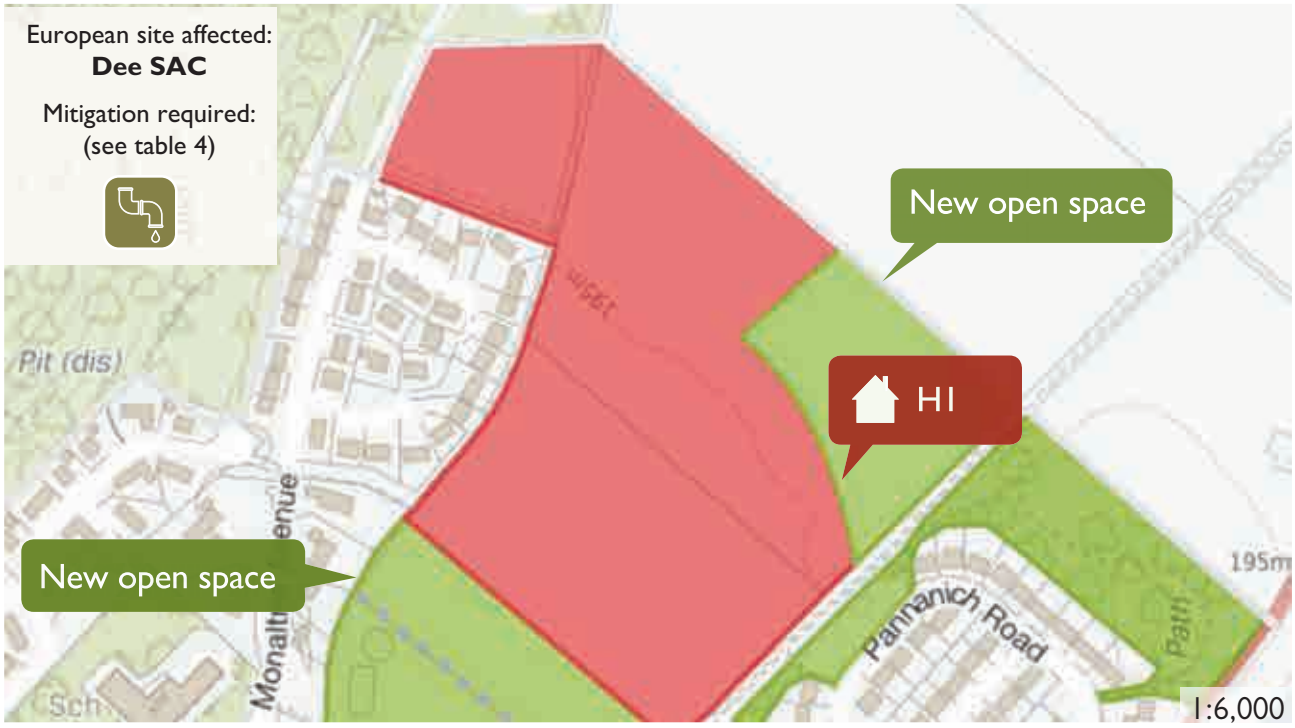
- Waste Water Treatment Works capacity

Fold out for overview plan of site allocations in Ballater.

PROPOSALS

H1: Monaltrie Park | Allocated for Housing — 8.1ha
Indicative Residential Capacity: 250 units

The site is allocated for up to 250 dwellings in total. It is proposed that the first phase of 90 dwellings will be delivered in the current Plan period, with the remainder for delivery beyond 2025. In addition, there is capacity for other mixed uses including business and community uses. The boundary of the development area and new open space is indicative. A masterplan for the whole site, including the existing and new areas of open space, will be required as part of the planning application. It should address the following matters: the boundary between the open space and the housing; the phasing of development and; the provision of multiple points of vehicular access. It will also need to demonstrate how the viability of the Highland Games event and adequate parking for that event will be maintained.



Medium probability flood risk exists to the east and south of the site and the site itself may be affected by flood risk in the eastern corner. Aberdeenshire Council has commissioned a flood study for Ballater. Any site layout will need to take account of the functional floodplain, as defined in the Ballater Flood Study, and will require safe access and egress. The open spaces must maintain and, where possible, enhance their existing flood storage and conveyance properties.

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

Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and adjacent open space. Development in the northern part of the site should retain the existing orchard and woodland and must be sympathetic to the setting of Monaltrie House.

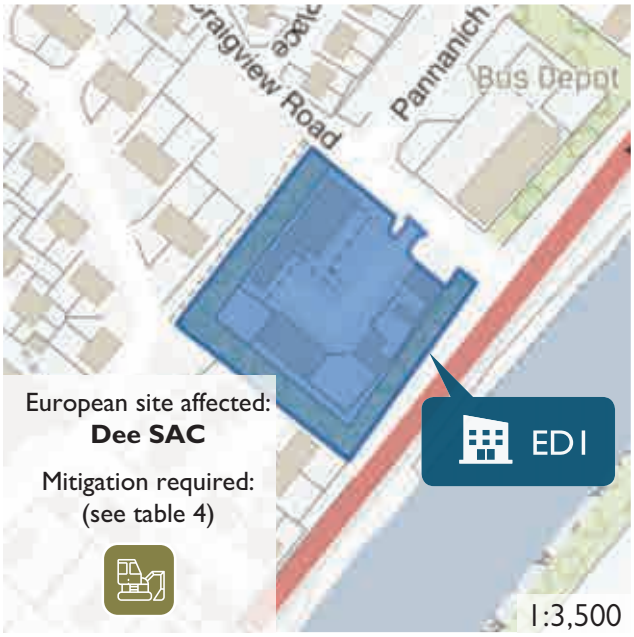
Development proposals should seek to protect and integrate with existing path networks, notably the Deeside Way which runs along the boundary of the site.

Development proposals should incorporate and enhance Monaltrie Park, ensuring adequate space is provided for all the current facilities at the park including the existing sports pitches and car park.

ED1: Ballater Business Park | Allocated for Economic Development 0.6ha

The site is an existing Business Park owned by Aberdeenshire Council. The site is now largely developed and in operation and should be protected from adverse uses not compatible with economic development.

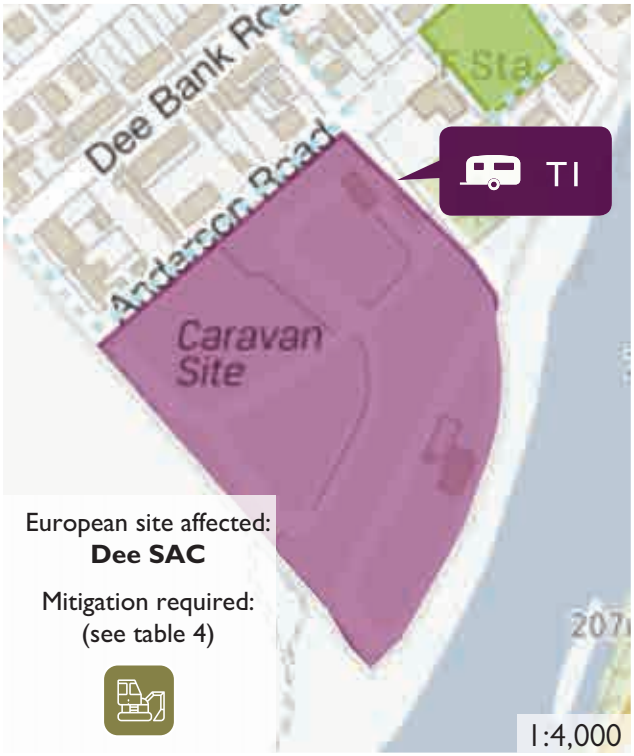
Any future development will need to take account of the functional flood plain as defined in the Ballater Flood Study.



T1: Caravan Park | Allocated for Tourism 2.7ha

An existing established caravan and camping site continuing to support the provision of tourism accommodation which should be protected from adverse development. Any significant change to the layout or any increase in the number of caravans onsite is unlikely to be supported due to flooding constraints.

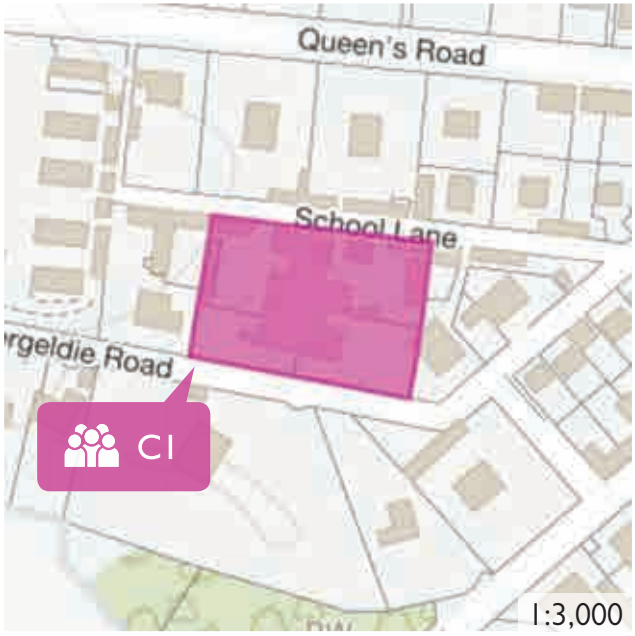
Any future development will be limited to non-residential/ non-camping use and should take account of the functional flood plain as defined by the Ballater Flood Study.



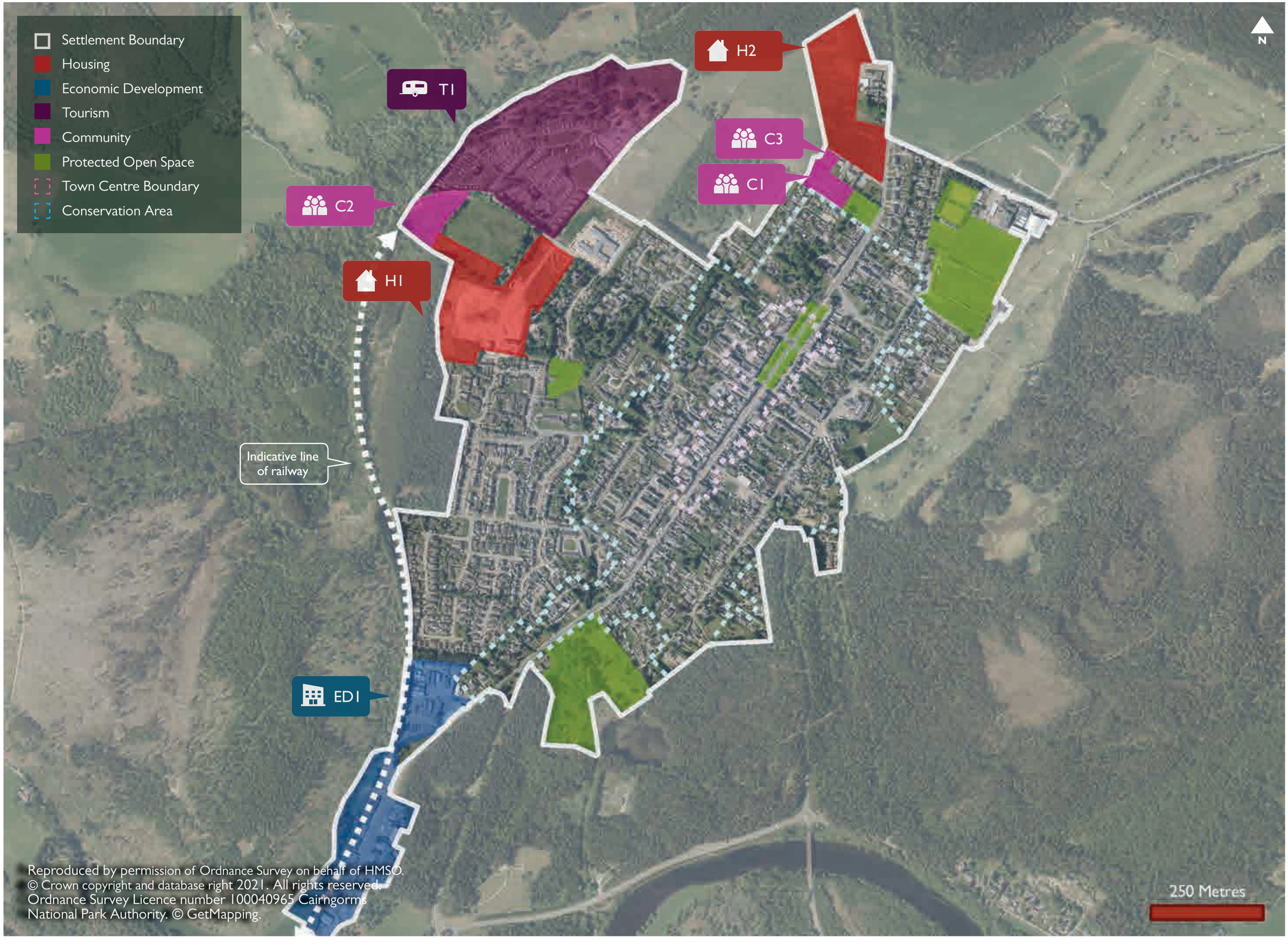
C1: Former School site | Allocated for Community Uses 0.4ha

The site of the former school provides an opportunity for development that can benefit the community. It currently has planning permission for 26 affordable dwellings.

Former school building is listed and located within Ballater conservation area. Any revised planning applications for the site will need to be sensitively designed to reflect this.



GRANTOWN-ON- SPEY



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GRANTOWN-ON-SPEY

Grantown-on-Spey lies in the north of the National Park. It was designed as a planned town and is the historic capital of Strathspey. The town itself has a wide range of businesses and facilities, many of which are located along the town's High Street and main square.

Settlement objectives

- Protect the role of Grantown-on-Spey as a service centre for Strathspey
- Conserve and enhance Grantown-on-Spey's distinctive built heritage and the integrity of its Conservation Area
- Support the delivery of housing that meets local needs
- Support opportunities to increase the attraction of Grantown-on-Spey as a tourist and recreation destination, particularly the Strathspey Railway extension
- Support proposals for business development, growth and diversification
- Maintain a range of community facilities
- Support proposals for safe active travel around Grantown-on-Spey and beyond to Dulnain Bridge and Carr-Bridge

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Increasing capacity at strategic community leisure facilities serving Grantown-on-Spey

Other infrastructure considerations

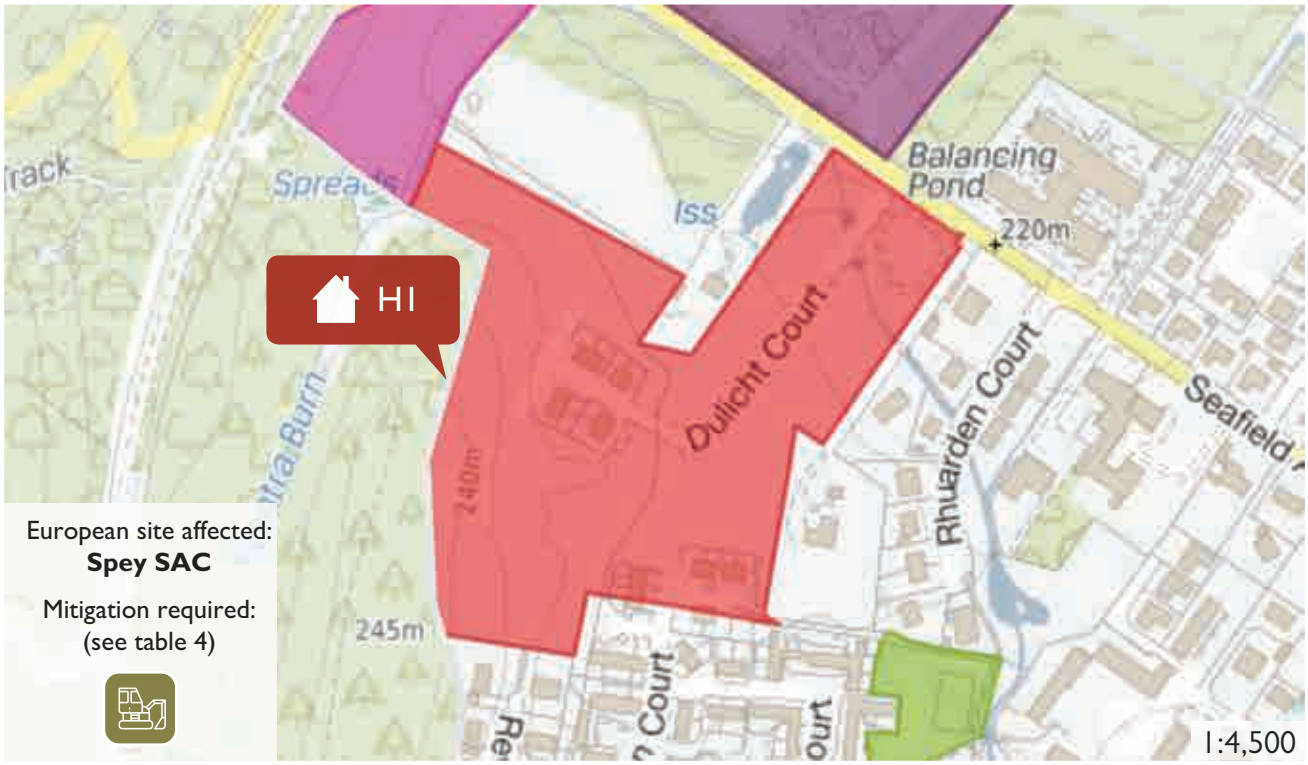
- Waste Water Treatment Works capacity

Fold out for overview plan of site allocations in Grantown-on-Spey.

PROPOSALS

H1: Beachen Court | Allocated for Housing 5.1ha
Indicative Residential Capacity: 53 units

The site has an approved Development Brief and an existing planning permission for 53 dwellings. It is currently under construction. Any future/amended development proposals should be in general accordance with the principles in the Development Brief.



European site affected:
Spey SAC

Mitigation required:
(see table 4)

Should the extant permission expire or be varied:

A revised Flood Risk Assessment will be required.

A revised Drainage Impact Assessment will be required and any new development must take account of and ensure integration with the existing SuDS scheme.

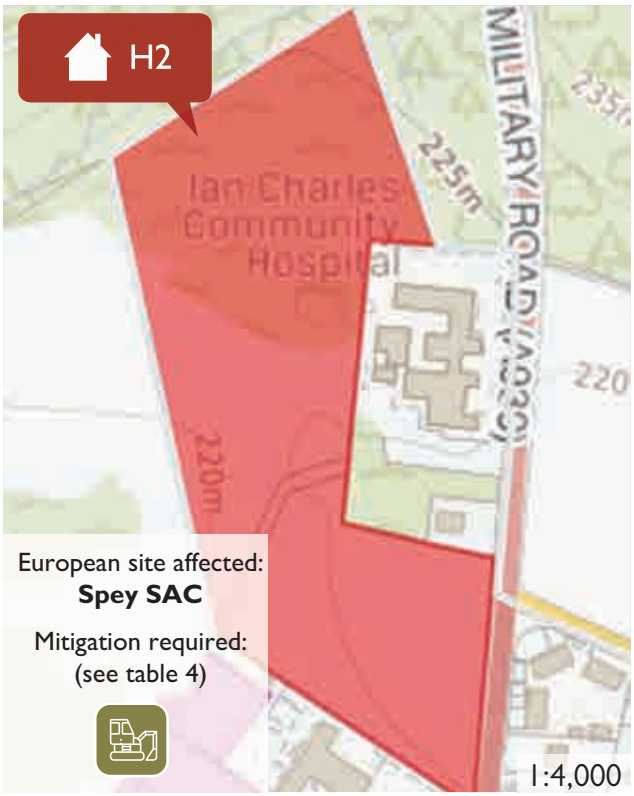
H2: Castle Road | Allocated for Housing 3.6ha
Indicative Residential Capacity: 50 units

The site is allocated for up to 50 dwellings. A masterplan for the whole site will be required as part of any planning application.

There are small watercourses on the boundary of the site and a Flood Risk Assessment or other supporting information will be required.

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

A Drainage Impact Assessment is required and should address existing surface water flooding issues. Enhancement of the small watercourses running through the site, which have been historically straightened, is encouraged.



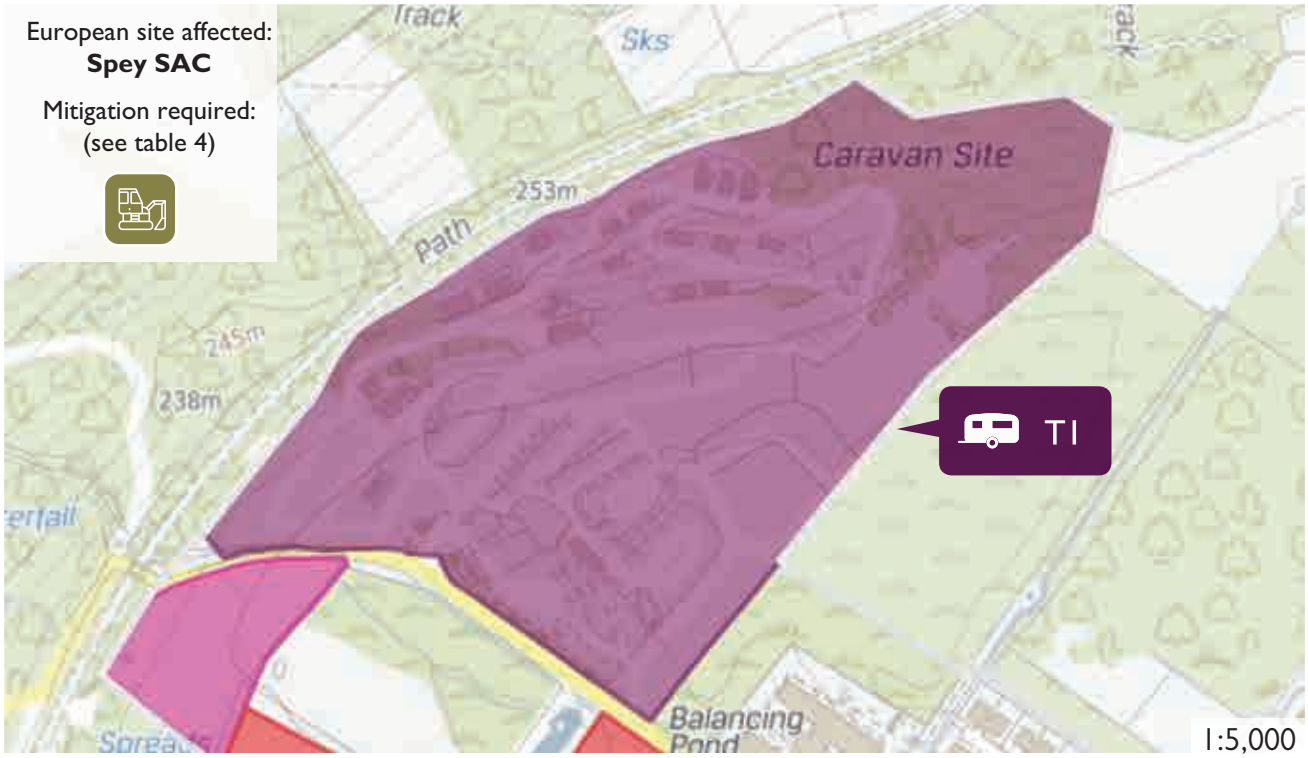
ED1: Woodlands Industrial Estate | Allocated for Economic Development 7.4ha

The site is an existing Industrial Estate. It is largely developed and in operation with some limited capacity for future economic development to the east of the proposed Strathspey Railway extension. Any future proposals should complement existing uses, safeguard the railway extension proposal and seek to enhance the area and its surroundings.

