

Local Development Plan

# Development Plan Scheme

June 2023



Cairngorms  
National Park

Pàirc Nàiseanta a'  
Mhonaidh Ruaidh



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National Park

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# Introduction

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Every Local Authority must produce a Development Plan Scheme, at least annually, as required by section 20B of the Planning (Scotland) Act 1997 (as amended by the Planning etc. (Scotland) Act 2006, the Planning (Scotland) Act 2019), the Town and Country Planning (Development Planning) (Scotland) Regulations 2008.

The Development Plan Scheme is an important communications tool. It is key to supporting deliverable and people-focussed plans by letting stakeholders know when and how they can get involved in the preparation of the next Local Development Plan and keep them informed of progress.

The Development Plan Scheme for the Cairngorms National Park Local Development Plan:

- Outlines how planning in the National Park works.
- Highlights changes to the Development Plan system that will determine how the next Local Development Plan will be prepared and used.
- Provides details on the processes and timescales for the preparation of the next Local Development Plan.
- Includes a Participation Statement that sets out how and when engagement and public consultation will take place in the preparation of the next Local Development Plan.
- Contains an invitation for communities to prepare Local Place Plans.

# Planning in the National Park

In the Cairngorms National Park, arguably more than in any other part of Scotland, we adopt an almost entirely partnership approach to planning. The Park Authority and the five local authorities that cover its area – Aberdeenshire Council, Angus Council, Moray Council, Perth and Kinross Council and The Highland Council – all play a key role in making the planning system work effectively.