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

T1: Caravan Park | Allocated for Tourism 11.3ha

An existing established caravan and camping site continuing to support the provision of tourism accommodation and should be protected from adverse development. There is some capacity for further development, particularly in the north eastern part of the site. Any future development on the site must be for tourism uses and compatible with the existing operational business.



Medium to High probability of flood risk adjacent to the site. Further development or any proposed increase in caravan numbers will require a Risk Assessment or other supporting information to identify the functional floodplain and developable area.

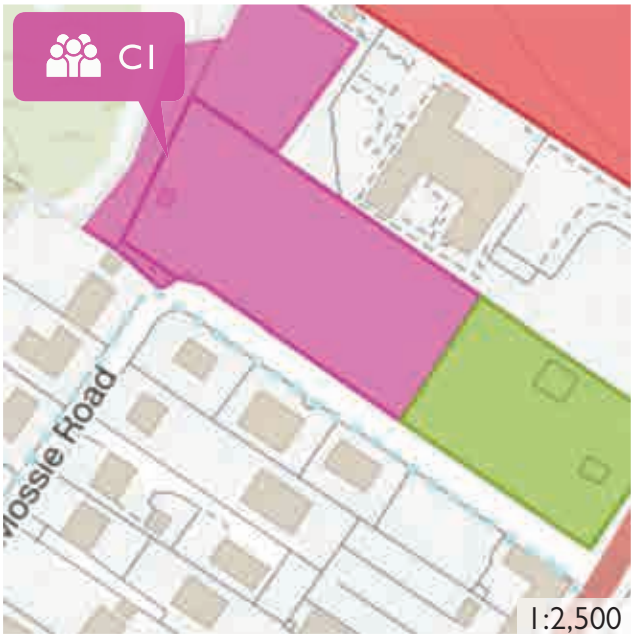
Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape. Any future development will be required to protect ancient woodland on and adjacent to the site.

Enhancement of the small watercourses running through the site, which have been historically straightened, is encouraged.

C1: Mossie Road | Allocated for Community Uses 0.5ha

The site lies adjacent to an existing playpark and provides an opportunity for development within Grantown-on-Spey that can benefit the community.

A Drainage Impact Assessment will be required.



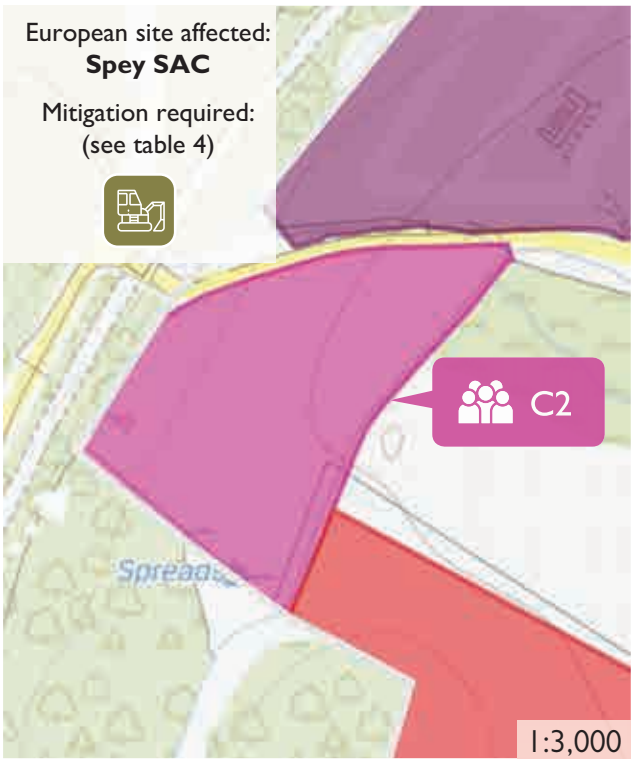
C2: Strathspey Railway extension | Allocated for Community Uses 1ha

The site is allocated for the future terminus for the proposed Strathspey Railway extension. A community project is currently being progressed to extend the Strathspey Railway from its current terminus at Broomhill to Grantown-on-Spey.

Owing to the presence of small watercourses and an area of Medium to High probability of flood risk adjacent to the site, a Flood Risk Assessment is required to identify the functional floodplain and developable area.

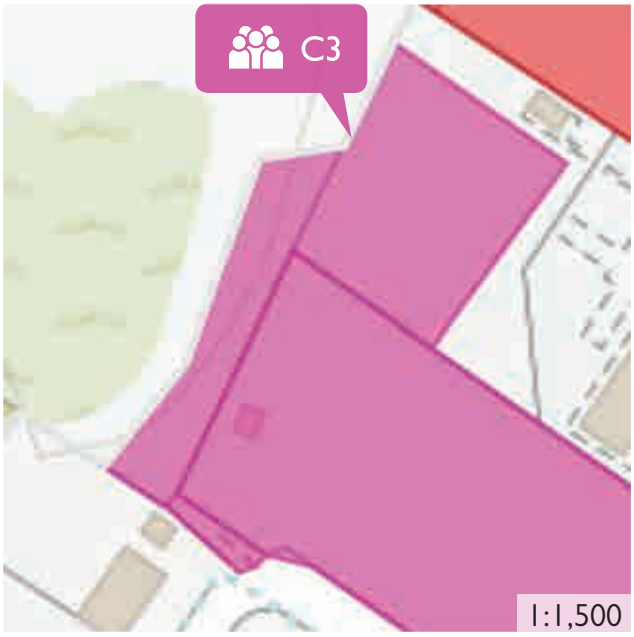
A Drainage Impact Assessment is required. Enhancement of the small watercourses running through the site, which have been historically straightened, is encouraged. A water main runs through this site.

Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and woodland to the west of the site.



C3: Land at Mossie Road | Allocated for Community Uses 0.22ha

The site is allocated for allotments and has planning permission.



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KINGUSSIE

Kingussie is the historic capital of Badenoch and a traditional Highland town with a long central High Street. The town has a thriving community and is a focus for local services and facilities. Future development should complement the historic character of the town and enhance economic development and tourism.

Settlement objectives

- Support Kingussie's role as a service centre for Badenoch
- Support proposals for business development, growth and diversification
- Improve tourist and recreation facilities
- Support the delivery of housing to meet local needs, particularly affordable housing
- Ensure Kingussie's built heritage is preserved and enhanced
- Support the regeneration of Am Fasgadh
- Increase and enhance flood management and resilience
- Support opportunities that utilise the benefits of the A9 dualling for Kingussie
- Support Kingussie's status as an exemplar walking and cycling friendly settlement

Please consult the Transport Scotland website for the latest A9 dualling route information. This can be accessed via: A9 Dualling Perth to Inverness (transport.gov.scot).

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Kingussie

Other infrastructure considerations

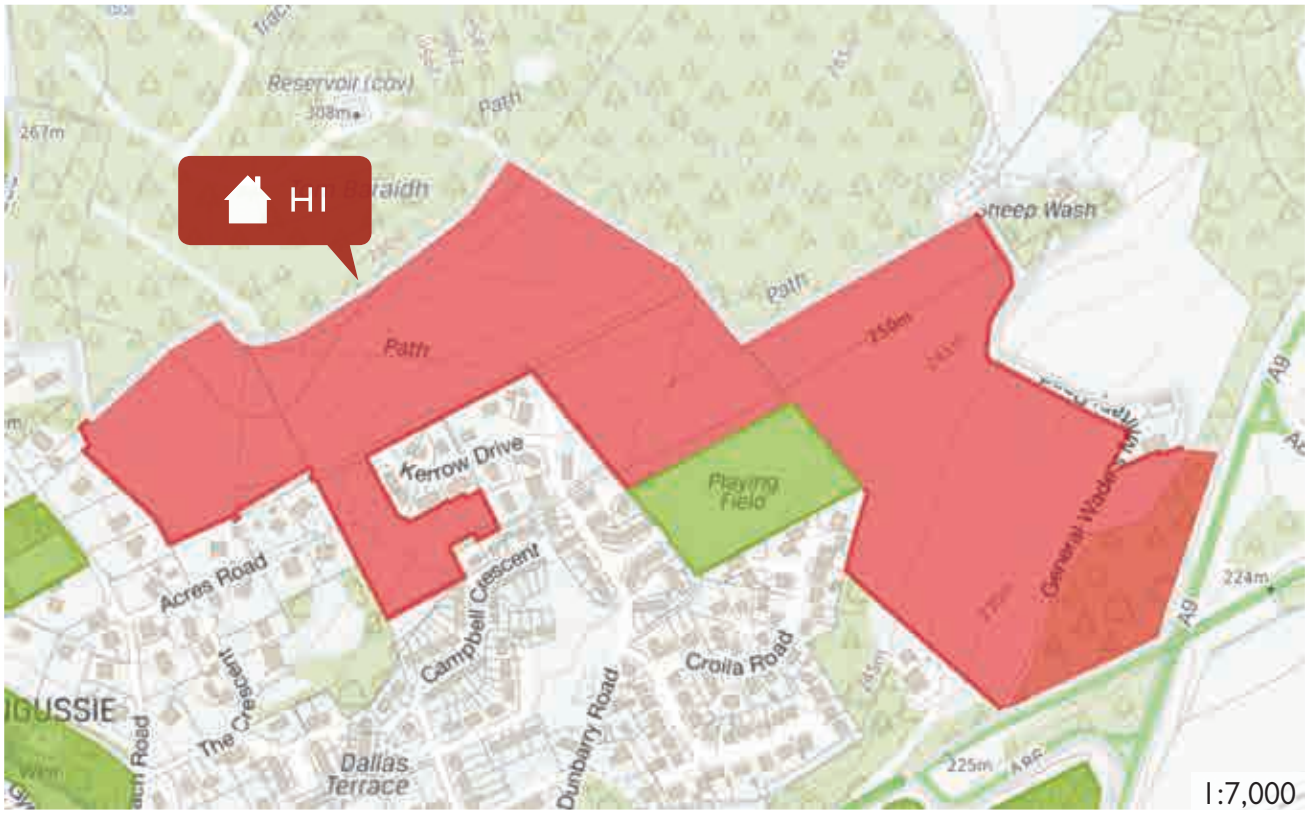
- Waste Water Treatment Works capacity

Fold out for overview plan of site allocations in Kingussie.

PROPOSALS

H1: Land between Ardbroilach Road and Craig an Darach | Allocated for Housing 19.6ha
Indicative Residential Capacity: 300 units

The site has capacity for a phased development of 300 dwellings with opportunities for economic development and community uses. Any future proposals on the site will need to be supported by a masterplan.The site will provide for housing demand in Kingussie over the Plan period and beyond 2025.



A Drainage Impact Assessment is required and should assess potential surface water flooding. A water main runs through this site.

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

Appropriate transport access will be required to service the site from the A86 Trunk Road.

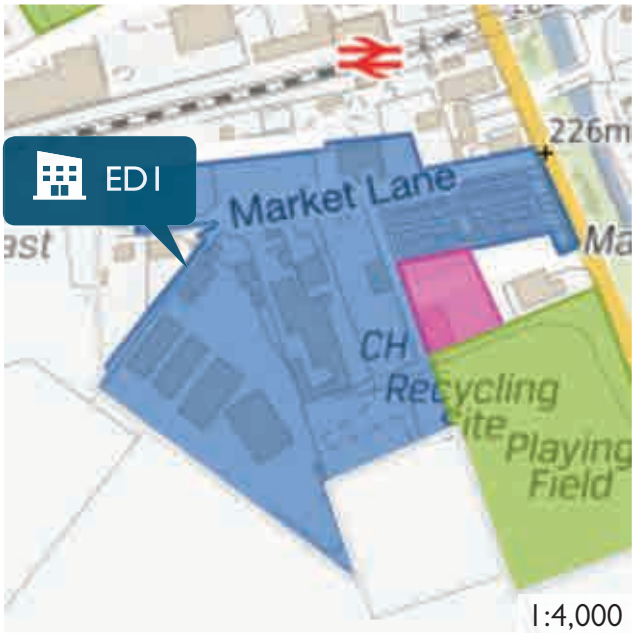
Development proposals should incorporate and enhance the area of protected open space along the southern boundary of the site, accessed via Dunbarry Terrace.

ED1: Council Depot | Allocated for Economic Development 0.9ha

The council depot provides much needed economic development in the community and should be protected from adverse development or any reduction in facilities which support the wider economy.

Medium to High probability flood risk exists on part of the site. A Flood Risk Assessment will be required to accompany any further development proposals.

A Drainage Impact Assessment is required and should assess surface water flooding.



ED2: McCormacks Garage | Allocated for Economic Development 0.1ha

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

Medium to High probability flood risk lies adjacent to the site. A Flood Risk Assessment or other supporting information will be required to accompany any further development proposals.

Sewer mains cross this site.

T1: Kingussie Golf Club Caravan Park | Allocated for Tourism 2.7ha

An existing established caravan and camping site which plays an important role in supporting the provision of tourism accommodation within Kingussie. The site should be protected from adverse uses which are not compatible with tourism development. There is some capacity for further development, particularly on the south western part of the site. Any future development must be for tourism uses and compatible with the existing operational business.

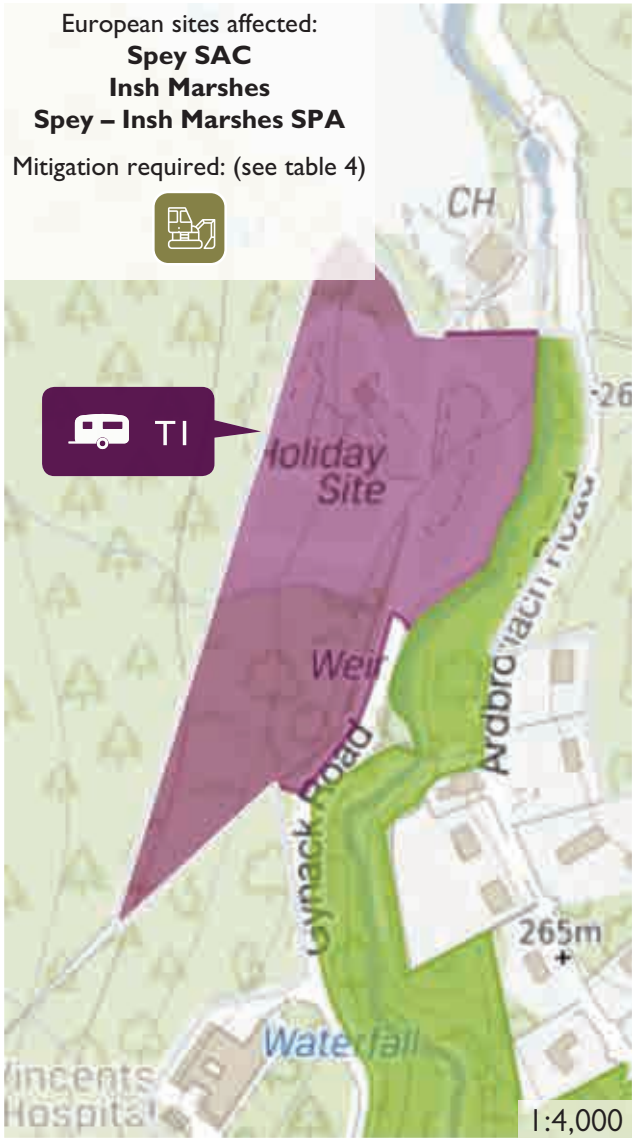
Medium to High probability flood risk across parts of the site. A Flood Risk Assessment will be required to accompany any further development proposals to identify the functional floodplain and inform site layout.

A Drainage Impact Assessment may be required to assess surface water flooding issues. A water main crosses this site.

Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and to protect the ancient woodland within and surrounding the site.

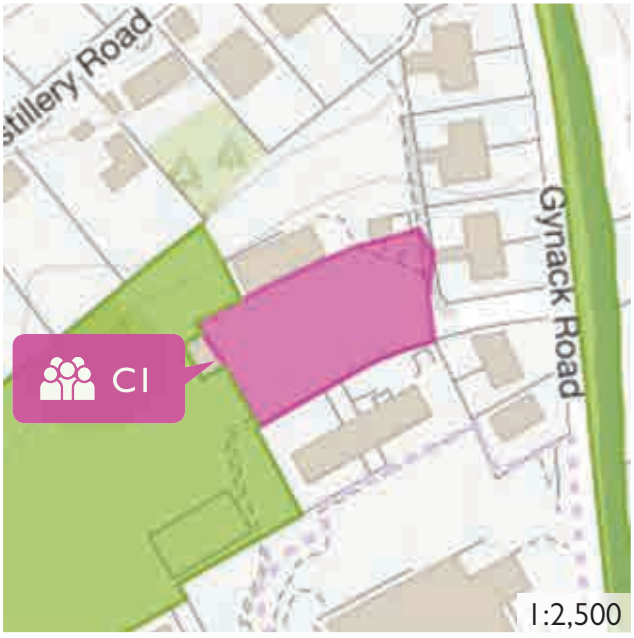
European sites affected:
Spey SAC
Insh Marshes
Spey – Insh Marshes SPA

Mitigation required: (see table 4)



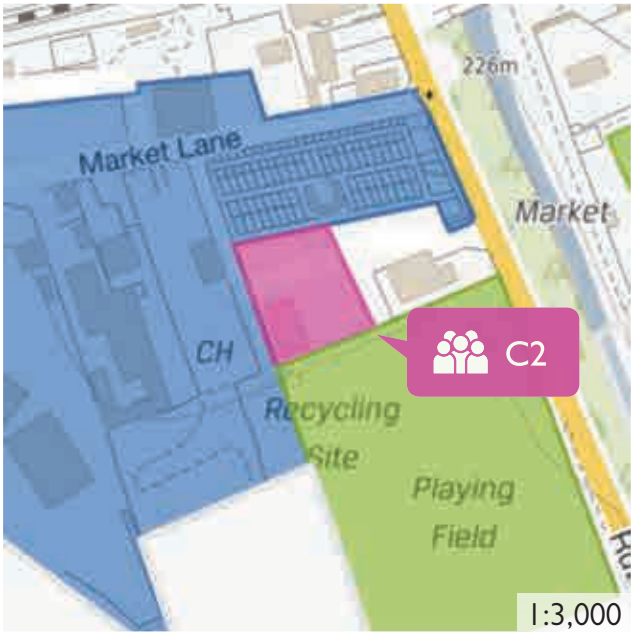
C1: Ardvonie Car Park | Allocated for Community Uses 0.2ha

Community car park identified in recognition of the role it serves in supporting the needs of the community. The site will be protected from alternative forms of development.



C2: Car Park | Allocated for Community Uses 0.2ha

Community car park identified in recognition of the role it serves in supporting the needs of the community. The site will be protected from alternative forms of development.

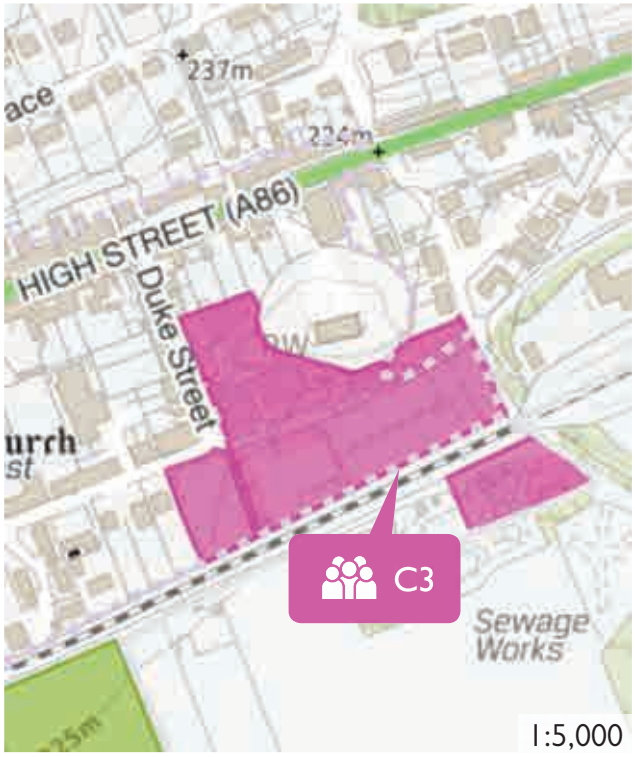


C3: Land west of Spey Street (Am Fasgadh) | Allocated for Community Uses 1.9ha

The site lies to the west of Spey Street and adjacent to the railway line. It is identified to support the reuse and redevelopment of the site for community uses.

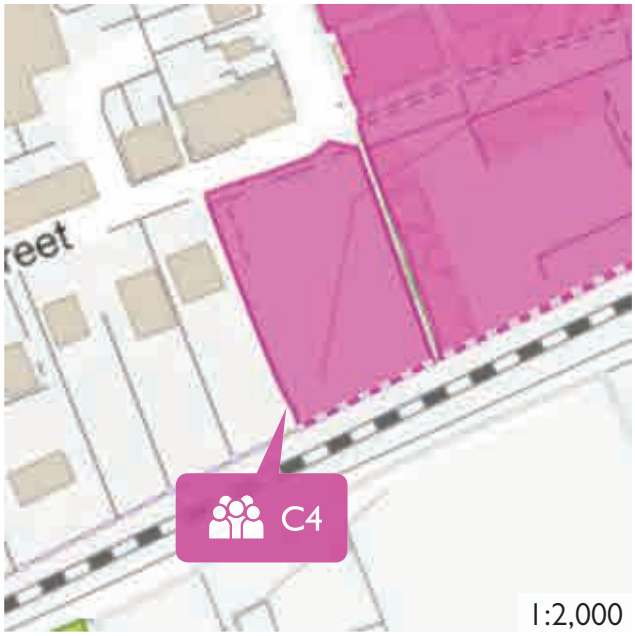
Medium to High probability flood risk exists across the site. A Flood Risk Assessment will be required to identify the developable area.

A Drainage Impact Assessment is required and should assess surface water flooding. Various water and sewer mains cross this site.