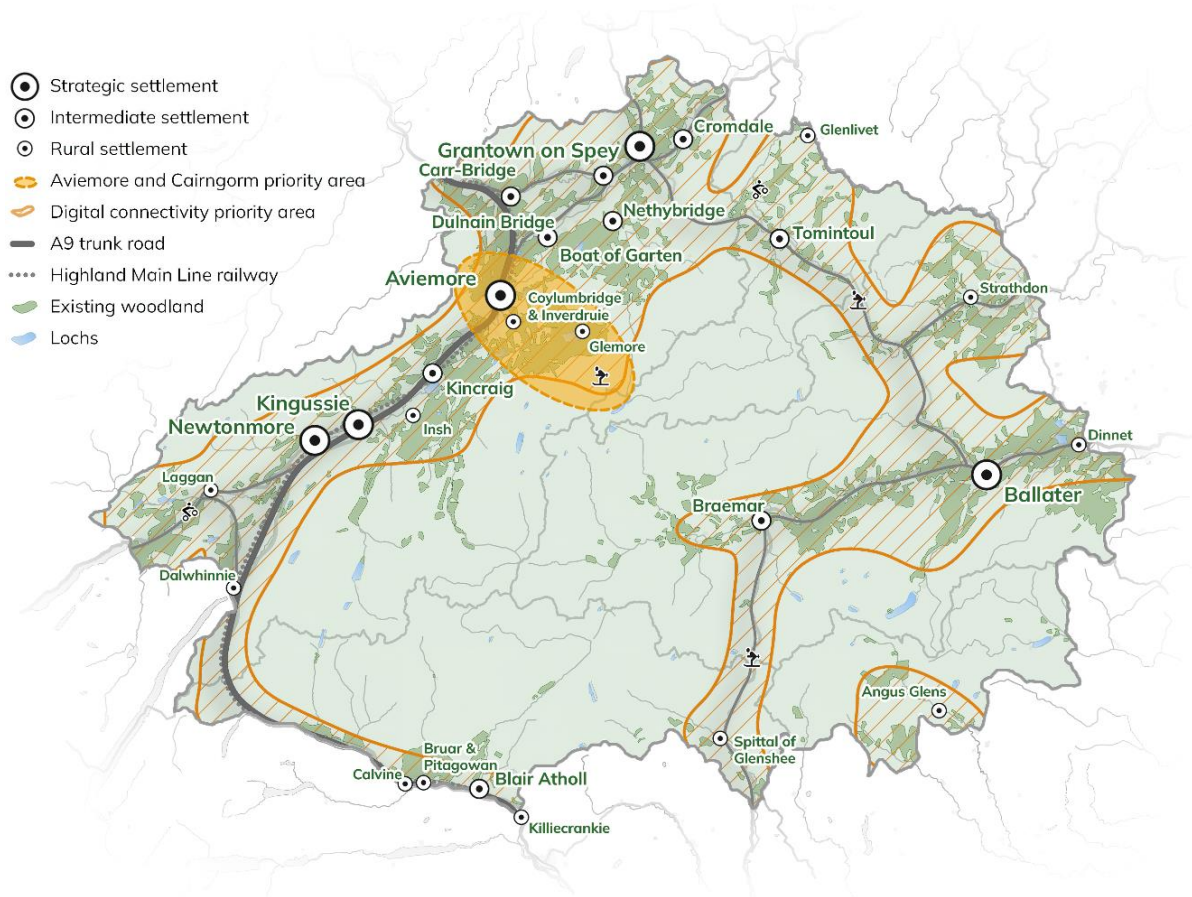


Figure 1 Strategic diagram from the National Park Partnership Plan 2022. Contains OS data © Crown copyright and database right 2023.

The Park Authority 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 National Park are determined in line with this policy framework.

However, planning applications are submitted in the first instance to the relevant local authority. The Park Authority then 'calls in' and determines the most

significant planning applications for the National Park (generally around 10% of all applications), leaving the remainder to be determined by the local authorities<sup>1</sup>.

## The current Local Development Plan

The current Local Development Plan was adopted on 26 March 2021. 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 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.”*

The plan is supported by a suite of topic based supplementary and non-statutory guidance which provide further information about how the policies within the plan should be interpreted and implemented:

- Housing supplementary guidance
- Developer Obligations supplementary guidance
- Supporting Economic Growth non-statutory guidance
- Natural Heritage non-statutory guidance
- Landscape non-statutory guidance
- Renewable Energy non-statutory guidance
- Open Space, Sport and Recreation non-statutory guidance
- Cultural Heritage non-statutory guidance
- Resources non-statutory guidance
- Design and Placemaking non-statutory guidance

[Click here to access the Local Development Plan and its supporting documents](#)

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<sup>1</sup> 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/planning-development](http://www.cairngorms.co.uk/planning-development)

# Action Programme

Every two years the Park Authority must prepare an Action Programme (a statutory requirement under the Town and Country Planning (Development Planning) (Scotland) Regulations 2008). The Park Authority is committed to going beyond the requirements of the regulations and publishes an updated Action Programme annually.



The Action Programme gives an update of the progress or position of the Local Development Plan and aims to support its delivery. The Action Programme reflects the most-to-date position on significant developments with the delivery of the Local Development Plan. The Action Programme:

- Contains the actions required to deliver the policies and proposals of the Local Development Plan
- Identifies the organisation that will be responsible for carrying out a specific action.
- Gives the expected timescales for completing each action.

[Click here to read the most recent Action Programme, published in August 2022](#)

An update to the Action Programme will be published in 2024.

# The new planning system

## The development plan

The Planning (Scotland) Act 2019 has brought numerous reforms to Scotland's development plan system, which are in the process of being implemented. A significant milestone in this was the adoption of National Planning Framework 4 by Scottish Ministers on 13 February 2023, following approval by the Scottish Parliament in January. National Planning Framework 4 replaced National Planning Framework 3 and Scottish Planning Policy, incorporating an updated Scottish Planning Policy, containing detailed national policy on a number of topics.

Unlike National Planning Framework 3 and Scottish Planning Policy, National Planning Framework 4 is part of the statutory development plan (Figure 2). This means that for any place in Scotland, the statutory development plan consists of National Planning Framework 4, which covers the whole country, and the Local Development Plan for the planning authority area where the place is.

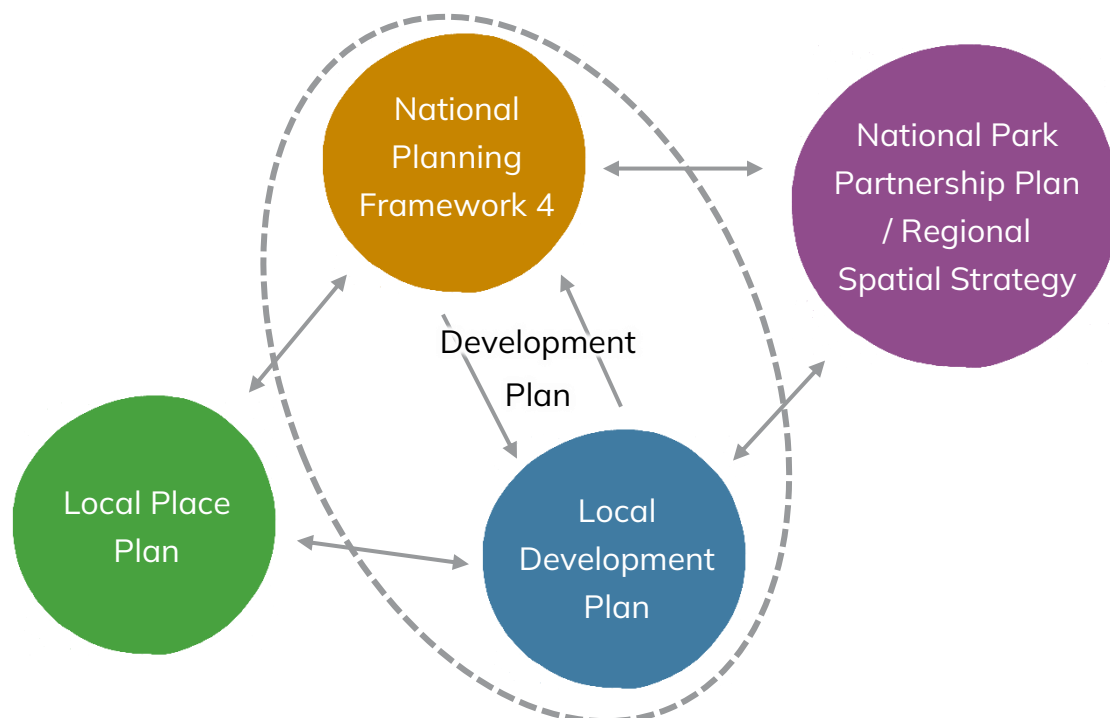


Figure 2 The Scottish Statutory Development Plan.

Strategic direction within the National Park is also provided by the Cairngorms National Park Partnership Plan 2022. The Partnership Plan is the overarching management plan for the Cairngorms National Park which has been 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. Furthermore, the Partnership Plan acts as the Regional Spatial Strategy for the National Park, which is intended to address strategic development and issues.

Scottish Government guidance states that Local Development Plans for National Parks should be consistent with the Partnership Plan and Regional Spatial Strategy. 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.

At a local level the development plan may be influenced by Local Place Plans. These are community-led plans that focus on places within local authorities' areas, which may include particular neighbourhoods.

All planning authorities have five years from The Town and Country Planning (Development Planning) (Scotland) Regulations 2023 coming into force to replace their current Local Development Plan with a new style Local Development Plan. This means the Park Authority must prepare and adopt a new Local Development Plan by no later than May 2028.

# The next Local Development Plan

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Alongside National Planning Framework 4, the Local Development Plan will be the main document which will influence future built development in the National Park. It will address a wide range of policy issues, including housing, retail, economic development, transport, recreation, and built and natural heritage. The Local Development Plan will cover a 10-year period from around 2027 to 2037, as well as provide a general indication of the likely scale and location of development as far as 20 years beyond that.

The Planning (Scotland) Act 2019 has introduced a number of changes to the key steps of preparing a Local Development Plan. Preparation of a new-style Local Development Plan will include:



Evidence-gathering and early community and stakeholder engagement, leading to an Evidence Report.



Submission of the Evidence Report to Scottish Ministers for an independent Gate Check.



Plan preparation, leading to publication of the Proposed Plan for consultation.



Submission of the Proposed Plan to Scottish Ministers for an independent Examination of outstanding issues.