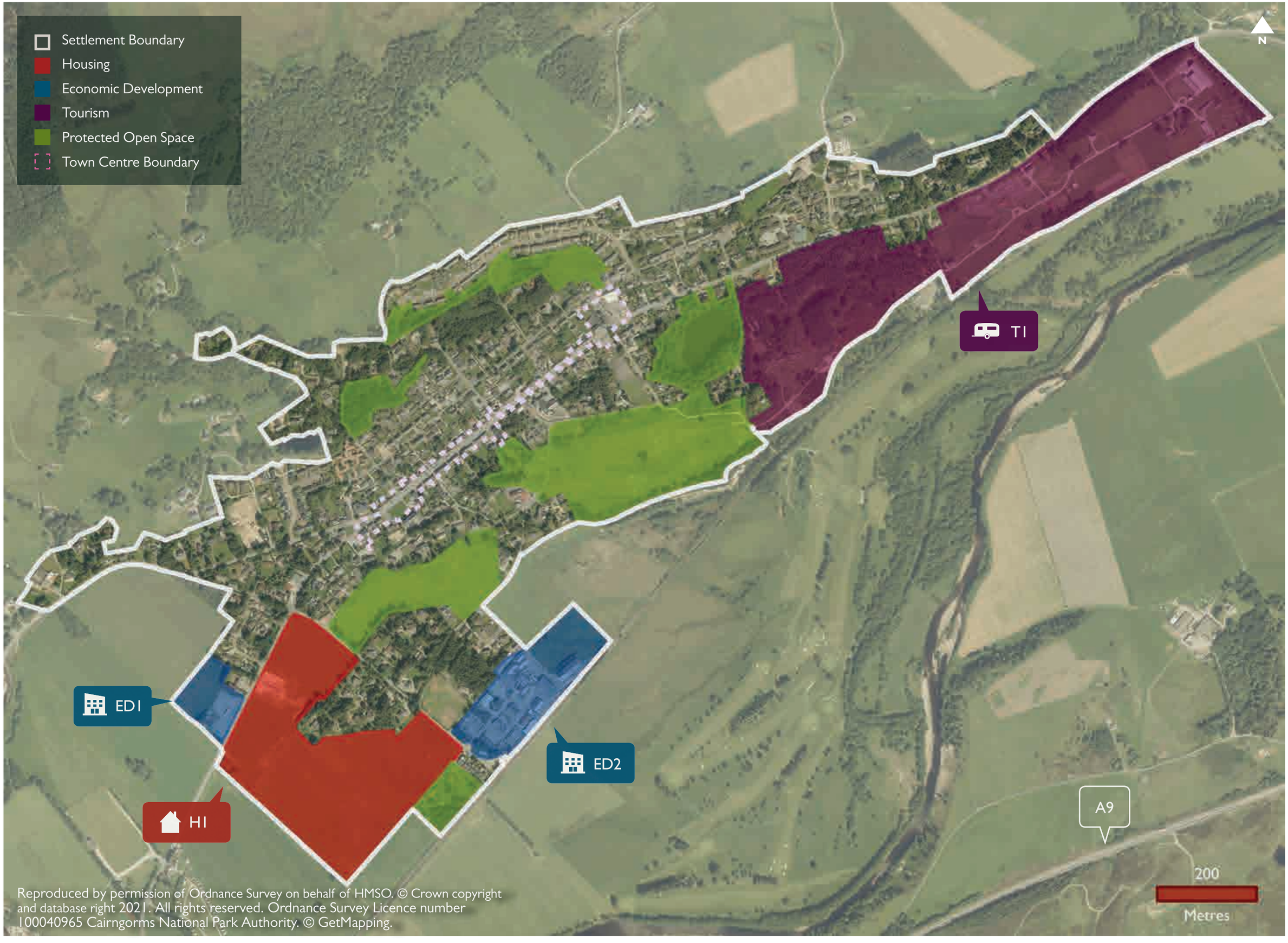


C4: Car Park | Allocated for Community Uses 0.2ha

Community car park identified in recognition of the role it serves in supporting the needs of the community. The site will be protected from alternative forms of development.



NEWTONMORE



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NEWTONMORE

Newtonmore is a traditional highland village located in south Badenoch. The village contains a number of local services and is also home to the Highland Folk Museum which attracts many visitors to the village.

Settlement objectives

- Support and enhance local services
- Support opportunities to increase the attraction of Newtonmore for tourism and recreation
- Support proposals for business growth, diversification and development
- Support the delivery of housing to meet local needs
- Increase and enhance flood management and resilience
- Support opportunities that utilise the benefits of the A9 dualling for Newtonmore

Please consult the Transport Scotland website for the latest A9 dualling route information. This can be accessed via: A9 Dualling Perth to Inverness (transport.gov.scot).

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

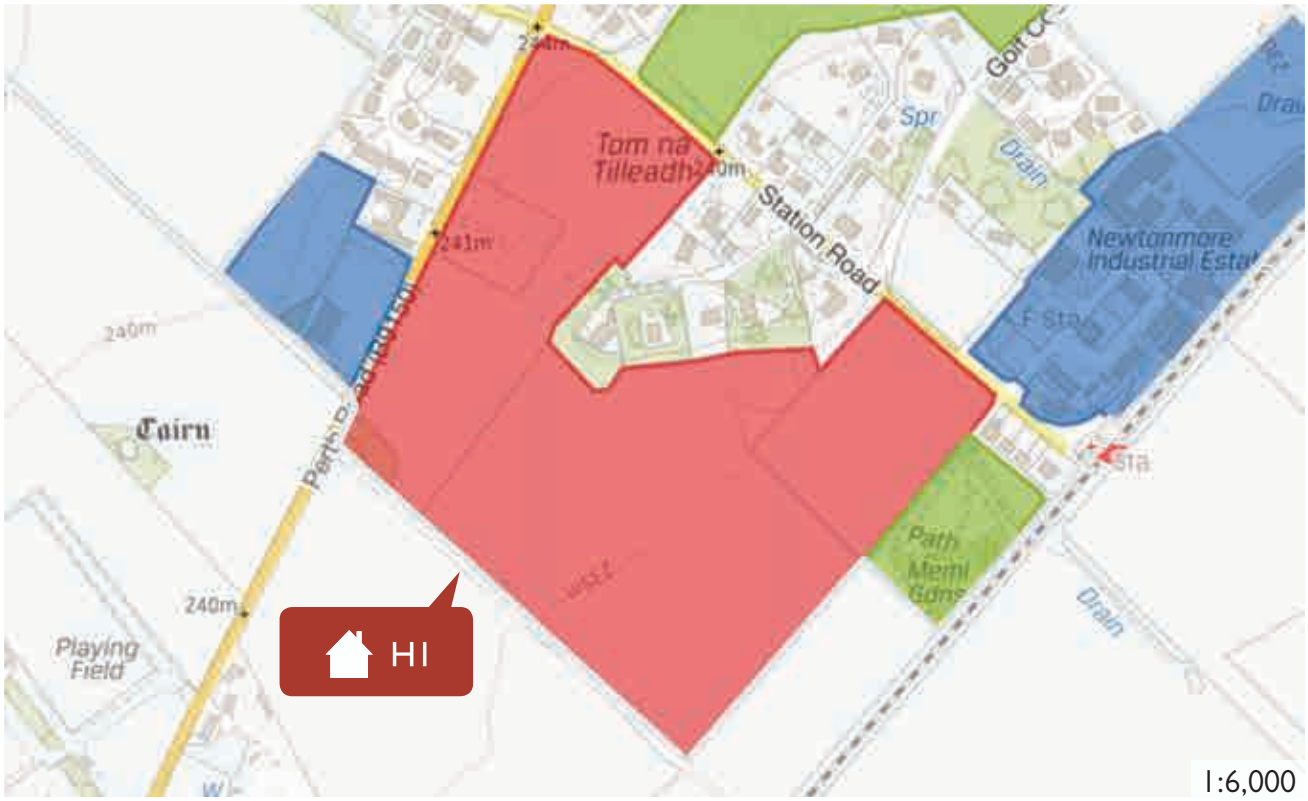
Contributions will be sought from any housing developments towards:

- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Newtonmore

Fold out for overview plan of site allocations in Newtonmore.

H1: Land between Perth Road and Station Road | Allocated for Housing 11.9ha
Indicative Residential Capacity: 120 units

The site is allocated for a total of 120 dwellings. There is currently an existing planning consent on part of the site for 81 dwellings. As a visually prominent site, the design of any detailed proposals must take account of the sensitive setting of the village, and should be designed in a way which promotes the highest standards of access, layout, building design and public realm.



Medium to High probability flood risk exists in the southern part of the site. A Flood Risk Assessment will be required to identify the developable area for any further development proposals.

A Drainage Impact Assessment may be required to address surface water flooding. Sewer mains run through this site.

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

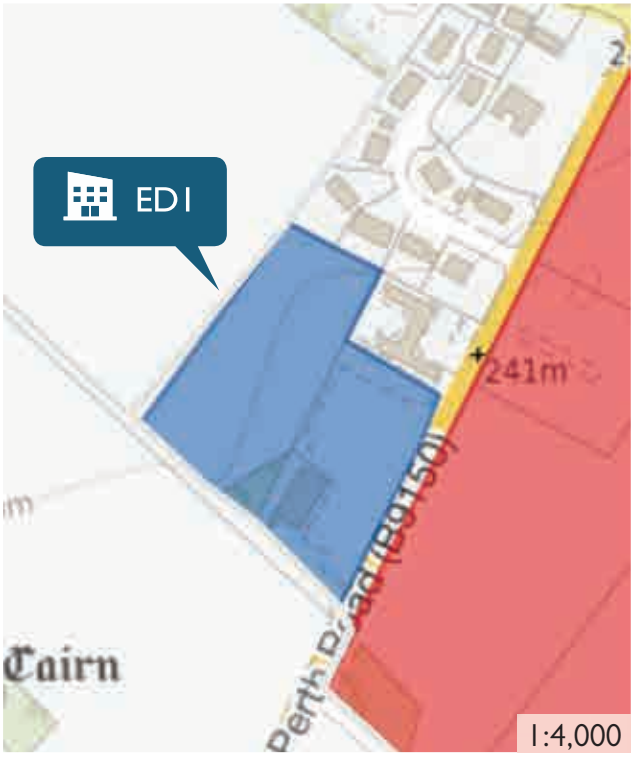
ED1: Rear of Café | Allocated for Economic Development 1.3ha

Land to the rear of the café provides some opportunity for low-impact economic development to support the sustainability of the community.

Medium to High probability flood risk adjacent to the site. A Flood Risk Assessment or other supporting information will be required to identify the functional floodplain and developable area.

A Drainage Impact Assessment would be required to accompany development proposals.

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



ED2: Industrial Park | Allocated for Economic Development 4ha

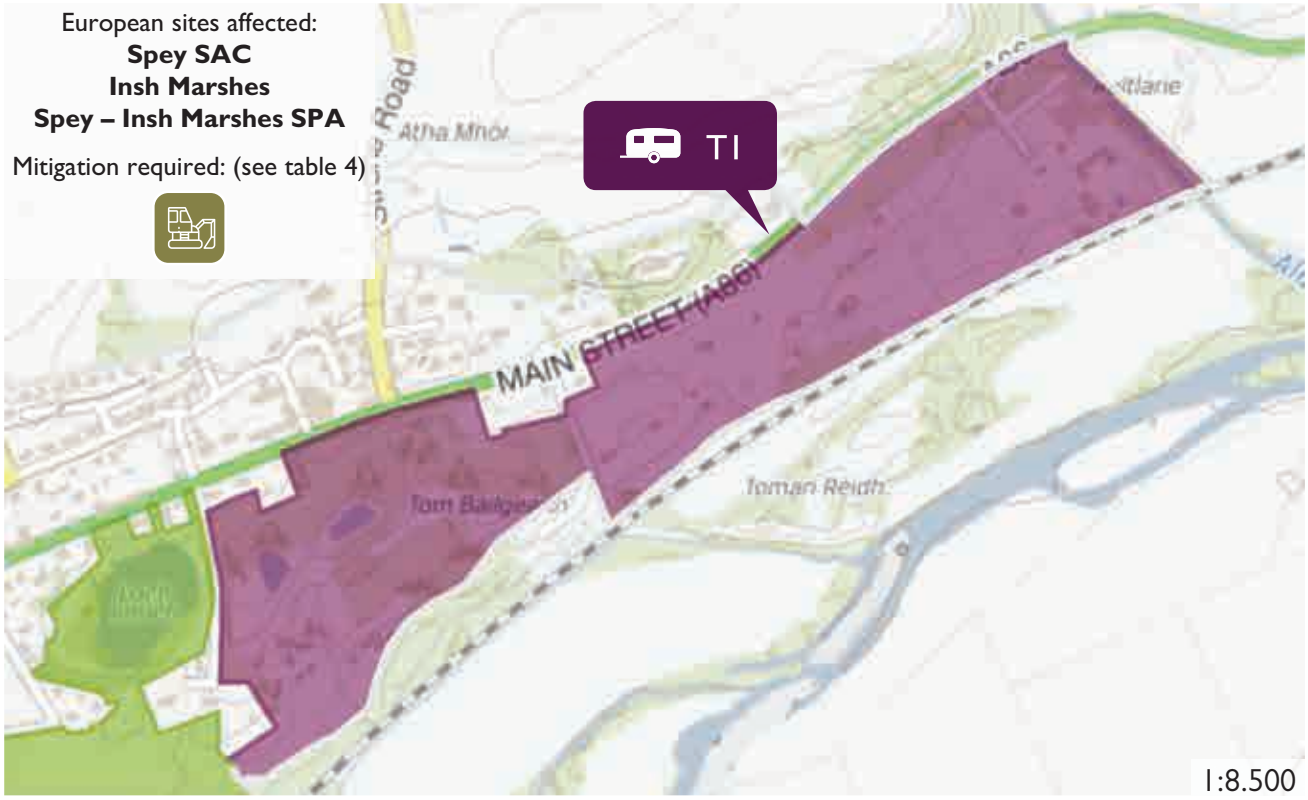
The existing industrial estate/business park will be protected and developments which consolidate the economic provision of this site will be supported providing they demonstrate that a safe and convenient access can be achieved.

Medium to High probability flood risk exists over a large part of the site. A Flood Risk Assessment or other supporting information will be required to identify the functional floodplain and developable area for any further development proposals.

A Drainage Impact Assessment would be required to address any further development proposals.

T1: Highland Folk Museum | Allocated for Tourism 20.3ha

The Highland Folk Museum plays an important role in supporting the economy by increasing the attraction of Newtownmore for tourism and recreation. The site will therefore be protected from adverse development. Future development proposals should enhance the tourism offering and be compatible with the exisitng operational business.



Medium to High probability flood risk lies within and adjacent to the site. A Flood Risk Assessment may be required to accompany any further development proposals.

A Drainage Impact Assessment may be required to address any further development proposals and should address existing surface water flooding issues. Enhancement of the small watercourses running through the site, which have been historically straightened, is encouraged.

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BLAIR ATHOLL

Blair Atholl is a small village located in the south of the Cairngorms National Park. It is an attractive and historic village, home to Blair Castle and gardens, making it popular for visitors. The local economy is focused on tourism and land-based employment.

Settlement objectives

- Support Blair Atholl's role as a key gateway centre for recreation and tourism in this part of the National Park
- Conserve and enhance Blair Atholl's distinctive built heritage, the integrity of its Conservation Area and the setting of the village
- Support upgrades to the Village Hall
- Support proposals for safe active travel around the village and to surrounding settlements
- Deliver affordable housing
- Increase and enhance flood management and resilience
- Support appropriate inward investment opportunities arising from the A9 and Highland Main Line improvements
- Support opportunities that utilise the benefits of the A9 dualling for Blair Atholl

Please consult the Transport Scotland website for the latest A9 dualling route information. This can be accessed via: A9 Dualling Perth to Inverness (transport.gov.scot).

Developer obligations

Affordable housing

All housing developments should include 45% affordable housing

Fold out for overview plan of site allocations in Blair Atholl.

PROPOSALS

H1: Old Bridge of Tilt | Allocated for Housing — 1ha
Indicative Residential Capacity: 20 units

The site is allocated for up to 20 dwellings to contribute to meeting Blair Atholl's housing need. The development should seek to complement the existing character of Old Bridge of Tilt and ensure there is safe vehicular and pedestrian access between the site and the village.

A Drainage Impact Assessment will be required and should assess potential surface water flooding. There is no waste water network within the vicinity of the site and the installation of a connection will be the responsibility of the developer.

Depending on the size of the proposed development, further investigations such as a Water Impact Assessment and Flow and Pressure tests will be required. A water main runs through this site.

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

Road improvements, specifically localised road widening around the entrance to the site, will be required.

European site affected:
Tay SAC

Mitigation required:
(see table 4)

1:2,000

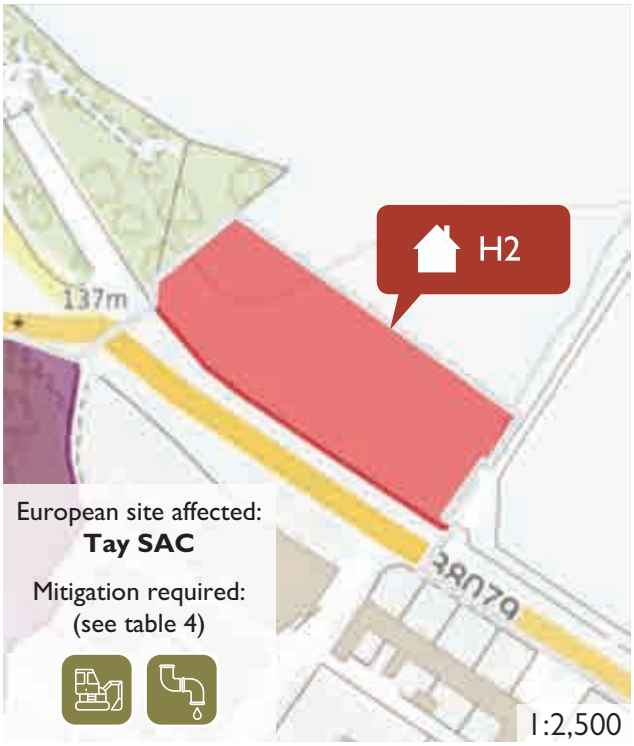
H2: Main Road | Allocated for Housing — 0.4ha
Indicative Residential Capacity: 10 units

The site is allocated for up to 10 dwellings. Development on the site should seek to reflect the pattern of housing evident along the main road in Blair Atholl and postively contribute to the character of the village.

Due to the presence of a small watercourse, a Flood Risk Assessment will be required to identify the developable area.

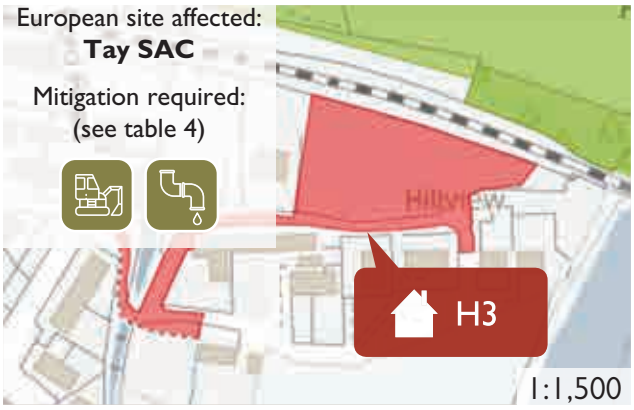
A Drainage Impact Assessment is required and should assess potential surface water flooding. Depending on the size of the proposed development, further investigations such as Water Impact Assessment and Flow and Pressure tests will also be required.

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



H3: Land North of Old Orchard | Allocated for Housing — 0.38ha
Indicative Residential Capacity: 8 units

The site is allocated for 8 dwellings and has planning permission.

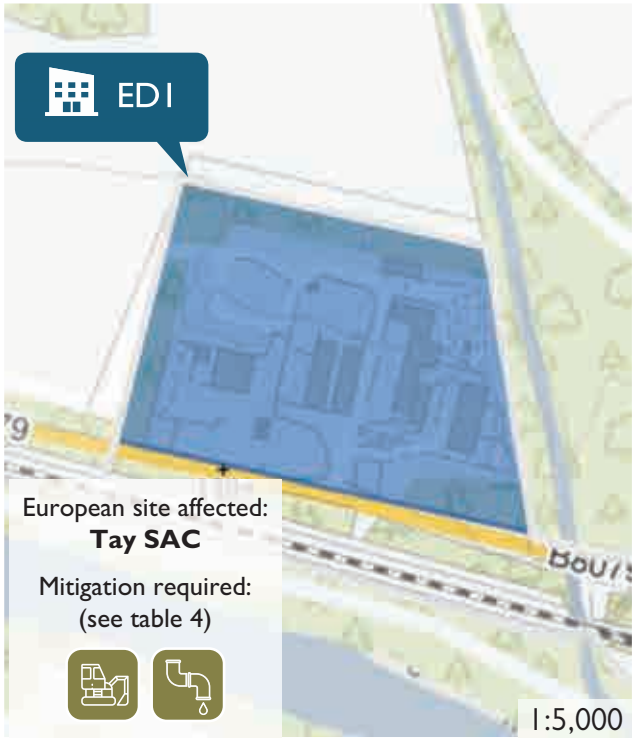


ED1: Blair Atholl Sawmill Yard | Allocated for Economic Development 3.5ha

The site is an existing Industrial Estate. It is largely developed and in operation with some capacity for future economic development. It should be protected from adverse uses not compatible with economic development.

Medium to High probability flood risk exists on the site. Any proposals for further development on the site will require a Flood Risk Assessment.

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



T1: Blair Castle Caravan Park | Allocated for Tourism 19.8ha

An existing established caravan and camping site continuing to support the provision of tourism accommodation and should be protected from adverse development. Any future development on the site must be for tourism uses and compatible with the existing operational business. Any development proposals should also have particular regard to the sensitive location of this site within the grounds of Blair Castle including the protection of the areas of ancient or native woodland.

Medium to High probability flood risk exists adjacent to the site. Any proposals for further development or any increase in caravan numbers will require a Flood Risk Assessment to identify the functional floodplain and developable area.

A Drainage Impact Assessment will be required and should assess existing surface water flooding issues. Depending on the size of the proposed development, further investigations such as Water Impact Assessment or Flow and Pressure tests will be required.

T2: Caravan Park | Allocated for Tourism 0.5ha

An existing established caravan and camping site continuing to support the provision of tourism accommodation and should be protected from adverse development. Any future development on the site must be for tourism uses and compatible with the existing operational business.

Any proposals for further development or any increase in caravan numbers will require a Flood Risk Assessment to identify the functional floodplain and developable area.

A Drainage Impact Assessment will be required to address surface water flooding. Depending on the size of proposed development, further investigations such as Water Impact Assessment or Flow and Pressure tests will be required.

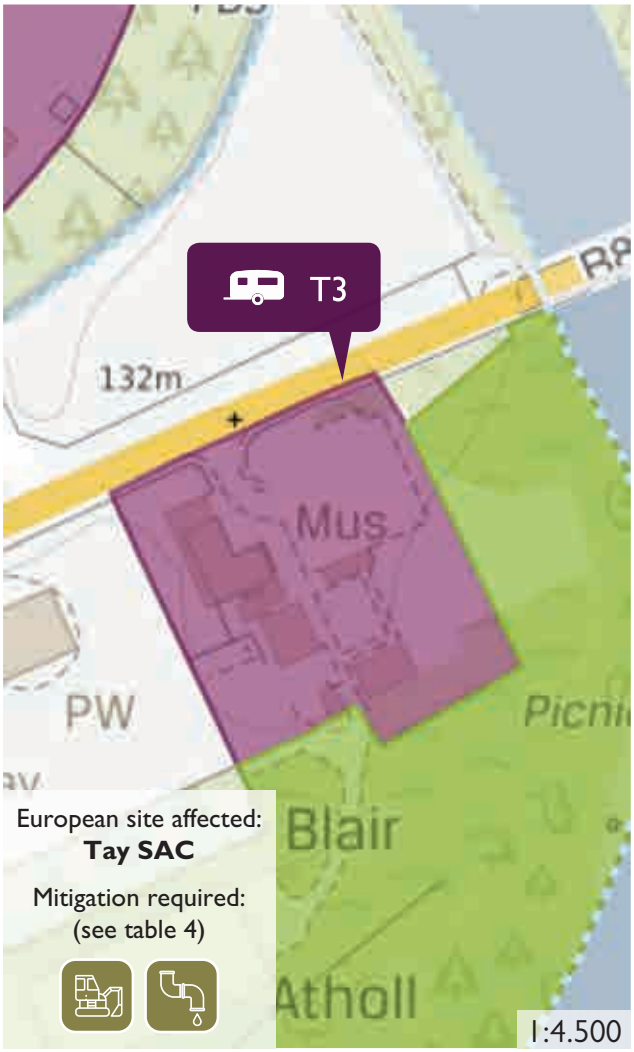
T3: Visitor Gateway | Allocated for Tourism 1.8ha

The site has planning permission for a gateway centre including a new rangers'/interpretation building, new retail units, car park, visitor square and site entrance. Much of this has been completed but there is some limited capacity for further development on the site.

Should the existing permission be varied, a Flood Risk Assessment will be required due to adjacent Medium to High probability flood risk.

Consideration will need to be given to any culverts/bridges which may exacerbate flood risk.

A Drainage Impact Assessment may be required to address surface water flooding. Depending on the size of proposed development, further investigations such as Water Impact Assessment or Flow and Pressure tests will be required.



European site affected:
Tay SAC

Mitigation required:
(see table 4)

BOAT OF GARTEN

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BOAT OF GARTEN

Boat of Garten is a thriving community and the village has a number of services that support the local community and visitors. The Strathspey Railway also stops in Boat of Garten and is a key visitor attraction in the village. No new housing allocations have been identified in the village as a result of environmental constraints. However, small-scale housing proposals, particularly for affordable housing, may still be supported under the Plan's general Housing policy.

Settlement objectives

- Support the delivery of housing to meet local needs, particularly affordable housing and opportunities for community-owned housing
- Support proposals for small-scale business development
- Support proposals for safe active travel around the village and beyond to Grantown-on-Spey
- Maintain high-quality community facilities

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Increasing capacity at strategic community leisure facilities serving Boat of Garten

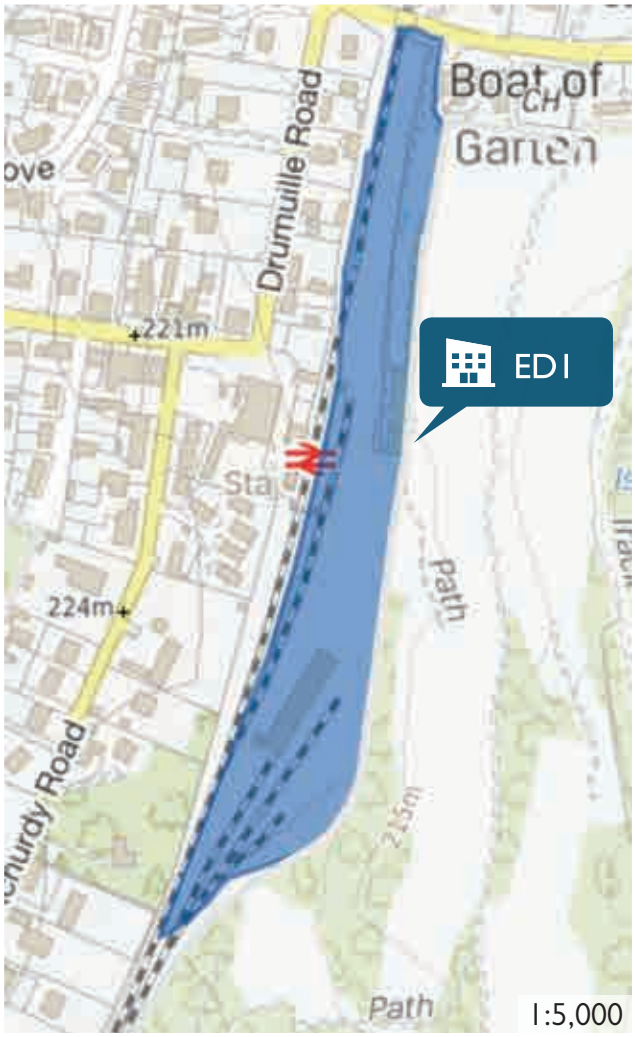
Fold out for overview plan of site allocations in Boat of Garten.

PROPOSALS

ED1: The Steam Railway Station | Allocated for Economic Development 2.7ha

Land at the station provides an opportunity for further economic development in support of the village. Any new development should ensure the enhancement of this important tourism facility.

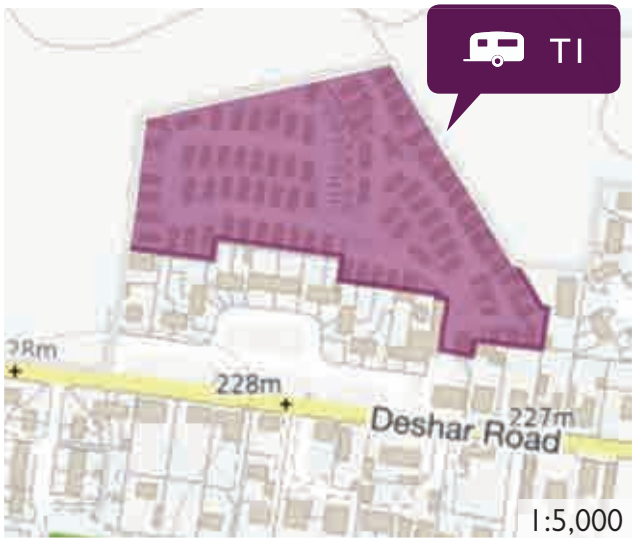
A Drainage Impact Assessment will be required for this site.

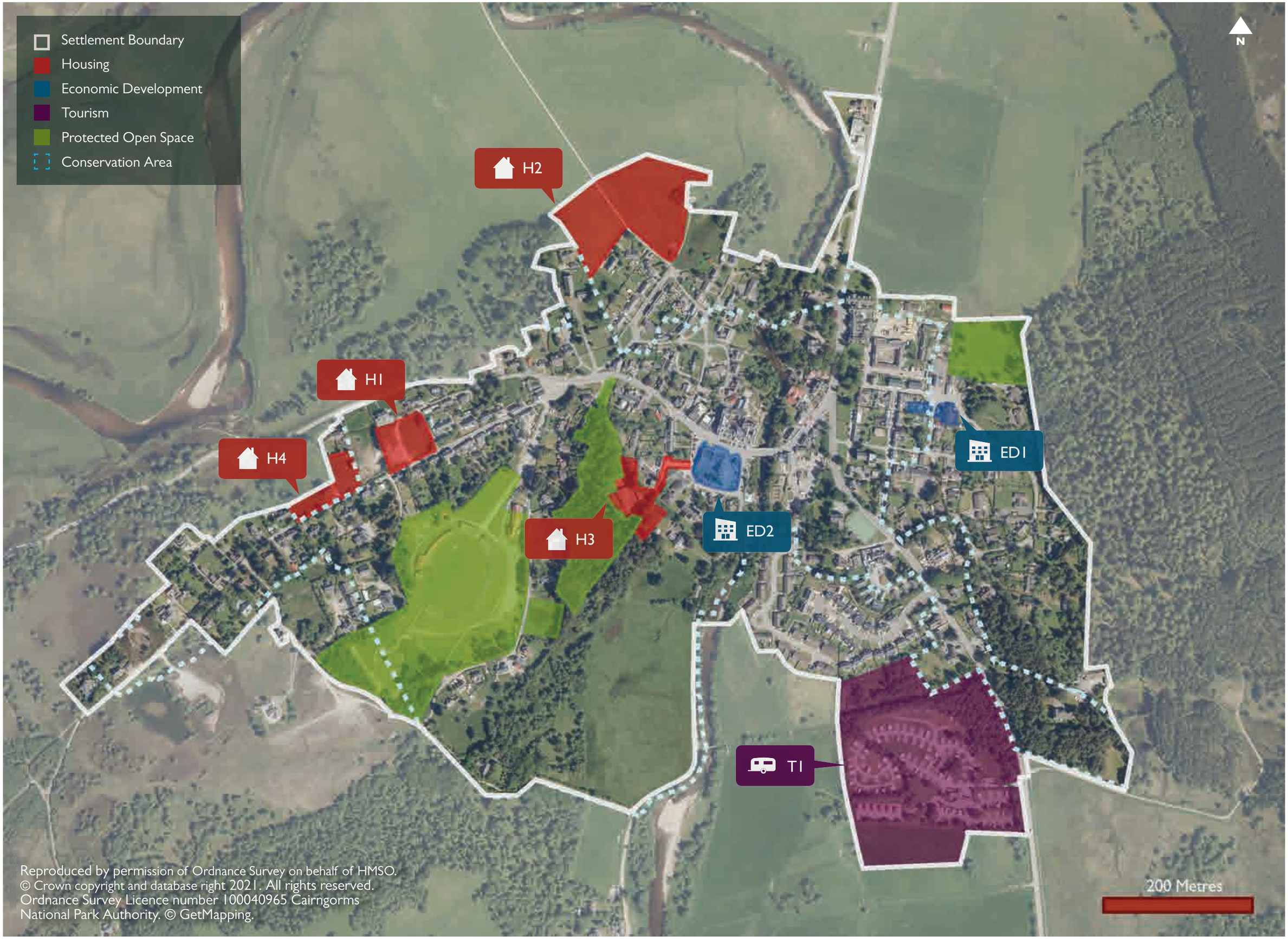


T1: Boat Of Garten Caravan & Camping Park | Allocated for Tourism 2.2ha

The existing caravan and camping site supports the provision of tourism accommodation within Boat of Garten and will be protected from adverse development. Where appropriate, enhancement opportunities which are compatible with the existing use will be supported.

A water main runs along the boundary of this site.





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BRAEMAR

Braemar is a small village located at the western end of Upper Deeside. The village itself is characterised by its historic architecture and strong royal connections, making it an attractive destination for visitors. The village is also benefiting from significant investment as a result of the new Heritage Centre and the extensive redevelopment of the Fife Arms Hotel.

Settlement objectives

- Enhance the role of Braemar as a local service centre
- Support opportunities to enhance and diversify the local economy, enhance the role of tourism and improve car parking provision
- Conserve and enhance Braemar's distinctive built heritage and the integrity of its Conservation Area
- Deliver housing to meet local needs particularly affordable housing
- Support proposals for small-scale business development

Developer obligations

Affordable housing

All housing developments should include 45% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Aboyne Academy
- Braemar Medical Practice

Other infrastructure considerations

- Waste Water Treatment Works capacity

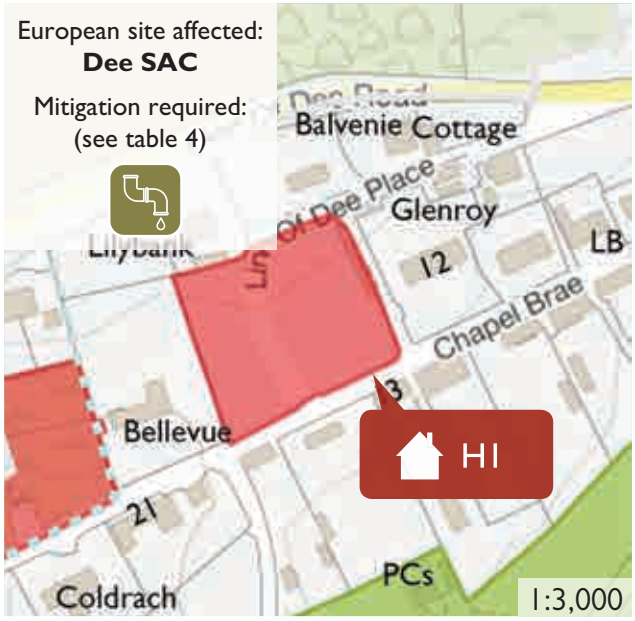
Fold out for overview plan of site allocations in Braemar.

PROPOSALS

H1: Chapel Brae | Allocated for Housing — 0.4ha
Indicative Residential Capacity: 6 units

The site is allocated for up to 6 dwellings to contribute to meeting Braemar's housing needs. Development of the site must be of a high quality which is sympathetic to the character of the village and conservation area.

The site is located within the Braemar Conservation Area.



H2: St Andrews Terrace | Allocated for Housing — 1.8ha
Indicative Residential Capacity: 30 units

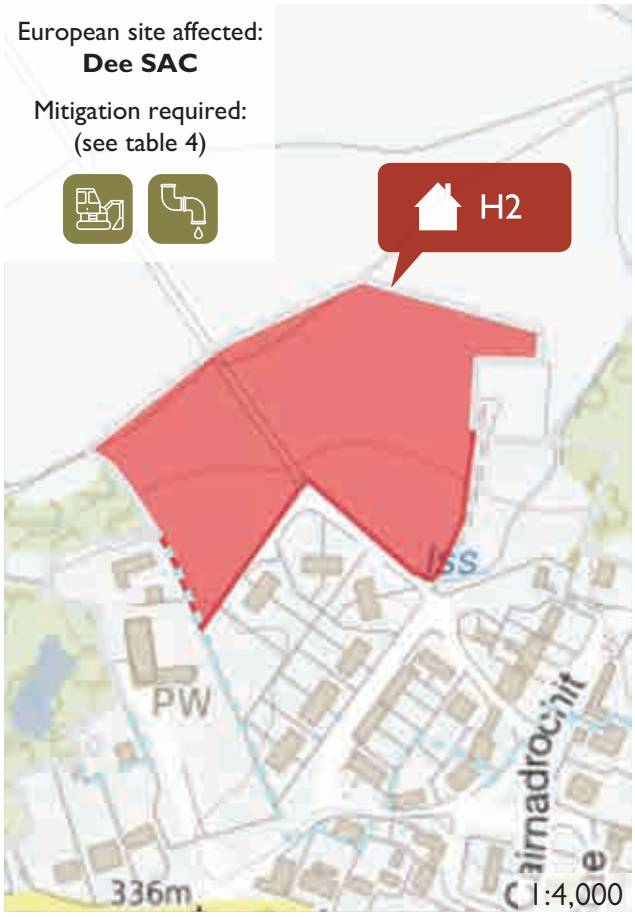
The site has existing planning permission for 30 dwellings. The site will contribute to meeting Braemar's housing needs.

Should the existing permission be amended the following will be required:

Medium to High probability flood risk exists adjacent to the site. A Flood Risk Assessment will therefore be required to identify the developable area.

Landscaping and structure planting will be necessary to ensure integration of the development with the surrounding landscape.

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



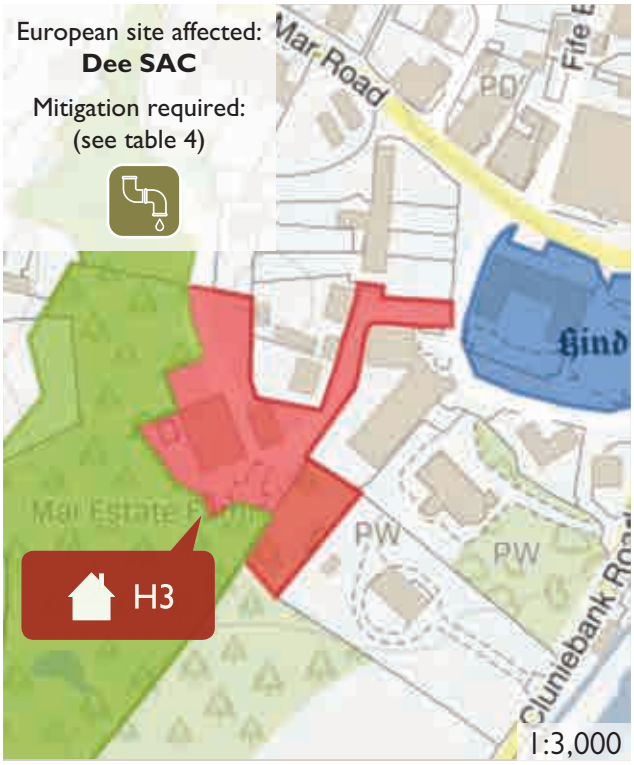
H3: Kindrochit Court | Allocated for Housing 0.4ha
Indicative Residential Capacity: 11 units

The site has existing planning permission for 11 dwellings. The site has been previously developed and provides an important opportunity to contribute to meeting Braemar's affordable housing needs.

Should the existing permission be amended the following must be considered:

The site is located within the Braemar Conservation Area.

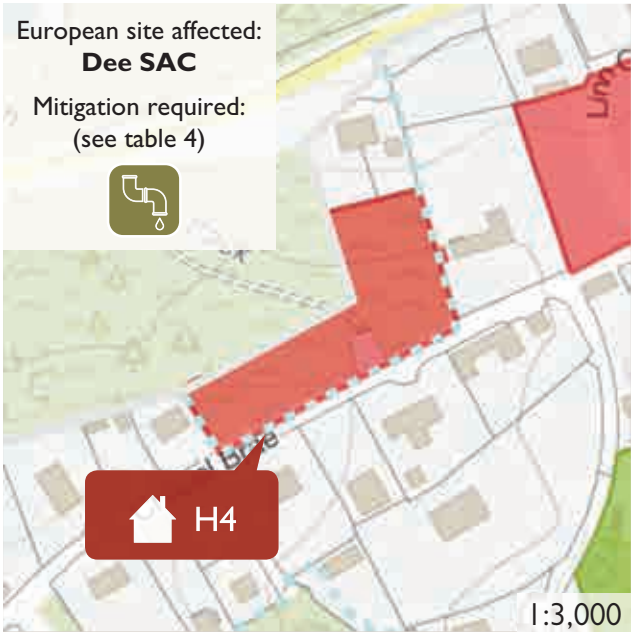
A Drainage Impact Assessment will be required to address surface water issues. A sewer mains runs through the site.



H4: Chapel Brae | Allocated for Housing 0.4ha
Indicative Residential Capacity: 6 units

The site is allocated for up to 6 dwellings that will contribute to meeting Braemar's housing needs. Development of the site must be of a high quality which is sympathetic to the character of the village and adjoining conservation area. Development must also take account of the site's sensitive topography, its location on the edge of the settlement, the mature trees within the site and any established footpath passing through the area.

A Drainage Impact Assessment will be required.



ED1: Ambulance Station | Allocated for Economic Development 0.1ha

The site is allocated for economic development uses. It is a former Ambulance Station/depot and is now redundant. The site is divided in two by an existing access road running through the site.

Part of the site is located within the Braemar Conservation Area.

ED2: The Mews | Allocated for Economic Development 0.3ha

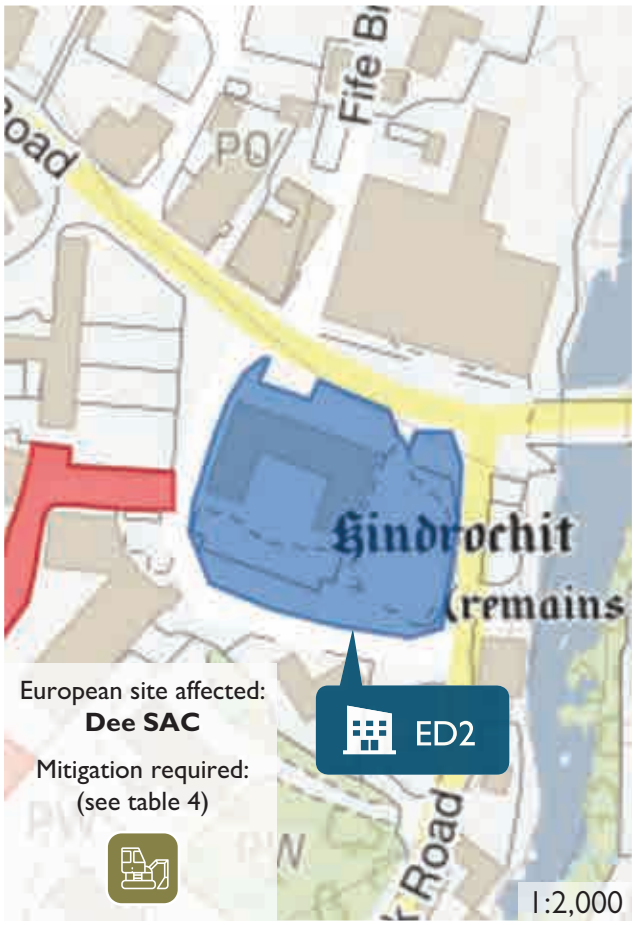
The site is an existing retail complex comprising 4 retail units. It should be protected for this use or other economic development uses compatible with retail.

For any proposed changes to site, the following must be considered:

Medium to High probability flood risk exists adjacent to the site. A Flood Risk Assessment or other supporting information may be required and used to inform the site layout.

The site is located within the Braemar Conservation Area.

A Drainage Impact Assessment will be required to address surface water issues.



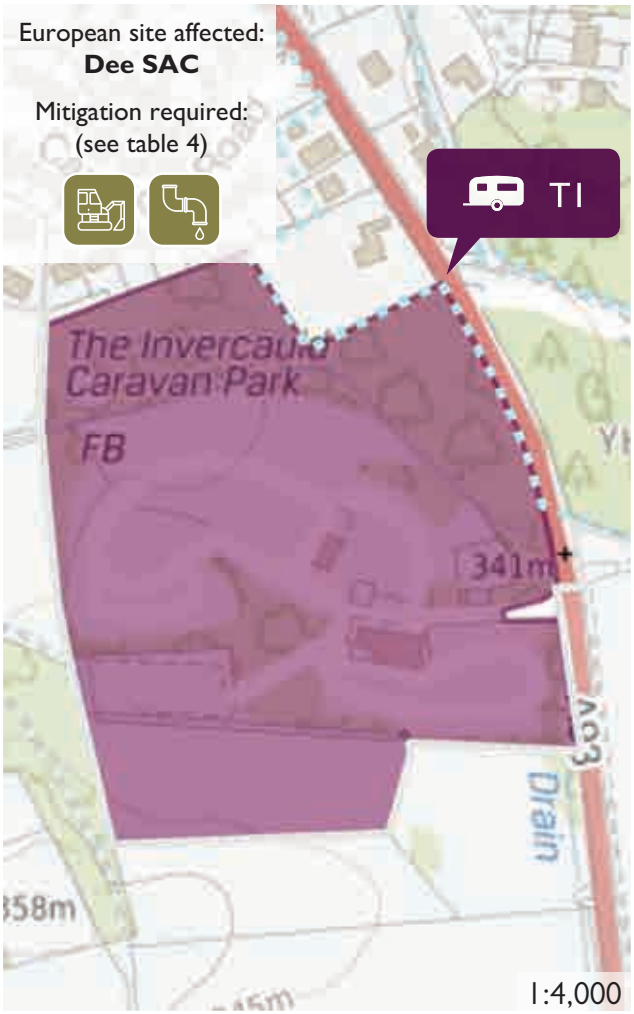
T1: Caravan Park | Allocated for Tourism 5.4ha

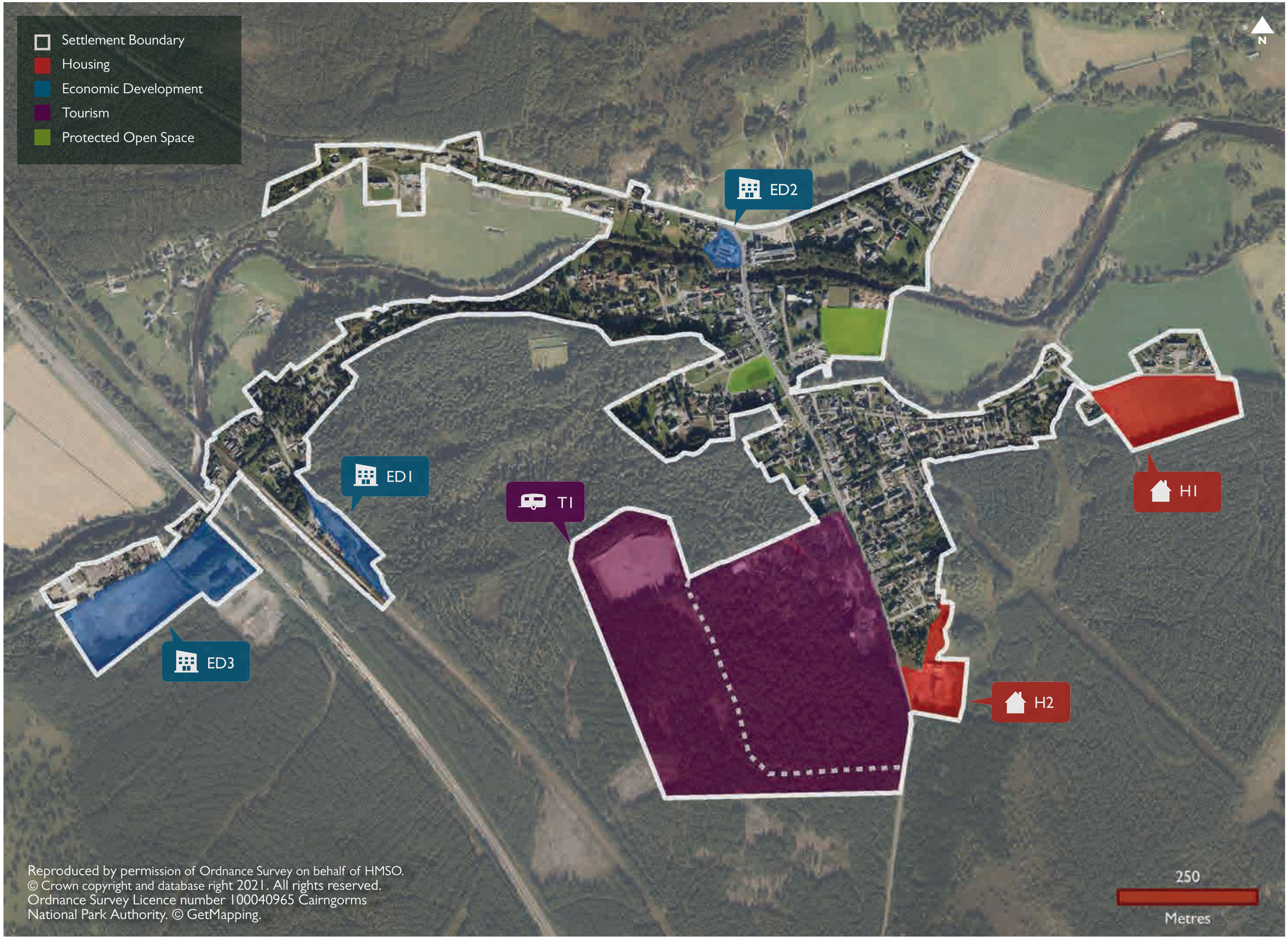
The site comprises of an existing caravan and camping park which continues to support the provision of tourism accommodation in Braemar and should be protected from adverse development. There may be capacity for further development in the southern part of the site, although future development is likely to be constrained by flood risk. Any future development proposals on the site must be for tourism uses and compatible with the existing operational business.