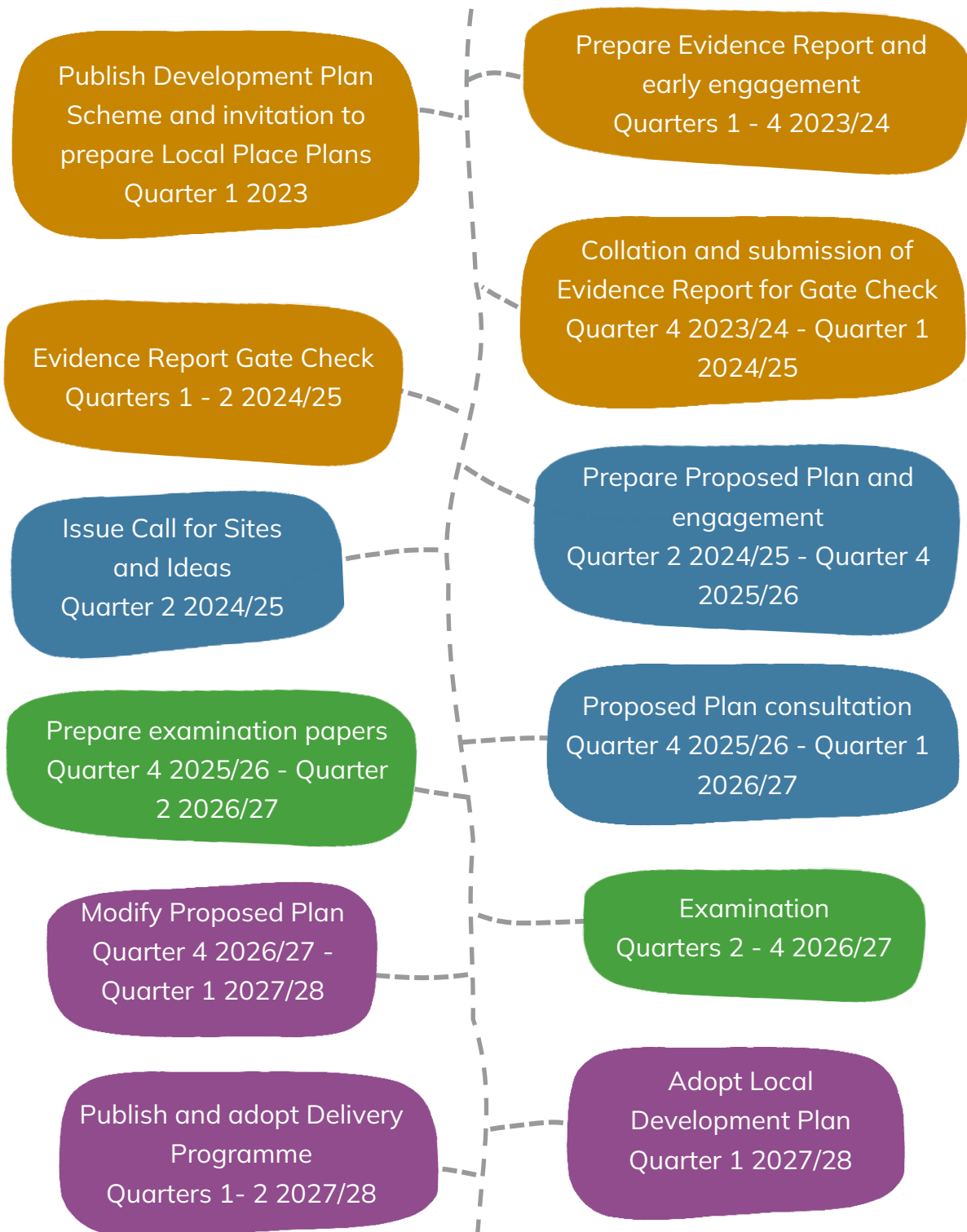


Adoption and Constitution of the Local Development Plan – Constitution being the term referring to the Plan becoming part of the adopted Development Plan.

The new style Local Development Plan is to be place-based with a greater emphasis on maps, site briefs and masterplans, with minimal policy wording. The policies and proposals within the Local Development Plan are to be focused on places and locations, while National Planning Framework 4 will provide overarching thematic policies for decision making.

## Local Development Plan timeline

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A detailed timeline outlining the Local Development Plan's key stages and the types of engagement to take place at each stage is provided In Appendix 1.

# Participation Statement

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Delivering a successful Local Development Plan relies on successful engagement and consultation. The Park Authority will continue to adhere to the National Standards for Community Engagement. The standards are good-practice principles that aim to improve and support effective community engagement, which in turn improves the outcomes.



The Participation Statement outlines how the Park Authority are committed to involving the public in the preparation of next Local Development Plan.

## Engagement objectives

Across specific informal and formal consultation phases, we will attempt to:

- Identify and feedback on the key issues we are facing, the big challenges we need to address and areas of consensus and conflict.
- Establish what realistic and planning related actions would make the biggest difference to tackling these.
- Reach a more diverse cross-section of stakeholders, exploring a variety of consultation methods that help reach audiences that are not typically engaged.
- Find the right balance between conserving and enhancing the natural and cultural heritage of the National Park, delivering affordable housing, supporting a sustainable, thriving economy and providing outstanding visitor experiences.
- Define the proposed planning policy for the National Park over the time frame of the next Local Development Plan.