Medium to High probability flood risk exists adjacent to the site. There is also a small watercourse that flows through the site. A Flood Risk Assessment will be required for any increase in accommodation or change in site layout.

A water mains runs along the boundary of this site. Enhancement of the small watercourse running through the site is encouraged.

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





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CARR-BRIDGE

Carr-Bridge is a village in the north of the National Park located close to the A9 with good rail links. The village is home to one of the National Park's biggest attractions – Landmark Forest Adventure Park – which attracts many visitors to the area. The village also contains a range of other facilities including hotels, shops and a garage.

Settlement objectives

- Support and maintain local services in Carr-Bridge
- Support the delivery of housing that meets local needs, particularly affordable and mid-market housing
- Support proposals for business, tourism and recreation in the village
- Support proposals for the redevelopment of the Struan House Hotel for uses that benefit the community
- Support proposals for small business units
- Support proposals for safe active travel around the village and beyond to Aviemore
- Support opportunities that utilise the benefits of the A9 dualling for Carr-Bridge

Please consult the Transport Scotland website for the latest A9 dualling route information. This can be accessed via: A9 Dualling Perth to Inverness (transport.gov.scot).

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Increasing capacity at Carr-Bridge Primary School
- Increasing capacity at strategic community leisure facilities serving Carr-Bridge

Other infrastructure considerations

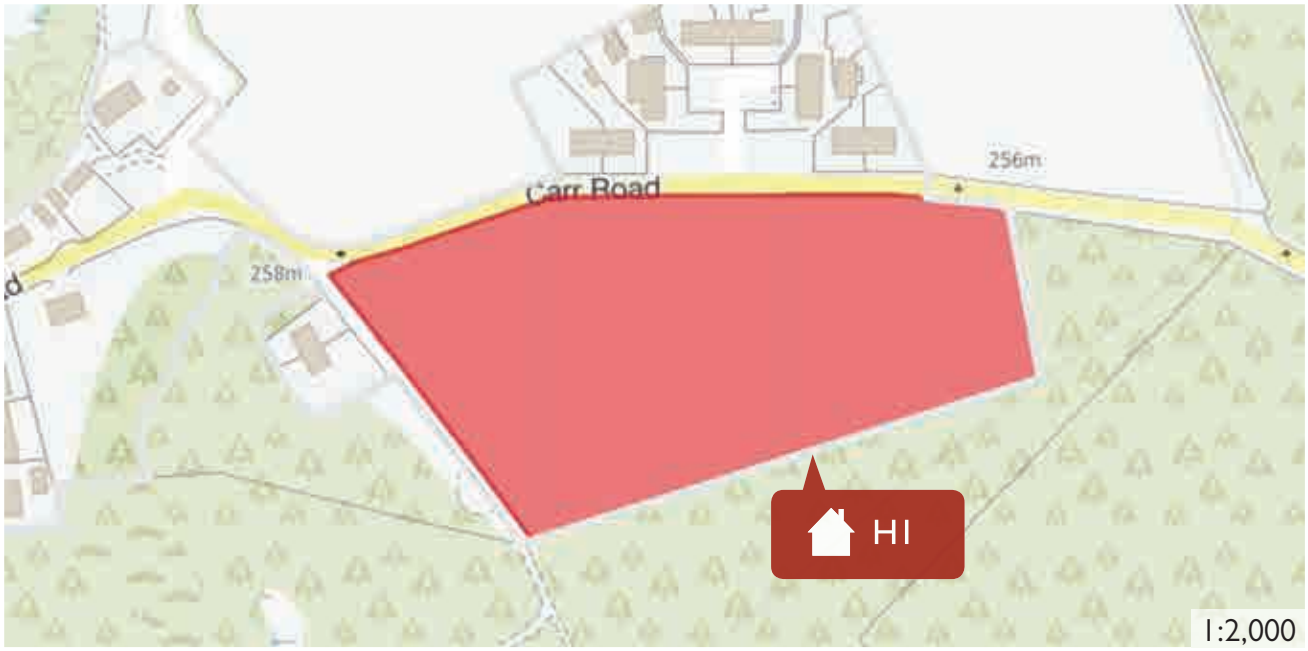
- Waste Water Treatment Works capacity

Fold out for overview plan of site allocations in ???????.

PROPOSALS

H1: Carr Road | Allocated for Housing — 1.99ha
Indicative Residential Capacity: 47 units

This site has capacity for 47 dwellings during the Plan period. The detail of any development proposals must take account of the woodland setting and should be designed in a way which promotes the highest standards of access, layout, building design and public realm.



A SuDS scheme must be provided for the site and should be integrated as part of the structural landscape framework for the development, designed to promote habitat enhancement. A Drainage Impact Assessment may be required to address surface water issues.

Carr Road is narrow and lacks space for a pedestrian sidewalk. Ensuring the inclusion of appropriate mitigation measures, such as traffic calming and the provision of a new footpath link to the primary school, to address the increased level of traffic will be a key requirement of any proposed development.

Development proposals should seek to protect and integrate with existing path networks. The development must include a comprehensive series of open spaces, all linked by the footpath and cycle network particularly to the woodland outwith its boundary and measures will be taken to ensure the protection of the adjacent woodland.

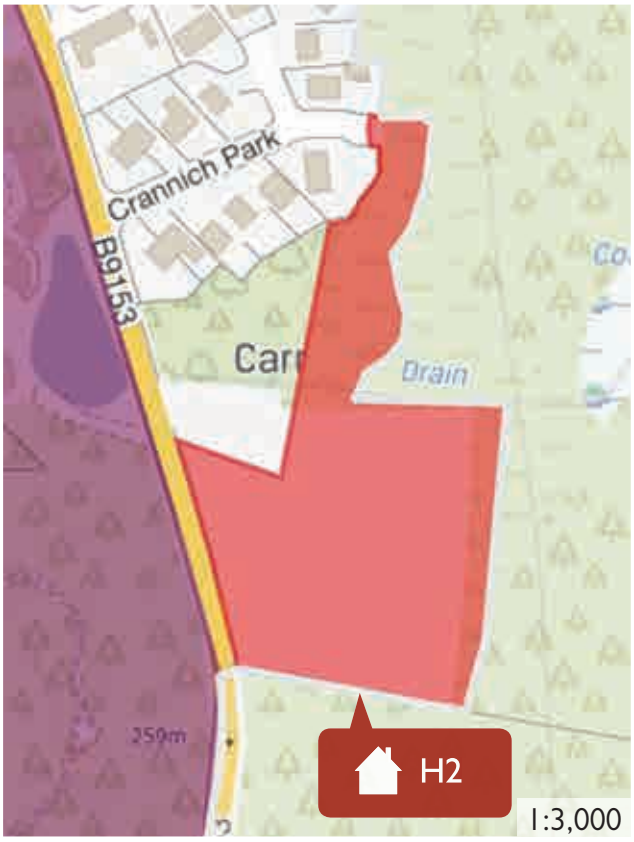
Open space should be provided to allow for peripheral planting to screen and frame views into and out of the site as well as a comprehensive tree structure across the whole area, including street and garden trees.

H2: Crannich Park | Allocated for Housing — 1.2ha
Indicative Residential Capacity: 23 units

This site has existing planning permission for 23 dwellings and will contribute towards meeting Carr-Bridge's housing needs.

Should the existing permission be amended the following will be required:

- A revised Flood Risk Assessment may be required. No development should take place below 256.5m AOD.
- A National Vegetation Classification survey may be required to accompany any alternative development proposals.



ED1: Land at Railway Station | Allocated for Economic Development — 0.8ha

Land associated with the Railway Station and siding presents an opportunity for investment. Development should help promote Carr-Bridge as a tourist destination and help link the railway with the rest of the village.

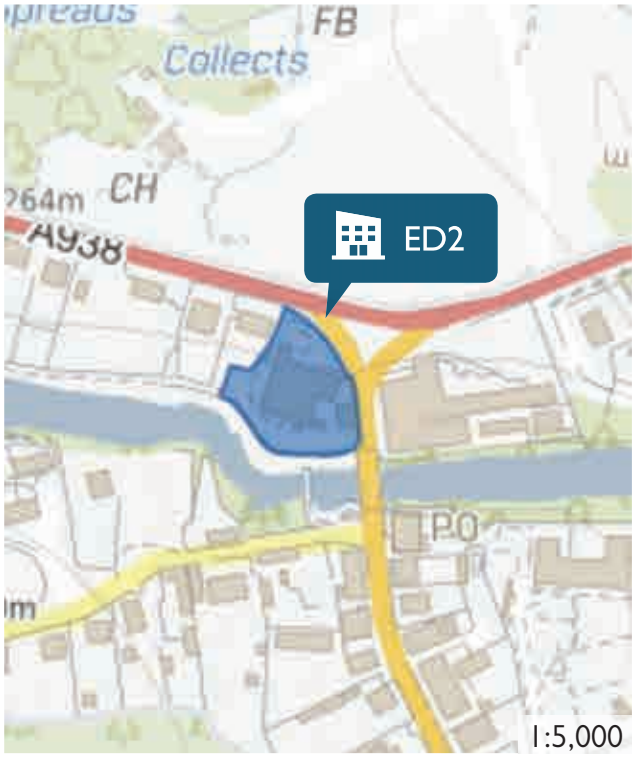
- A Drainage Impact Assessment will be required and should address surface water flooding issues.
- Any new development will require to protect the adjacent ancient woodland.

ED2: Carr-Bridge Garage | Allocated for Economic Development 0.3ha

This site makes an important contribution to the local economy, and should be retained for economic development purposes.

Medium to High probability flood risk exists on part of the site. A Flood Risk Assessment will be required to identify the developable area for any alternative development proposals.

A sewer mains runs through this site.



ED3: Former Saw Mill | Allocated for Economic Development 3.7ha

Land that was formally occupied by a saw mill presents an opportunity for economic development in association with the upgrade of the A9. Given the site's historical use, there are potential contaminated land issues that will need to be addressed.

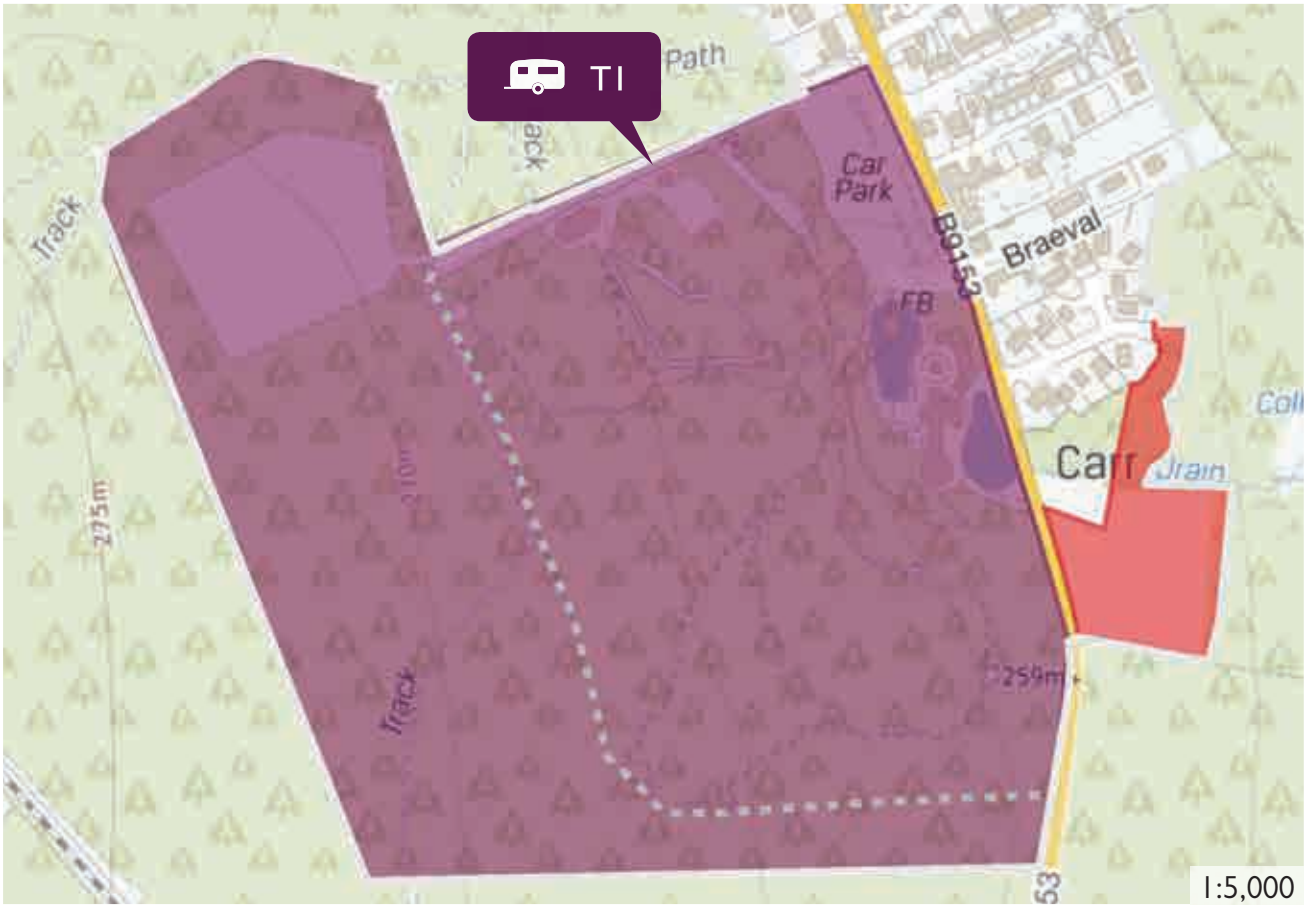
A small watercourse runs through the site. A Flood Risk Assessment or other supporting information may be required to identify the developable area.

A Phase 1 Habitat Survey and Invertebrates Survey will be required due to the possible presence of acid grassland and other significant species. Any new development will be required to protect the adjacent ancient woodland.

Enhancement of the small watercourse running through the site is encouraged.

T1: Landmark Forest Adventure Park | Allocated for Tourism 45.2ha

The Landmark Forest Adventure Park plays an extremely important role in supporting the economy of both the settlement and the wider area, and appropriate proposals to enhance and expand this facility will be supported.



A Drainage Impact Assessment may be required to address surface water issues.

Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape. Development proposals should be designed to minimise the loss of existing woodland.

A National Vegetation Classification survey will be required to accompany and inform the design and layout of any future development proposals, particularly as this site is included within the ancient woodland inventory.

An existing core path runs through the western part of the site. Any development proposals that would result in the closure of this path will need to provide new/alternative path provision of equal or greater quality and amenity value.

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CROMDALE

Cromdale is a small village that sits in the north of the National Park on the A95. It has a dispersed nature and is a largely residential village.

Settlement objectives

- Support the delivery of housing that meets local needs, particularly affordable housing
- Encourage the delivery of existing housing allocations
- Encourage appropriate economic growth that can support and improve the vitality of the village

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Increasing capacity at strategic community leisure facilities serving Cromdale

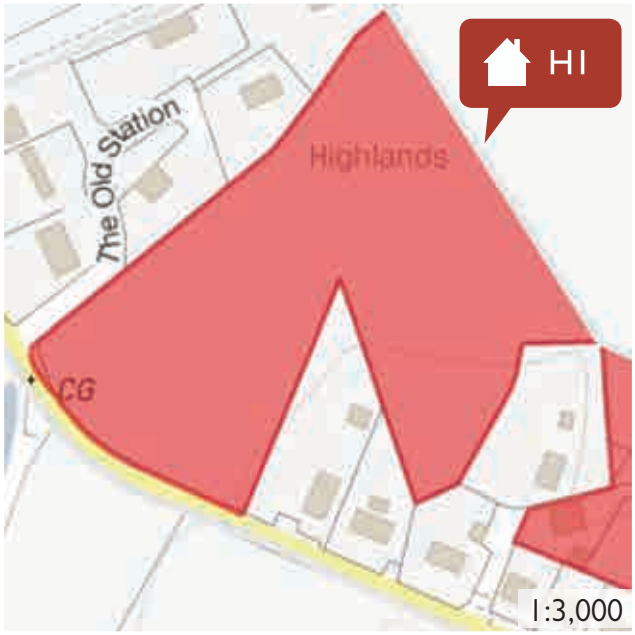
Fold out for overview plan of site allocations in Cromdale.

PROPOSALS

H1: Kirk Road | Allocated for Housing — 1.7ha
Indicative Residential Capacity: 20 units

The site is allocated for 20 dwellings. Detailed proposals must take account of the setting of the village and should be designed in a way that promotes high standards of access, layout, building design and open space.

A Drainage Impact Assessment is required. A Water Impact Assessment or Flow and Pressure tests may be required. A water main runs through this site.

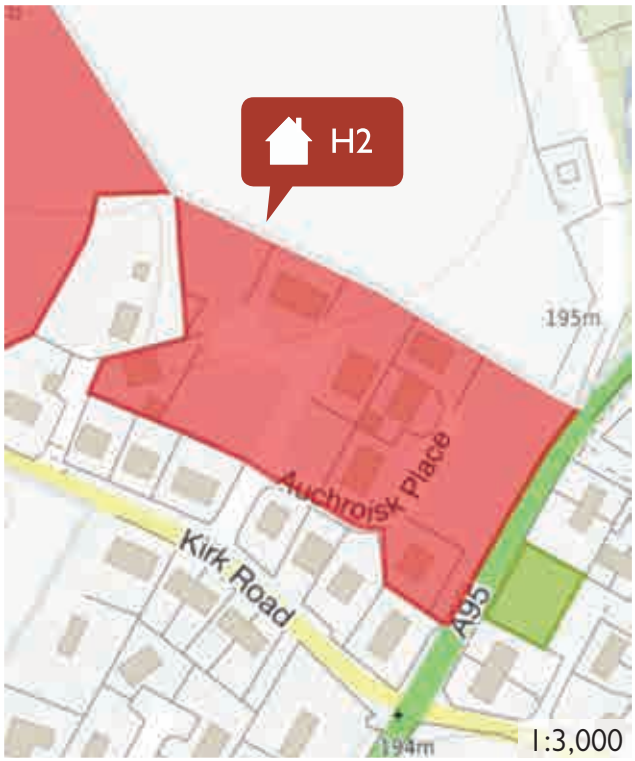


H2: Auchroisk Park | Allocated for Housing — 1.2ha
Indicative Residential Capacity: 22 units

The site has planning permission in principle for 22 units, some of which have been completed. The remainder of the houses are being delivered on a plot-by-plot basis, with detailed planning permission required for each plot.

Depending on the size of proposed development, further investigations such as Drainage Impact Assessment, a Water Impact Assessment and Flow and Pressure tests may be required.

Sewer and water mains run through this site.

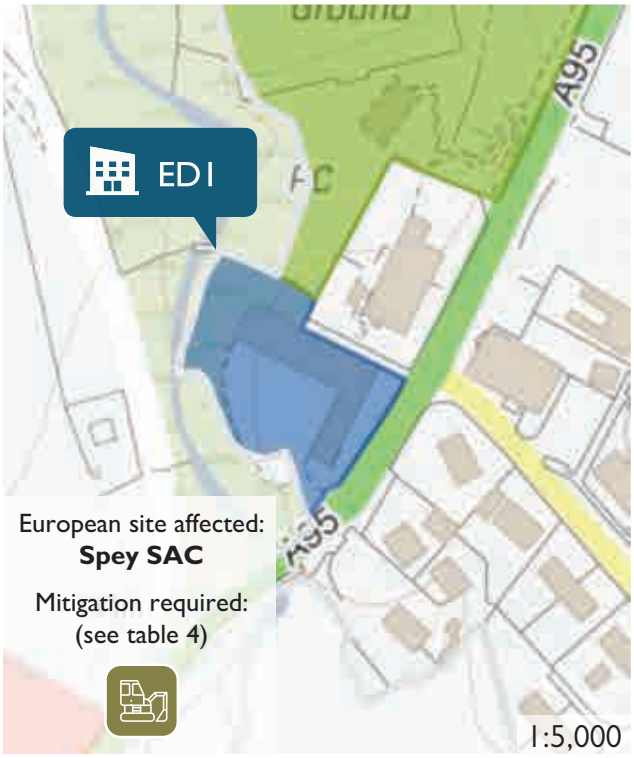


ED1: Rosebank Cottage and surrounding land | Allocated for Economic Development — 0.3ha

A small site at Rosebank Cottage has some potential to provide for economic development in the village. Any proposals must ensure that issues regarding contamination and access are adequately addressed.

Medium to High probability flood risk exists adjacent to the site. A Flood Risk Assessment will be required to identify the developable area for any further development proposals.

A Drainage Impact Assessment is required. A Water Impact Assessment or Flow and Pressure tests may be required.



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DULNAIN BRIDGE

Dulnain Bridge is a small village situated to the west of Grantown-on-Spey. The village has a garage, post office and community hall and is well served for its size. Some growth is necessary to sustain the village and future development should complement the sensitive woodland setting of the village, enhance its character and support tourism.

Settlement objectives

- Support the delivery of housing that meets local needs, particularly affordable housing
- Support proposals to enhance and diversify the local economy and the role of tourism
- Support proposals for safe active travel around Dulnain Bridge and beyond, including to Grantown-on-Spey and Carr-Bridge

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Increasing capacity at strategic community leisure facilities serving Dulnain Bridge

Fold out for overview plan of site allocations in Dulnain Bridge.

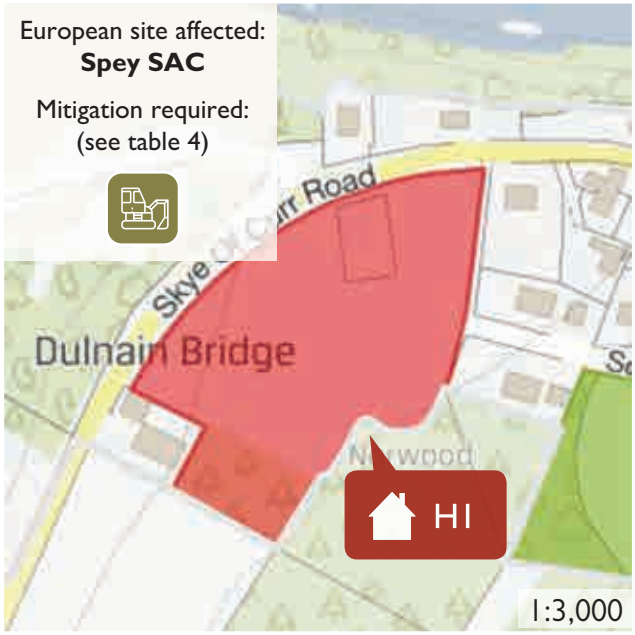
PROPOSALS

H1: Land west of Play Area | Allocated for Housing — 0.9ha
Indicative Residential Capacity: 20 units

The land west of the playing area is suitable for approximately 20 units.

A Drainage Impact Assessment is required. A Water Impact Assessment or Flow and Pressure tests may be required. A sewer main runs through the site.

The site layout should aim to retain and protect the existing mature trees within the site, and to safeguard the adjacent woodland.



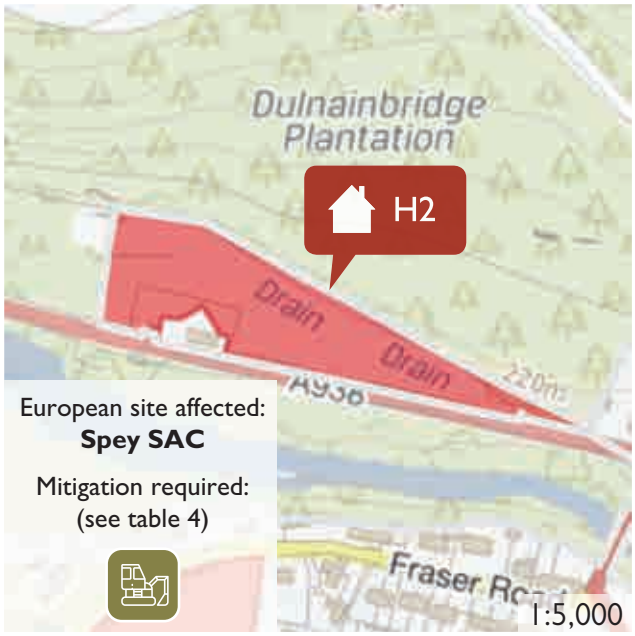
H2: Land adjacent to A938 | Allocated for Housing — 1.3ha
Indicative Residential Capacity: 20 units

The site currently benefits from an existing permission for 10 dwellings, however there are opportunities to increase the number of units to 20.

Medium to High probability flood risk adjacent to the site. A Flood Risk Assessment or other supporting information will be required to inform the site layout.

A Water Impact Assessment or Flow and Pressure test may be required. A sewer main runs through the site.

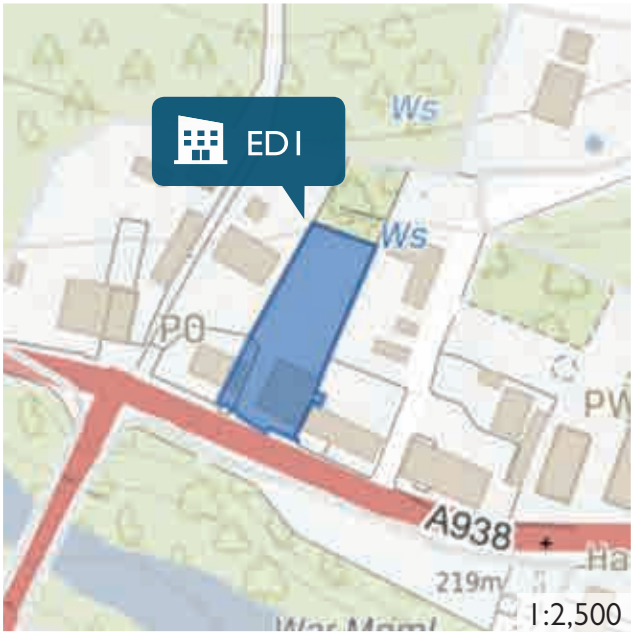
The site layout should aim to retain and protect existing trees within and adjoining the site.



ED1: Dulnain Garage | Allocated for Economic Development 0.1ha

The existing commercial business operating on the site provides an important contribution to the local economy and should be supported and retained.

A Drainage Impact Assessment is required for any future development proposals and should address surface water flooding. A Water Impact Assessment or Flow and Pressure tests may be required.



KINCRAIG

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

Settlement objectives

- Support proposals to increase the attraction of Kincraig for tourism and recreation
- Support proposals for small-scale business development
- Support the delivery of housing to meet local needs, particularly affordable housing

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Kincraig

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PROPOSALS

H1: Opposite School | Allocated for Housing — 5.1ha
Indicative Residential Capacity: 40 units

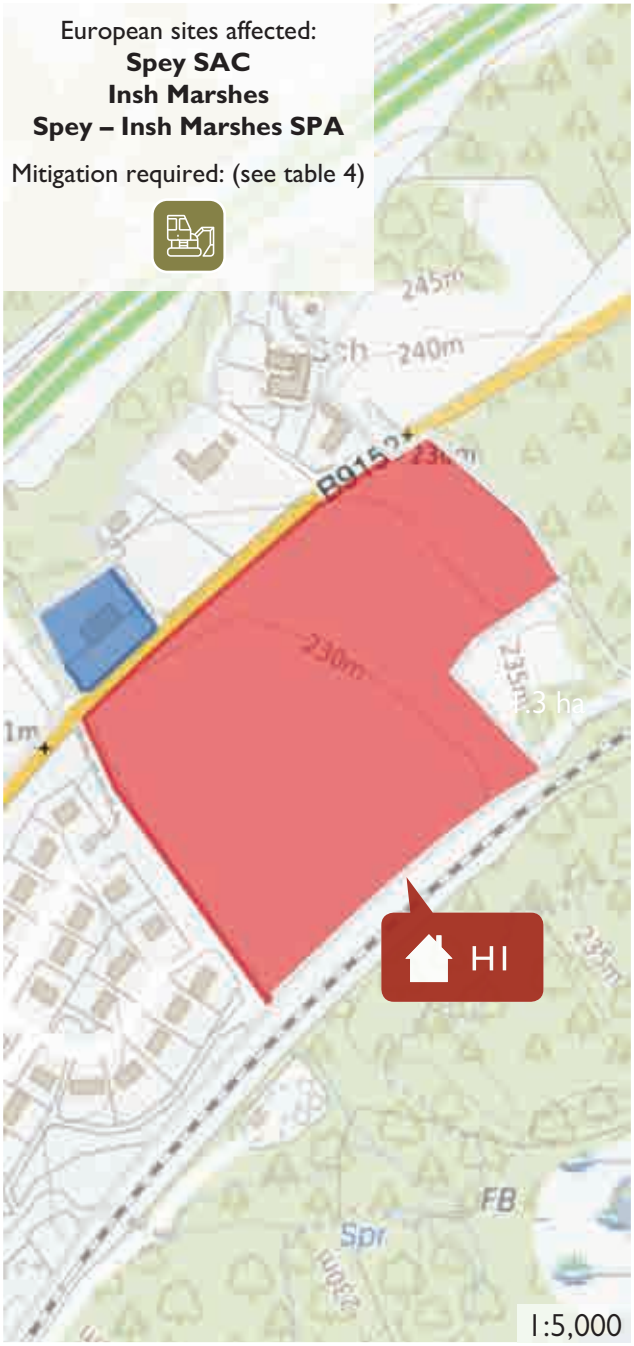
The site is allocated for up to 40 dwellings. Development of the site will need to incorporate the wetland area towards the south of the site into a SuDS feature.

A small watercourse runs along the western boundary and this is culverted at the south of the site. A Flood Risk Assessment or other supporting information will be is required to establish the developable area.

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

A Drainage Impact Assessment is required and will need to address existing surface water issues.

Depending on the size of proposed development, further investigations such as Water Impact Assessment or Flow and Pressure tests will be required. Enhancement of the small watercourse running adjacent to the site, which has been historically straightened, is encouraged.



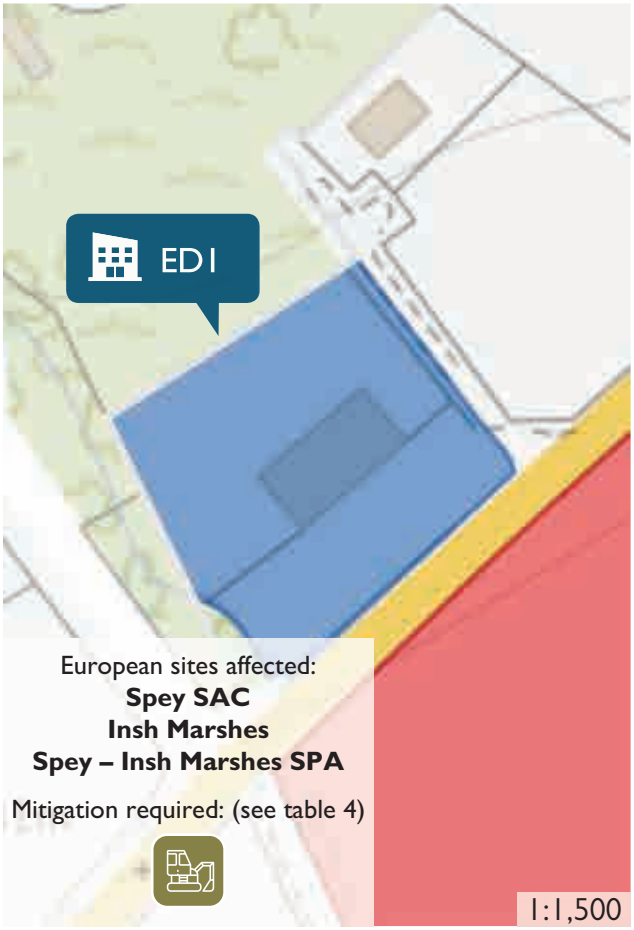
ED1: Baldow Smiddy | Allocated for Economic Development 0.3ha

The site currently is used for the premises of an established garage business. The site should be protected for economic development uses. Any further development on the site would require:

A small culverted watercourse lies adjacent to the site which may present a flood risk. A Flood Risk Assessment or other supporting information may be required depending on proposed use and site layout.

Further investigations such as a Drainage Impact Assessment, Water Impact Assessment or Flow and Pressure tests may be required.

Enhancement of the small watercourse running adjacent to the site, which has been historically straightened, is encouraged.



NETHY BRIDGE

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NETHY BRIDGE

Nethy Bridge is a small woodland village and is an attractive destination for visitors. The village has a good range of community facilities and an extensive local path network.

Settlement objectives

- Support the delivery of housing that meets local needs, particularly affordable housing
- Support proposals for small-scale business development
- To increase and enhance flood management and resilience

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Increasing capacity at strategic community leisure facilities serving Nethy Bridge

Fold out for overview plan of site allocations in Nethy Bridge.

PROPOSALS

H1: Lettoch Road | Allocated for Housing — 1ha
Indicative Residential Capacity: 20 units

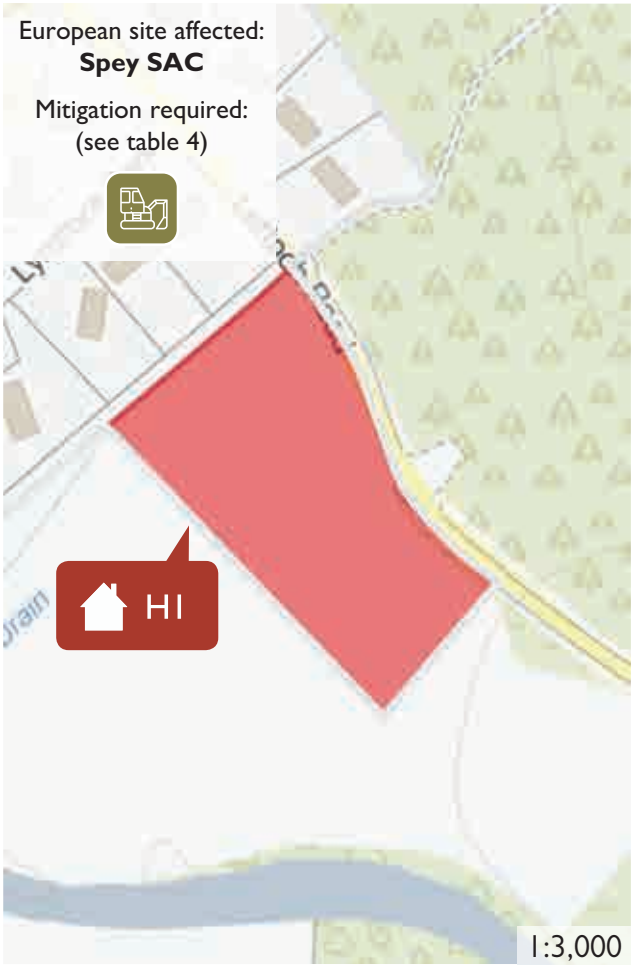
The site has capacity for 20 dwellings. The detail of any development proposals must take account of and seek to complement the nature of the woodland opposite, views towards the Cairngorms, and the nature of nearby development. Semi-detached and terraced dwellings, in a similar pattern to Lynstock Crescent, are desirable.

Medium to High probability flood risk exists adjacent to site. A Flood Risk Assessment or other supporting information may be required to determine the developable area.

The site will need to take account of and respond to the wider landscape context, particularly views towards the Cairngorm plateau.

A National Vegetation Classification survey, protected species survey and fungi survey will be required to accompany and inform the design and layout of any future development proposals.

Water infrastructure runs through this site.



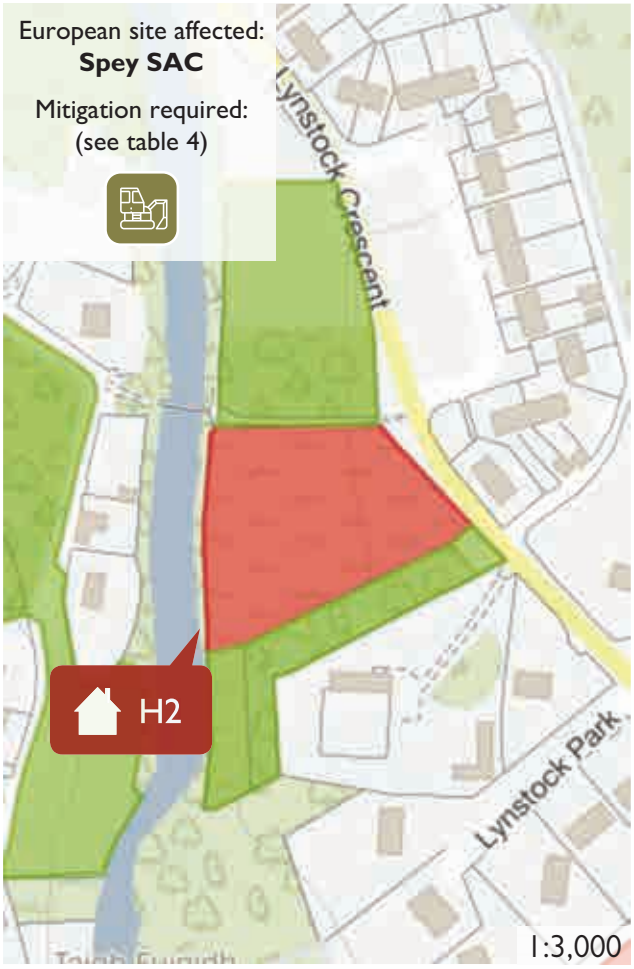
H2: Land at Lynstock Crescent | Allocated for Housing — 0.5 ha
Indicative Residential Capacity: 4 units

The site has capacity for 4 dwellings which are to meet the definition of affordable housing. Part of the site is affected by the Medium probability flood risk zone and therefore development will need to take account of this. The non-developable part of the site may accommodate landscaping.

Medium to High probability flood risk exists in the lower half of the site. A Flood Risk Assessment or other supporting information will be required to determine the developable area.

Water infrastructure runs through this site.

A Construction Environmental Management Plan will be required.



TOMINTOUL

Tomintoul is a planned village and is located in a remote part of Moray. It has a number of small businesses and is an important service centre for a number of outlying settlements. The community has an active Development Trust, and the Tomintoul and Glenlivet Landscape Partnership have also recently undertaken a number of projects to support and enhance aspects of the natural and cultural heritage of the area.

Settlement objectives

- Maintain local services
- Support the provision of housing that meets the needs of the local community
- Deliver development to support the community and local economy
- Ensure Tomintoul's distinctive built heritage is preserved and enhanced
- Ensure new development preserves Tomintoul's International Dark Sky Park status

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Demand-responsive transport services

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PROPOSALS

H1: Conglass Lane | Allocated for Housing — 0.5ha
Indicative Residential Capacity: 8 units

The site has capacity for around 8 units. These should be designed to reflect the built form of Tomintoul and must take account of the sensitive setting of the village.

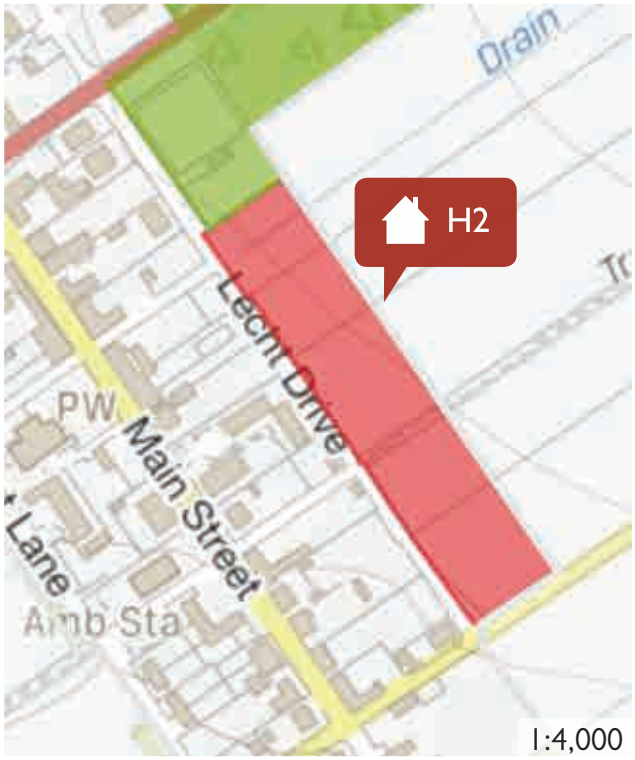
A Drainage Impact Assessment is required. A Water Impact Assessment or Flow and Pressure tests may be required.

H2: Lecht Drive | Allocated for Housing — 1.1ha
Indicative Residential Capacity: 8 units

The site has capacity for around 8 units. These should be designed to reflect the built form of Tomintoul and must take account of the sensitive setting of the village.

A small watercourse runs adjacent to the site. A Flood Risk Assessment or other supporting information will be required to determine the developable area.

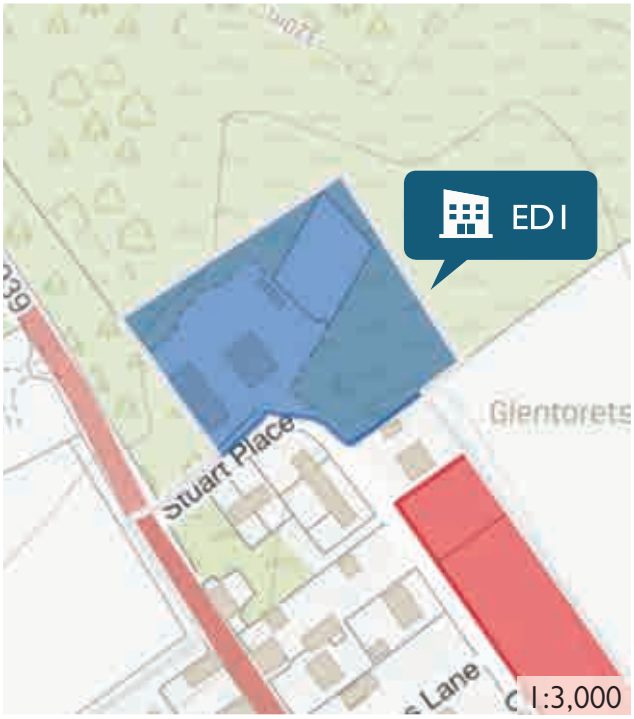
A Drainage Impact Assessment is required. A Water Impact Assessment or Flow and Pressure tests may be required.



ED1: Garage to North East | Allocated for Economic Development 0.7ha

The site should be retained as an important contributor to the economy of the village. Proposals for the appropriate expansion of business and enhancement of the site will be supported.

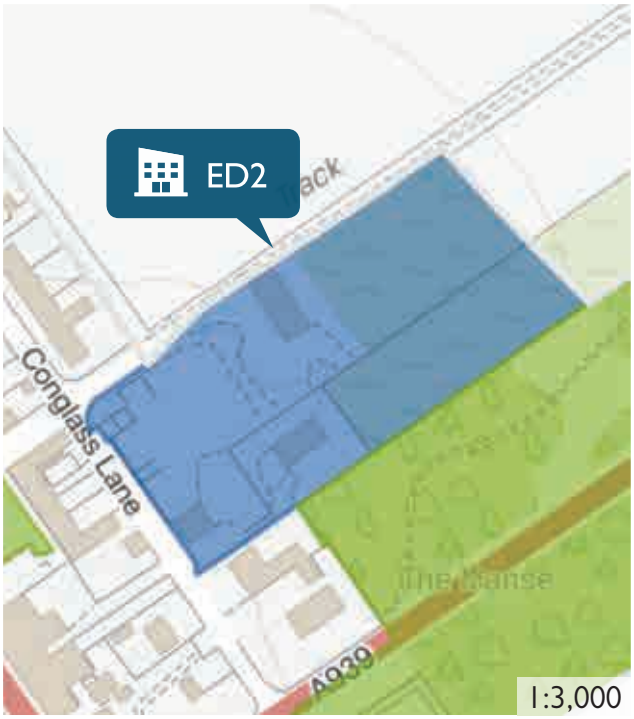
Depending on the size of proposed development, further investigations such as a Drainage Impact Assessment will be required. A Water Impact Assessment or Flow and Pressure tests may be required. There is an existing combined sewer running through the site.



ED2: Land by A939 | Allocated for Economic Development 1.2ha

The site should be retained as an important contributor to the village. Proposals for appropriate expansion of business and enhancement of the site will be supported.

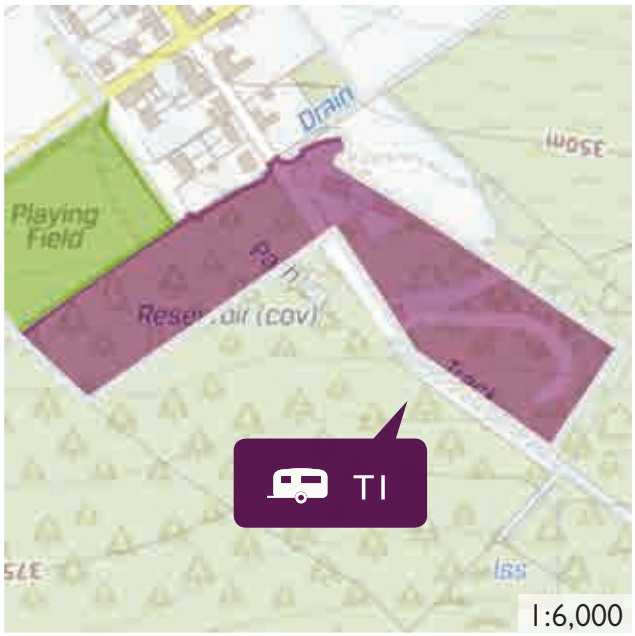
Depending on the size of proposed development, further investigations such as a Drainage Impact Assessment will be required. A Water Impact Assessment or Flow and Pressure tests may be required. Water infrastucture runs through this site.