## Audiences

Seven audiences have been identified as being critical to the success of the Local Development Plan consultation process. These audience encompass those specifically set out in Scottish Government's Local Development Plan regulations, including children and young people, disabled people and community councils.

- Residents
- Community groups
- Young people
- Local businesses
- Landowners and managers
- Visitors to the Park
- Under-represented groups



## Summary of methods

The Park Authority will:

- Ensure people and communities are aware of the Local Development Plan process and the opportunities to comment at key stages in its production. The Park Authority will keep everyone up-to-date and informed via a range of platforms and organisations, including the Park Authority's website, consultation and social media platforms, and through key stakeholders and statutory consultees.
- Widely encourage involvement using a range of methods. This will include engagement events and publicity campaigns via a range of platforms and organisations, including the Park Authority's website, consultation platforms and social media platforms, the media, newspaper adverts and articles, and through key stakeholders, statutory consultees.
- Produce documents that are accessible, transparent and written in jargon-free language that avoids or otherwise explains necessary technical terms.
- Publish an updated Development Plan Scheme every year, setting out how and when people can get involved in the preparation process.
- Consider the use of mediation as a method of addressing potentially contentious issues.

A detailed timeline outlining the Local Development Plan's key stages and the types of engagement to take place at each stage is provided In Appendix 1.

# Invitation to do Local Place Plans

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Local Place Plans have been introduced as part of the new planning system to allow communities to prepare their own plans that can be taken into consideration during the preparation of the next Local Development Plan. They provide a new opportunity for communities to feed into the planning system by setting out their ideas, aspirations as well as proposals about how land is developed and used in their local area. Local Place Plans can build on the existing Community Action Plans that most communities across the National Park have prepared.



The Cairngorms National Park Authority wants the next Local Development Plan to be shaped by the aims and ambitions of communities across the National Park. We are inviting community councils and other community bodies to create their own community-led Local Place Plans that we would take into account in preparing the next Local Development Plan.

It is up to each community body to decide if they want to prepare a Local Place Plan, however, it is important that we make sure there is enough time for it to be submitted and checked so it can feed into and inform the next Local Development Plan at the earliest possible stage. Based on current timescales for preparing the next Local Development Plan, Local Place Plans would need to be submitted to the Park Authority by the end of May 2024 in order to be taken account of in the next Local Development Plan, but a Local Place Plan that is completed after that date can still be taken account of in future planning decisions or a future Local Development Plan.

The Park Authority will also take account of Community Action Plans in preparing the next Local Development Plan.

[Click here to find out more about preparing Local Place Plans](#)

If you have any questions about Local Place Plans, contact us at:

planning@cairngorms.co.uk

# Contact Details

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If you would like to be kept informed of progress on the preparation of the next Local Development Plan, please go to:

[cairngormsldp.commonplace.is](http://cairngormsldp.commonplace.is)

If you have any questions that you would like answered, please contact:

Planning Team  
Cairngorms National Park Authority  
14 The Square  
Grantown-on-Spey  
PH26 3HG

Tel: 01479 873535

Email: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk)

Website: [cairngorms.co.uk](http://cairngorms.co.uk)

# Appendix 1: detailed timeline

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Appendix 1 provides a detailed timeline for the next Local Development Plan, outlining the key stages of preparation and when engagement is planned to take place. It may be revised in future Development Plan Schemes subject to the release of updated Scottish Government guidance and the timescales of stages outwith the control of the Park Authority.

LDP Stage / Engagement Activity	Timing
Prepare Evidence Report	Quarters 1 - 4 2023/24
Publish Development Plan Scheme (and Participation Statement) online and share via website and social media.	Quarter 1 2023/24
Issue invitation to do Local Place Plans as part of Development Plan Scheme and promote via website, social media and Cairn newsletter.	Quarter 1 2023/24
Early online engagement via online consultation platform, supported by website, social media and Cairn newsletter promotion	Quarters 2 - 3 2023/24
Direct engagement with Community Councils and other statutory community groups.	Quarters 2 - 3 2023/24
Engagement through Community Action Planning Meetings	Quarters 1 - 3 2023/24
Social media advertising campaign targeting specific demographics, for example young people and the working age population, linking to online consultation platform.	Quarters 2 - 3 2023/24
Stakeholder events targeted at under-represented groups	Quarters 2 - 3 2023/24
Work collaboratively with Local Authorities on their engagement work on Open Space and Play Sufficiency Assessments.	Quarters 1 - 4 2023/24
Engagement with children and young people through Cairngorms Youth Action Team, student councils in National Park high schools and youth clubs, sports clubs, and other youth groups.	Quarters 1 - 3 2023/24