T1: Land to the South West | Allocated for Tourism 2.3ha

The site incorporates an established pod camping site and adventure playground. Any future development on the site must be for tourism uses and compatible with the existing operational business.

Owing to the presence of a small watercourse adjacent to the site, a Flood Risk Assessment or other supporting information will be required to support proposals for any further development.



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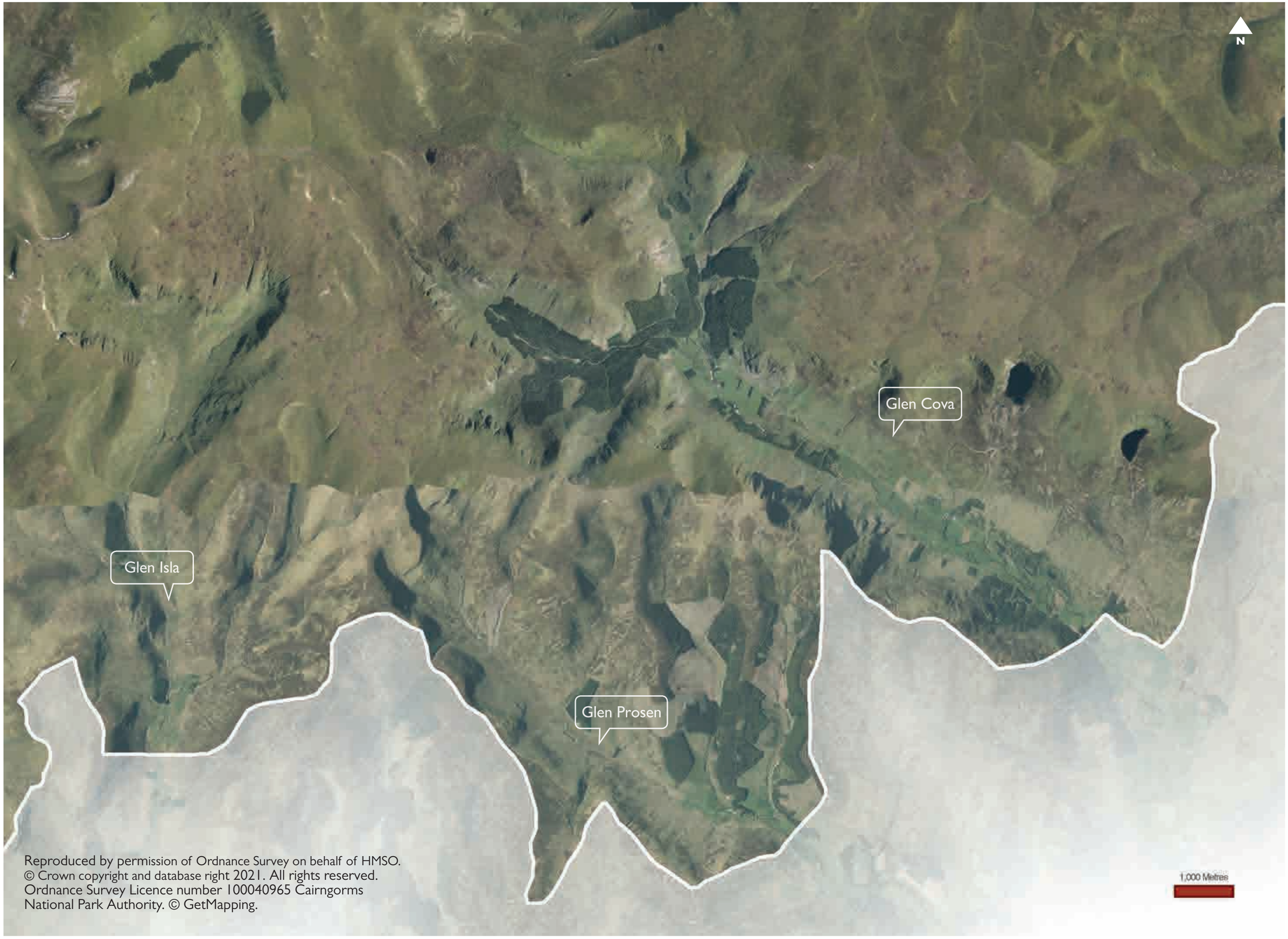

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ANGUS GLENS

The Angus part of the National Park covers the isolated upper parts of the Angus Glens comprising a dispersed rural community. The Angus Glens cover an extensive area; however, the small population (and therefore most development) is focused within Glen Clova.

With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Settlement objectives

- Support development that reflects and respects the dispersed nature of the Angus Glens
- Support appropriate economic growth which supports a thriving community
- Support small-scale organic growth through the Local Development Plan's housing policy

Developer obligations

Affordable housing
All housing developments should include 25% affordable housing

Fold out for overview plan of site allocations in Angus Glens.

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BRUAR & PITAGOWAN

Bruar and Pitagowan are small communities which lie four miles to the north of Blair Atholl. They rely on tourism and the House of Bruar to support their economy. With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Settlement objectives

- Support the strategically important development at the House of Bruar and ensure it benefits the local community
- Support small-scale organic growth through the Local Development Plan's housing policy
- Support proposals for safe active travel around the village and to surrounding settlements

  Please consult the Transport Scotland website for the latest A9 dualling route information. This can be accessed via: A9 Dualling Perth to Inverness (transport.gov.scot).

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Fold out for overview plan of site allocations in Bruar & Pitagowan.

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CALVINE

Calvine lies to the north of Blair Atholl and is bound by the A9 to the north and railway to the south. It is a small community focused on tourism. With no defined settlement boundary, development here should be of a small-scale, organic nature designed to meet local need.

Settlement objectives

- Support small-scale organic growth through the Local Development Plan's housing policy
- Support small-scale economic growth that supports the local community
- Support proposals for safe active travel around the village and to surrounding settlements
- Support opportunities that utilise the benefits of the A9 dualling for Calvine

  Please consult the Transport Scotland website for the latest A9 dualling route information. This can be accessed via: A9 Dualling Perth to Inverness (transport.gov.scot).

Developer obligations

Affordable housing

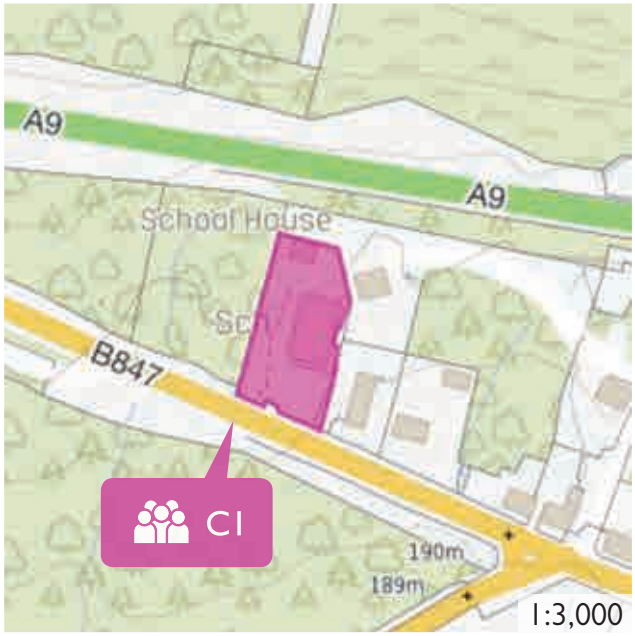
All housing developments should include 25% affordable housing

Fold out for overview plan of site allocations in Calvine.

PROPOSALS

C1: Old School | Allocated for Community Uses 0.2ha

The site of the former school provides an opportunity for development within Calvine that can benefit the community. Possible uses may include affordable and open market housing, employment, recreation and tourism.



DALWHINNIE

Dalwhinnie is a small settlement at the southern end of Badenoch. The village has a well-known distillery which is an important tourist attraction and local employer. The local economy is land-based and opportunities for new tourism and economic development should be encouraged. Dalwhinnie has fragile facilities and future housing is needed to support these and to sustain a stable population.

Settlement objectives

- Diversify the local economy
- Support proposals to improve tourism
- Support the delivery of housing
- Increase and enhance flood management and resilience
- Support proposals for business development, growth and diversification
- Support opportunities that utilise the benefits of the A9 dualling for Dalwhinnie

  Please consult the Transport Scotland website for the latest A9 dualling route information. This can be accessed via: A9 Dualling Perth to Inverness (transport.gov.scot).

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Dalwhinnie

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PROPOSALS

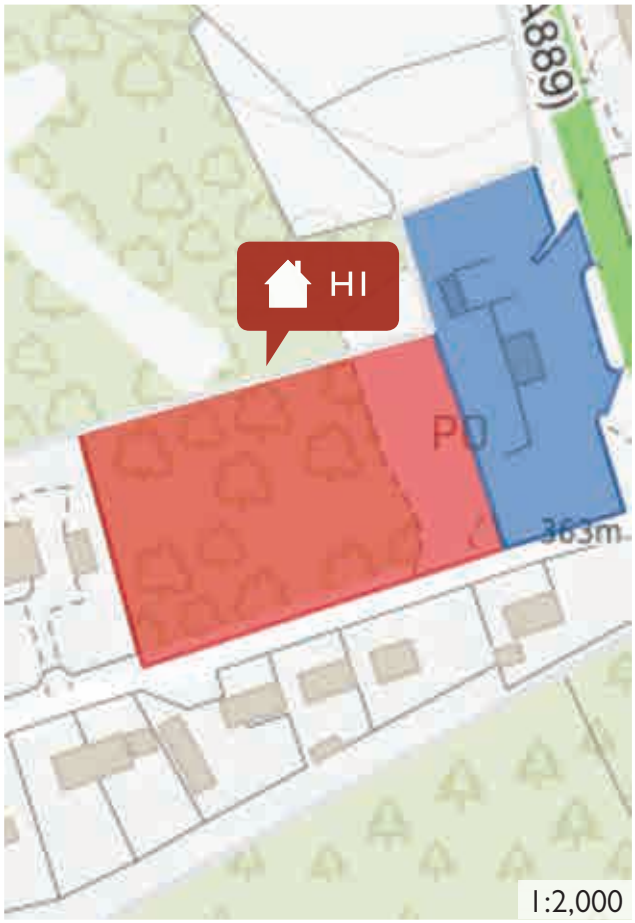
H1: Land by Garage | Allocated for Housing — 0.5ha
Indicative Residential Capacity: 6 units

The site is allocated for up to 6 dwellings.

Medium to High probability flood risk area adjacent to the site. A Flood Risk Assessment or other supporting information will be required to determine the developable area.

Landscaping and structure planting will be needed to ensure integration of the development with the surrounding landscape.

Further investigations such as Water Impact Assessment or Flow and Pressure tests may be required. No waste water network within vicinity of site. Any installation of a connection from the site to the public sewers is the responsibility of the developer.



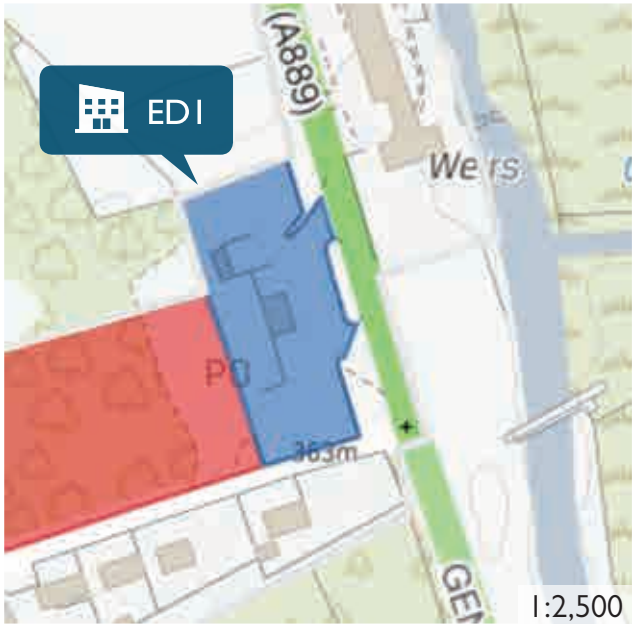
ED1: Garage Site | Allocated for Economic Development — 0.3ha

The site is an existing petrol filling station with some capacity for further development. Any future development on the site must be for economic development.

For any further development on the site:

Medium to High probability flood risk area adjacent to the site. A Flood Assessment or other supporting information will be required to determine the developable area.

Site is in close proximity to Waste Water Treatment Works and appropriate stand-off distances will be required to mitigate any noise impacts This may impact on developable area.



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DINNET

Dinnet is a small historic settlement in Deeside which forms an eastern gateway to the National Park. The village has a hotel and garage.

Settlement objectives

- Support the role of Dinnet as a key gateway into the National Park
- Support the delivery of housing that meets local needs, particularly affordable housing
- Support proposals for small-scale business development

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Aboyne Primary School
- Aboyne Medical Practice

Fold out for overview plan of site allocations in Dinnet.

PROPOSALS

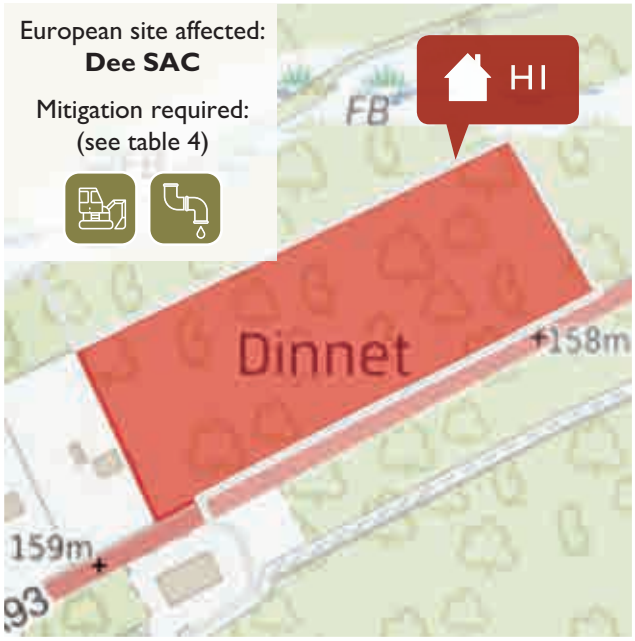
H1: Land to East | Allocated for Housing — 2ha
Indicative Residential Capacity: 15 units

The site is allocated for 15 dwellings. The site lies to the east of the village on the A93 and provides an opportunity for housing to meet local needs.

Medium to High probability flood risk adjacent to the site. A Flood Risk Assessment or other supporting information will be required to determine the developable area.

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

A Drainage Impact Assessment will be required. A Water Impact Assessment and Flow and Pressure tests may also be required.



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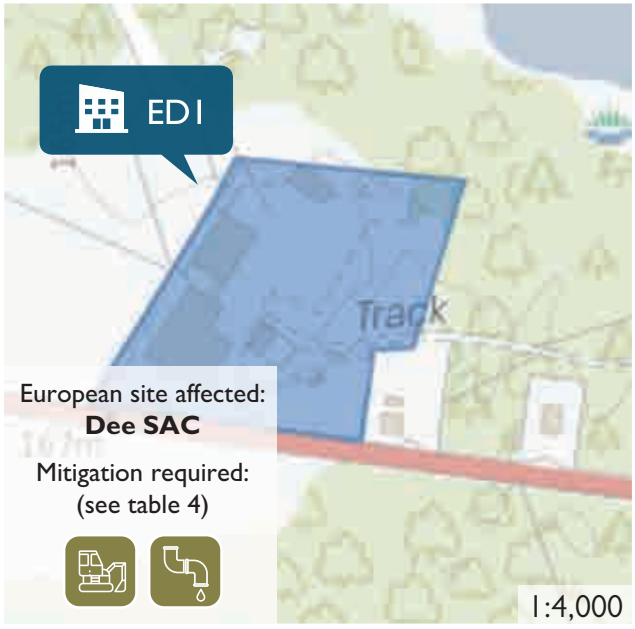
ED1: Former Steading | Allocated for Economic Development — 1.5ha

The site is a former farm which is now redundant. The site provides an opportunity for economic development uses.

Medium to High probability flood risk adjacent to the site. A Flood Risk Assessment or other supporting information will be required to determine the developable area.

This site is located a considerable distance from the public waste water network. The installation of a network from the site to the public sewers must be funded and carried out by the developer.



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GLENLIVET

Glenlivet is a small dispersed community located within the north of the National Park. It has an economy based on tourism and the whisky industry. With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Settlement objectives

- Facilitate appropriate economic growth that supports the local community
- Support small-scale organic growth through the Local Development Plan's housing policy
- Ensure new development preserves Glenlivet's International Dark Sky Park status

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Demand-responsive transport services

Fold out for overview plan of site allocations in Glenlivet.

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GLENMORE

Glenmore is a popular tourist destination within the National Park, on the edge of Loch Morlich. It is a focus for outdoor activities in the surrounding woodlands and mountains.

Settlement objectives

- Enhance the visitor experience in Glenmore and its surroundings, supporting the strategic role Glenmore plays in the tourism economy
- Facilitate appropriate economic growth that supports a thriving community including a year-round economy

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

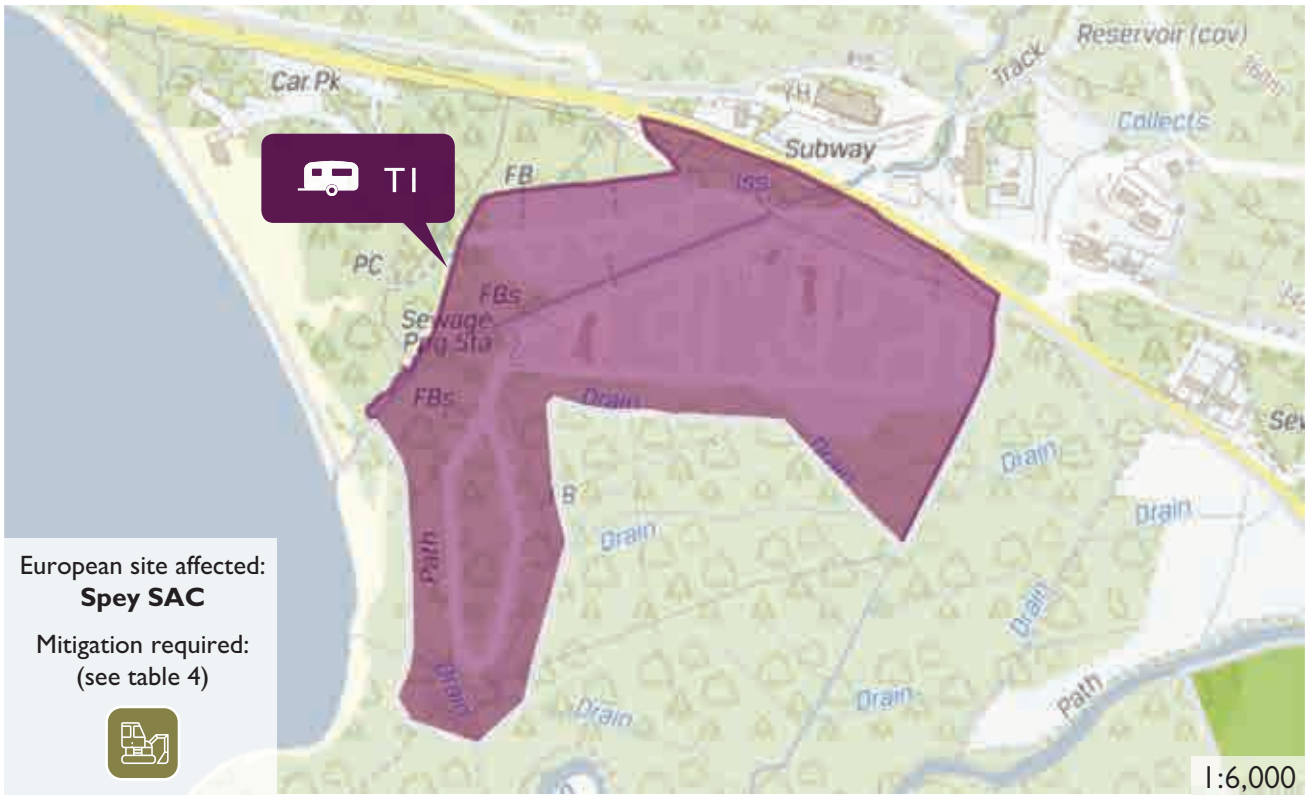
- Increasing Primary School capacity in Aviemore
- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Glenmore

Fold out for overview plan of site allocations in Glenmore.

PROPOSALS

T1: Camping site | Allocated for Tourism 10.4ha

The site is currently in operation as a popular camping site near Loch Morlich. The site is an established business continuing to support the provision of tourism accommodation and should be protected from adverse development. Any future development on the site must be for tourism uses and compatible with the existing operational business.



European site affected:
Spey SAC

Mitigation required:
(see table 4)

Any further development on the site will require:

Medium to High probability flood risk in part of the site. A Flood Risk Assessment will be required to inform the developable area.

Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and to protect the ancient or native woodland.

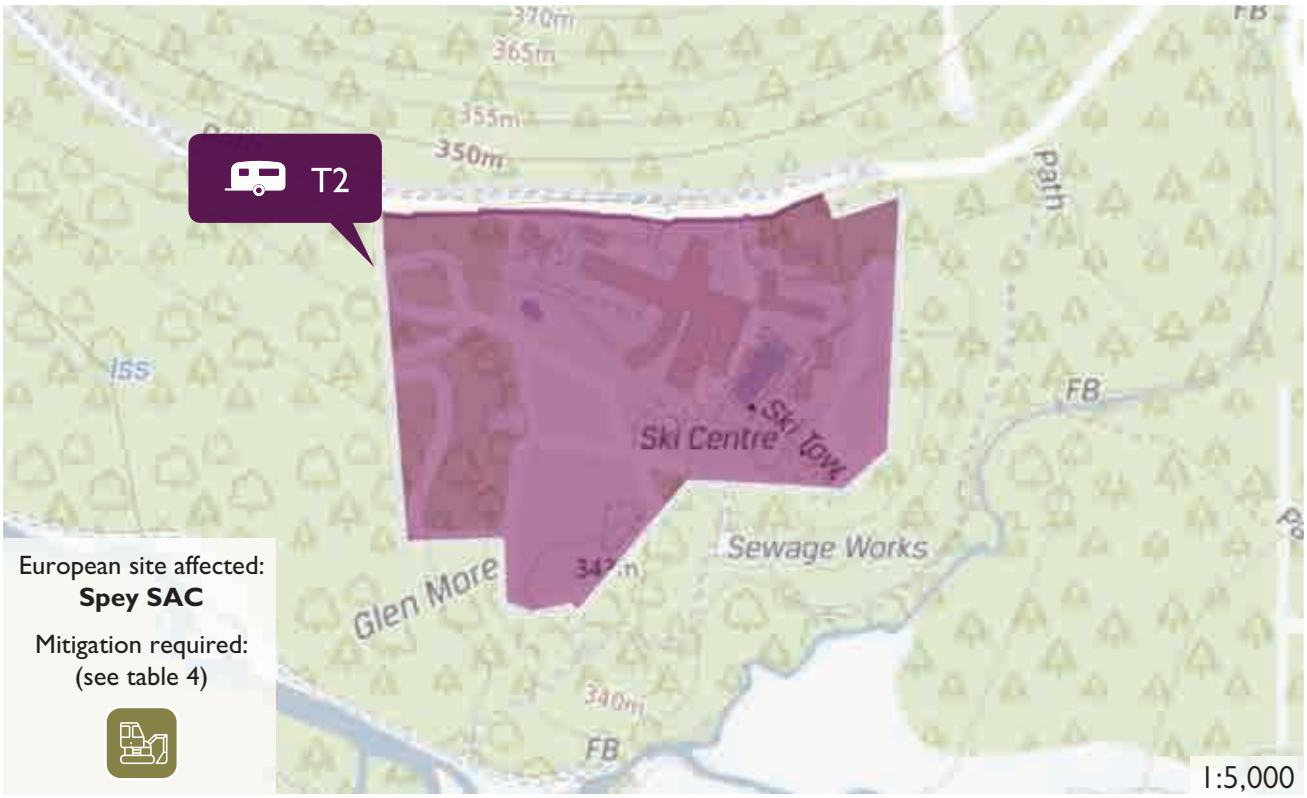
Where appropriate, enhancement opportunities will be supported, subject to a satisfactory outcome of the Habitat Regulation Appraisal.