LDP Stage / Engagement Activity	Timing
Informal sessions with Park Authority Board members.	Quarters 2 - 4 2023/24
Engage with Key Agencies on final the content of Evidence Report.	Quarter 4 2023/24
<b>Collation and submission of Evidence Report for Gate Check</b>	<b>Quarter 4 2023/24 - Quarter 1 2024/23</b>
Webpage updates supported by social media and Cairn newsletter to provide information about the gate check and ongoing work.	Quarter 4 2023/24 - Quarter 1 2024/23

Timescales from this point onwards are indicative as the administration of the gate check and examination sit with Scottish Government's Planning and Environmental Appeals Division and are therefore outwith the Park Authority's control.

LDP Stage / Engagement Activity	Timing
<b>Evidence Report Gate Check</b>	<b>Quarters 1 - 2 2024/2025</b>
Webpage updates supported by social media and Cairn newsletter to provide information about the gate check and ongoing work.	Quarters 1 - 2 2024/2025
Publish infographic of key findings of the Evidence Report and conclusions and share via website social media and Cairn newsletter and distribute to those engaged during Evidence Report stage.	Quarter 1 2024/2025
<b>Prepare Proposed Plan</b>	<b>Quarters 2 - 4 2024/25</b>
Issue Call for Sites and Ideas and advertise via website, social media and Cairn newsletter.	Quarter 2 2024/25
Hold formal consultation of at least 12 weeks via the Commonplace platform, supported by website, social media and Cairn newsletter promotion.	Quarter 4 2025/26 - Quarter 1 2026/27
Social media advertising campaign targeting specific demographics, for example young people and the working age population, linking to Commonplace.	Quarter 4 2025/26 - Quarter 1 2026/27

LDP Stage / Engagement Activity	Timing
Carry out direct engagement with children and young people, through Cairngorms Youth Action Team, primary and school pupils and youth clubs and organisations.	Quarter 4 2025/26 - Quarter 1 2026/27
Issue Neighbour Notifications.	Quarter 4 2025/26 - Quarter 1 2026/27
Hold drop in exhibitions to inform general public and stakeholders of consultation. Supported by social media campaign to promote events.	Quarter 4 2025/26 - Quarter 1 2026/27
Poster circulation in key community hotspots and countryside locations, e.g. community noticeboards, supermarkets, LICs, VICs, interpretation boards to promote drop in exhibitions and consultation.	Quarter 4 2025/26 - Quarter 1 2026/27
Post-consultation webpage updates supported by social media and Cairn newsletter to provide information about ongoing work and the next stage in the process.	Quarter 4 2025/26 - Quarter 2 2026/27
<b>Prepare examination papers</b>	<b>Quarter 4 2025/26 - Quarter 2 2026/27</b>
Update webpage to keep public-up-to-date on progress, supported by social media.	Quarter 4 2025/26 - Quarter 2 2026/27
<b>Examination</b>	<b>Quarter 2 - 4 2026/27</b>
Host examination webpage to keep public up-to-date on progress, supported by social media and Cairn newsletter.	Quarter 2 2026/27
Emails or letters to those who have commented on Proposed Plan on progress and process.	Quarter 2 2026/27
Place material informing general public of Examination in public libraries.	Quarter 2 2026/27
Place statutory advert in at least one local newspaper	Quarter 2 2026/27
<b>Modify Proposed Plan</b>	<b>Quarter 4 2026/27 - Quarter 1 2027/28</b>
Update webpage to keep public-up-to-date on progress, supported by social media.	Quarter 4 2027/28
<b>Adopt Local Development Plan</b>	<b>Quarter 1 2027/28</b>

LDP Stage / Engagement Activity	Timing
Statutory Notices to notify anybody who commented on the Proposed Plan.	Quarter 1 2027/28
Place statutory advert in at least one local newspaper.	Quarter 1 2027/28
Update webpage to keep public informed.	Quarter 1 2027/28
Distribute copies of all documents to public libraries.	Quarter 1 2027/28
Consult all agencies referred to within the Delivery Programme.	Quarter 1 2027/28
Publish Post Adoption Statement.	Quarters 1 - 2 2027/28
Publish and Adopt Delivery Programme.	Quarters 1 - 2 2027/28



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