Development proposals should seek to protect and integrate with existing path networks on the edge of and around the site.

This site is situated in close proximity to a wastewater treatment works. There is strategic sewerage infrastructure running through this site. Enhancement of the small watercourses running through the site is encouraged.

T2: Glenmore Lodge | Allocated for Tourism 6.3ha

Glenmore Lodge is the National Centre for Outdoor and Adventure sports. It is an established business which supports the provision of tourism accommodation, residential training opportunities and events for the adventure sports sector. These established uses should be protected from adverse development, and any future development must be compatible with the existing operational business.



European site affected:
Spey SAC

Mitigation required:
(see table 4)

Any further development on the site will require:

Medium to High probability flood risk area adjacent to the site. A Flood Risk Assessment or other supporting information will be required to inform the developable area.

Where appropriate, enhancement opportunities will be supported, subject to a satisfactory outcome of the Habitat Regulation Appraisal.

Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and to protect the ancient or native woodland.

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GLENSHEE

Glenshee is a small dispersed community in the south of the National Park and is located on the route to the ski centre at Glenshee. With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Settlement objectives

- Support development that enhances the visitor experience and complements the role of Glenshee as a focus for visitors
- Facilitate appropriate economic growth which supports a thriving community
- Support small-scale organic growth through the Local Development Plan's housing policy

Developer obligations

Affordable housing
All housing developments should include 25% affordable housing

Fold out for overview plan of site allocations in Glenshee.

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INSH

Insh lies on the east of the Insh Marshes – a National Nature Reserve and one of the most important wetlands in Europe. The village is a small community with a small but diverse economy.

Settlement objectives

- Facilitate economic growth that supports the local community
- Support small-scale, organic growth

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Insh

Fold out for overview plan of site allocations in Insh.

INVERDRUIE & COYLUMBRIDGE

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INVERDRUIE & COYLUMBRIDGE

Inverdruie and Coylumbridge lie on the edge of Aviemore leading to the popular tourist attractions at Glenmore and Cairngorm Mountain. Inverdruie has a number of visitor attractions and services.

Settlement objectives

- Support development that enhances the visitor experience of Inverdruie and Coylumbridge
- Facilitate appropriate economic growth which supports a thriving community
- Support small-scale, organic growth

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Increasing Primary School capacity in Aviemore
- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Inverdruie and Coylumbridge

Fold out for overview plan of site allocations in Inverdruie and Coylumbridge

PROPOSALS

T1: Camping site | Allocated for Tourism 3.8ha

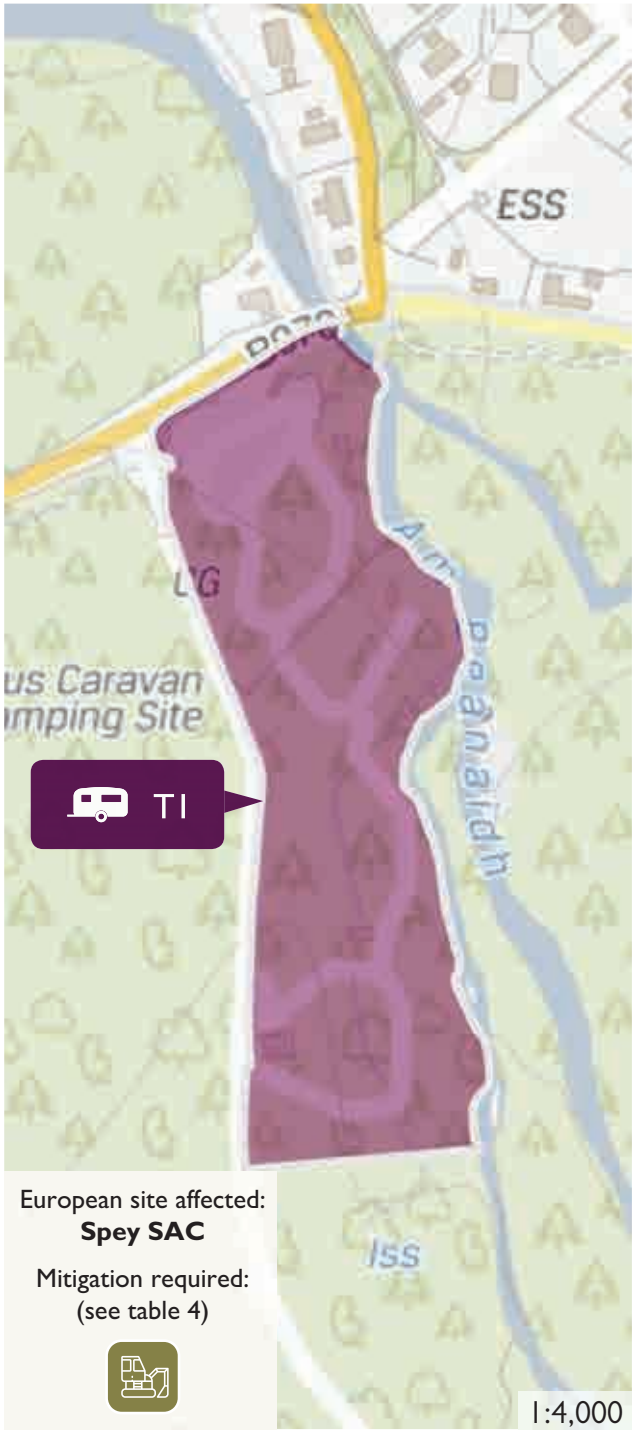
The site is currently in operation as a popular camping site. It is an established business continuing to support the provision of tourism accommodation and should be protected from adverse development. Any future development on the site must be for tourism uses and compatible with the existing operational business.

Medium probability flood risk on part of the site. A Flood Risk Assessment will be required for any new development or change in layout on the site.

Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape and to protect the ancient and native woodland. Where appropriate, enhancement opportunities will be supported, subject to a satisfactory outcome of the Habitat Regulation Appraisal.

Development proposals should seek to protect and integrate with existing path networks on the edge of and around the site.

The site is located a considerable distance from the public waste water network. Depending on future proposed development on the site, the installation of a network from the site to the public sewers may be required and would be the responsibility of the developer.



European site affected:
Spey SAC

Mitigation required:
(see table 4)

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KILLIECRANKIE

Killiecrankie is a small village in Highland Perthshire. The local economy is focused on tourism and outdoor leisure.

Settlement objectives

- Support development which enhances the visitor's experience of Killiecrankie
- Facilitate appropriate economic growth which supports a thriving community
- Support small-scale, organic growth
- Support proposals for safe active travel around the village and to surrounding settlements

Please consult the Transport Scotland website for the latest A9 dualling route information. This can be accessed via: A9 Dualling Perth to Inverness (transport.gov.scot).

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Fold out for overview plan of site allocations in Killiecrankie.

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LAGGAN

Laggan is a small dispersed community in the west of the National Park. It is a popular area for visitors, particularly for mountain biking and enjoying the surrounding countryside. With no defined settlement boundary, development here should be of a small-scale, organic nature designed to meet local need.

Settlement objectives

- Support development which enhances the visitor experience of Laggan
- Facilitate appropriate economic growth which supports a thriving community
- Support small-scale organic growth through the Local Development Plan's housing policy

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- An extension to Kingussie High School
- Increasing capacity at strategic community leisure facilities serving Laggan

Fold out for overview plan of site allocations in Laggan.

PROPOSALS

H1: Land adjacent to A86 | Allocated for Housing — 5.3ha
Indicative Residential Capacity: 8 units

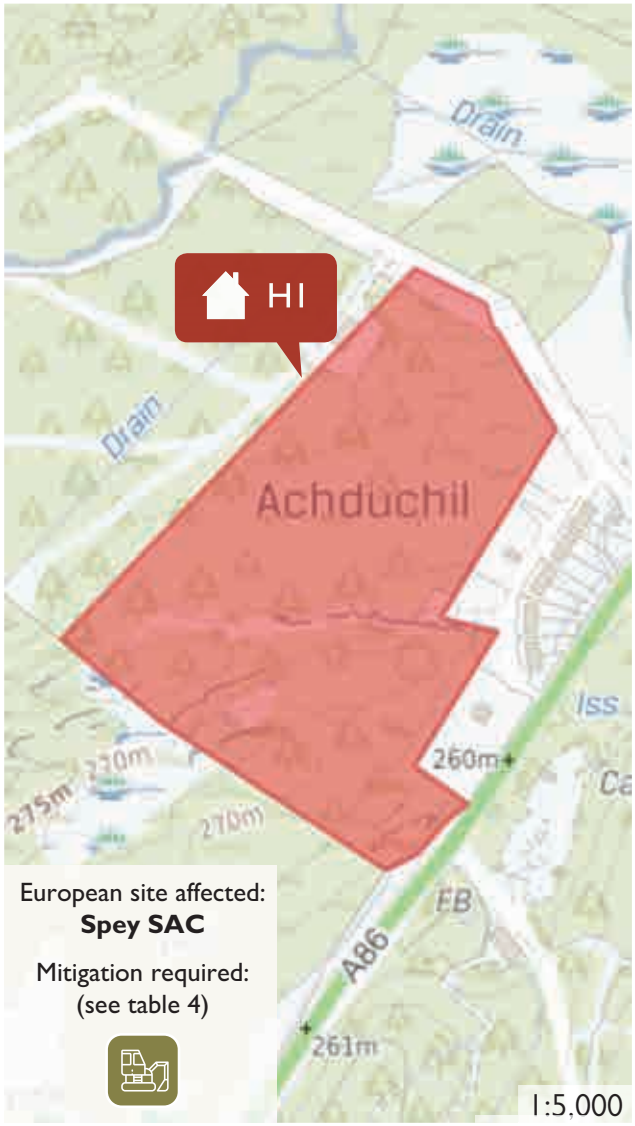
The site is allocated for affordable dwellings to help meet local needs in Laggan. The site lies behind the existing row of Foresters Cottages and could provide an opportunity for the development of a range of affordable dwellings, including self-build plots.

Medium to High probability flood risk adjacent to the site. A Flood Risk Assessment or other supporting information will be required to inform the developable area.

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

Development proposals should seek to protect and integrate with existing path networks along the edge of the site.

No water or waste water network near site. Private supplies may be required.



European site affected:
Spey SAC

Mitigation required:
(see table 4)

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STRATHDON

Strathdon lies in Upper Donside in the east of the National Park and is made up of a number of dispersed communities. The economy is largely based on agriculture and land management with a growing tourism sector. With no defined settlement boundary, and no new development allocations, development here should be of a small-scale, organic nature designed to meet local need.

Settlement objectives

- Facilitate economic growth that supports the local community
- Support small-scale organic growth through the Local Development Plan's housing policy

Developer obligations

Affordable housing

All housing developments should include 25% affordable housing

Planning obligations

Contributions will be sought from any housing developments towards:

- Alford Academy

Fold out for overview plan of site allocations in Strathdon.

Appendix 1:
Housing allocations and housing land supply

Settlement	Site ref/name	Total capacity	Effective supply Pre 2020	Effective supply 2020-2024	Effective supply 2025-2029	Effective supply Post 2030
Aberdeenshire						
Ballater	H1: Monaltrie Park	250	0	90	90	70
	C1: Former School	26	26	0	0	0
Braemar	H1: Chapel Brae	6	0	6	0	0
	H2: St Andrews Terrace	30	0	9	21	0
	H3: Kindrochit Court	11	0	11	0	0
	H4: Chapel Brae	6	0	6	0	0
Dinnet	H1: Land to East	15	0	15	0	0
Aberdeenshire total		**334**	**26**	**137**	**111**	**70**
Highland						
Aviemore	H1: Dalfaber	10	0	10	0	0
	H2: Dalfaber	83	0	40	31	12
	M1: Aviemore Highland Resort	214	10	100	104	0
	ACM: An Camas Mòr	1,500	0	90	150	1260
Grantown-on-Spey	H1: Beachen Court	53	42	11	0	0
	H2: Castle Road	50	5	45	0	0
Kingussie	H1: Ardbroilach Road/Craig an Darach	300	10	50	50	190
Newtonmore	H1: Perth Road/ Station Road	120	20	43	38	19

>>

Settlement	Site ref/name	Total capacity	Effective supply Pre 2020	Effective supply 2020-2024	Effective supply 2025-2029	Effective supply Post 2030
Highland continued						
Carr-Bridge	H1: Carr Road	47	0	47	0	0
	H2: Crannich Park	23	23	0	0	0
Cromdale	H1: Kirk Road	20	0	0	6	14
	H2: Auchroisk Park	22	6	10	4	2
Dulnain Bridge	H1: Land West of Play Area	20	0	0	20	0
	H2: Land adjacent A938	20	0	20	0	0
Kincraig	H1: Opposite School	40	4	15	15	6
Nethy Bridge	H1: Lettoch Road	20	0	20	0	0
	H2: Lynstock Crescent	4	0	4	0	0
Dalwhinnie	H1: Land by Garage	6	0	6	0	0
Laggan	H1: Land adjacent A86	8	0	0	0	0
Highland total		**2560**	**120**	**511**	**418**	**1503**
Moray						
Tomintoul	H1: Conglass Lane	8	0	8	0	0
	H2: Lecht Drive	8	0	0	8	0
Moray total		**16**	**0**	**8**	**8**	**0**
Perth & Kinross						
Blair Atholl	H1: Old Bridge of Tilt	20	0	20	0	0
	H2: Main Road	10	0	8	2	0
	H3 : Land North of Little Orchard	8	0	8	0	0
Calvine	C1: Old School					
Perth & Kinross total		**38**	**0**	**36**	**2**	**0**
CNPA total		**2958**	**146**	**692**	**539**	**1573**

Appendix 2: Schedule of land ownership

Settlement	Description of land owned by the Cairngorms National Park Authority or Local Authority	Total capacity
Aviemore	Land at Granish (THC)	ED3 (part)
	Former school playing field (THC)	C2
Ballater	Land at Ballater Business Park (AC)	ED1 (part)
	Ballater Caravan Park (AC)	T1
	Former school site (AC)	C1
Grantown-on-Spey	Land at Beachen Court (THC)	H1 (part)
Kingussie	Depot (THC)	ED1
	Ardvonie car park (THC)	C1
	Car park off Ruthven Road (THC)	0C2
	Car park off Spey Street (THC)	C4
Braemar	Depot (AC)	ED1 (part)
	The Mews (AC)	ED2 (part)
Tomintoul	Depot (MC)	ED2
Calvine	Former Struan School (PKC)	C1

Abbreviations used:

AC Aberdeenshire Council

MC Moray Council

PKC Perth and Kinross Council

THC The Highland Council

Glossary

Affordable housing: Broadly defined as housing at a reasonable quality that is affordable to people on modest incomes. It may take the form of social rented accommodation, private rented accommodation owned and/or managed by a private sector landlord to approved management and maintenance standards with equivalent registered social landlords rents, shared ownership, shared equity, discounted low-cost housing for sale including plots for self-build, and low-cost housing without subsidy.

Ancient woodland: Woodland that is recorded on the inventory of ancient and long established semi-natural woodland held by NatureScot, and has been established for many hundreds of years.

Ancient Woodland Inventory (AWI): An Inventory of woodland sites that are thought to have been continuously wooded since 1750 or 1860.

Appropriate Assessment: An assessment carried out by a planning authority as part of Habitat Regulations Appraisal to determine whether it can be concluded that there will be no adverse effects on the integrity of a European site from a development proposal. If the planning authority is unable to reach this conclusion, the development proposal can only be approved in the most limited of circumstances.

Brownfield land: Land which has previously been developed. The term may cover vacant or derelict land, infill sites, land occupied by redundant or unused buildings, and developed land within the settlement boundary where further intensification of use is considered acceptable.

Conservation Area: Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Compensation: Where mitigation measures are unable to fully address the loss of natural heritage interest on-site then this may be compensated for off site to an equivalent level. This may be through creation, restoration or enhancement of habitat, through financial compensation or a combination of both may be considered. Compensation is not always feasible, for example in the case of either glacial landforms or ancient woodland, where the timescales for restoration are impossible within reasonable timescales.

Development: The carrying out of building, engineering, mining or other operations, in, on, over or under land, or the making of any material change in the use of any building or other land.

European Protected Species: Species listed on Annex IV of the Habitats Directive as species of European Community Interest and in need of strict protection.

European Sites: Name given to sites within the Natura 2000 network of European Union-wide nature conservation sites established under the EC Habitats Directive. This network will comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

Habitat Regulations Appraisal: An appraisal carried out by a planning authority to determine whether a development proposal would be likely to have significant effects on any European site or designated area, either alone or in combination with other plans or projects. If likely significant effects are identified, the HRA moves on to an Appropriate Assessment.

Historic Environment Scotland: Historic Environment Scotland safeguards the nation's built heritage and promotes its understanding and enjoyment on behalf of Scottish Ministers.

GLOSSARY

Housing Association: A non-profit making organisation committed to meeting specific housing needs.

Hut: A simple building used intermittently as recreational accommodation (i.e. not a principal residence); having an internal floor area of no more than 30 square metres; constructed from low-impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life. Huts may be built singly or in groups.

Listed Buildings: Buildings are 'Listed' because they are considered to be of special architectural or historic interest and as a result require special protection.

Mitigation: Activities that aim to avoid or minimise adverse effects of development. In the context of natural heritage, mitigation is defined as on-site activities that aim to avoid or minimise adverse effects on the natural heritage. This may include amendment to design and layout as well as practical measures such as carrying out works at a particular time of year to avoid disturbing nesting birds or hibernating bats.

National Parks: The National Parks (Scotland) Act 2000 enables the establishment of National Parks in Scotland.

National Scenic Area: Areas of land designated as being of national significance on the basis of their outstanding scenic interest which must be conserved as part of the country's natural heritage.

NatureScot:
The public body with a remit to secure the conservation and enhancement of Scotland's unique and precious natural heritage, i.e. wildlife, habitats, geology and landscapes.

Natural heritage: The natural heritage of the Park includes all species, habitats and ecosystems (biodiversity) together with soils, geology and landform (geodiversity), hydrological regime and the amenity arising from them.

NVC: National Vegetation Classification Survey.

Open market housing: Housing which is bought and sold on the open market.

Open space: Greenspace consisting of any vegetated land or structure, water or geological feature in an urban area and civic space consisting of squares, market places, playgrounds and other paved or hard landscaped areas with a civic function.

Protected species: Wild species of animal, plant or fungi that are protected by law and against which an offense may be committed unless a license is obtained. Legal protection is provided by the Conservation (Natural Habitats, &c.) Regulations 1994 as amended, Wildlife and Countryside Act 1981 as amended and Protection of Badgers Act 1992 as amended.

Public subsidy for housing: Money from the public purse in the form of subsidy schemes (e.g. housing association grants) which is made available to help provide affordable housing.

Ramsar Convention Site: A designation of globally important wetland areas that are classified to meet the UK's commitments under the Ramsar Convention. Scottish Government Policy states that all Ramsar sites are also Natura 2000 sites and/or Sites of Special Scientific Interest and are protected under the relevant statutory regimes.

Rural brownfield: Sites that have previously been used. In rural areas this usually means sites that are occupied by redundant or unused buildings or where the land has been significantly degraded by a former activity.

Scheduled monument (SMR): A record of scheduled monuments which are considered to be of national importance that Scottish Ministers have given legal protection to under the Ancient Monuments and Archaeological Areas Act 1979.

Scotland Ancient Woodland Inventory: A more sophisticated classification of the inventories of ancient, long established and semi-natural woodlands developed for woodlands in Scotland. For Scottish woods, the category Ancient comprises woods recorded as being of semi-natural origin on EITHER the 1750 Roy maps OR the 1st Edition Ordnance Survey maps of 1860. This is due a) to the likelihood of the latter having been omitted from the Roy maps and b) to render the Scottish classification compatible with that for England and Wales.

Scotland Semi-Natural Woodland Inventory: This dataset contains information gathered by remote means using 1970s sources (maps, aerial photos) about the woodland cover present on Ancient and Long Established Woodland Inventory sites. It does not contain information about woods not on the Inventory.

Scottish Water: Scottish Water is a publicly owned body, answerable to the Scottish Government, that provides water and wastewater services in Scotland.

Scottish Environment Protection Agency (SEPA): The public body with a remit for environmental protection. Acting as Scotland's environmental regulator, it monitors and reports on the state of Scotland's environment.

Section 75 agreement: Legal agreement regulating the future use of land, recorded in the Land Register and legally binding on future owners of the land.

Sites of Special Scientific Interest (SSSI): The SSSI series has been developed over the last 50 years as the national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. These sites are also used to underpin other national and international nature conservation designations.

Special Areas of Conservation (SAC): SACs are designated by the UK Government to meet its obligations under the EC Habitats Directive. They are areas that have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed in Annexes I and II to the Directive. They are of global importance.

Special Protection Areas (SPA): SPAs are classified by the UK Government to meet its obligations under the EC Birds Directive. These are areas of the most important habitats for rare (listed in Annex I to the Directive) and migratory birds within the European Union. SPAs are classified under the Wildlife and Countryside Act 1981. SPAs, together with SACs, form the European sites network. They are of European importance.

Sustainable: A way of living and working which uses and manages environmental, social and economic resources in such a way that future generations will also be able to enjoy them.

Sustainable communities: A population level and mix that meets the current and future needs of its communities and businesses, focused around settlements where services, networks, expertise and experience support the population.

Sustainable development: Development which uses the resources and special qualities of the National Park in such a way that they are used and enjoyed by current generations and that future generations can continue to use and enjoy them.

GLOSSARY

Sustainable economic growth: Scottish Planning Policy (SPP), defines sustainable economic growth as: "Building a dynamic and growing economy that will provide prosperity and opportunities for all, while ensuring that future generations can enjoy a better quality of life too."

Tree Preservation Order (TPO): A TPO is made by the local planning authority (usually a local council) to protect specific trees or particular woodland from deliberate damage and destruction.

Viability: A measure of whether the value generated by a development is more than the cost of developing it (this includes looking at the key elements of gross development value, costs, land value and developer return). In town centre terms, a measure of a town centre's capacity to attract ongoing investment, for maintenance, improvement and adaption to changing needs.

Vitality: A measure of how lively and busy a town centre is.

Water environment: The water quality, quantity, hydrology, hydromorphology and aquatic ecology of water bodies, river systems, wetlands and groundwater.

Wild Land Areas: Areas that were identified by NatureScot in 2014. They are the most extensive areas where high wildness qualities (perceived naturalness, ruggedness, remoteness and lack of human artefacts) can be found. They are a non-statutory designation considered to be of national importance.

Wildness: The quality experienced within areas of wild land character, dependant on physical attributes of perceived naturalness, ruggedness of terrain, remoteness and visible absence of modern artefacts.

Windfall sites: Sites which become available for development unexpectedly and are therefore not included as allocated land in the local plan.

Cairngorms
NATIONAL PARK
Pàirc Nàiseanta a' Mhonaidh Ruaidh

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