



Formal Board

28 March 2025

Paper 4

Annex 1

Cairngorms National Park Local Development Plan 2021 - Delivery Programme 2025

March 2025



Cairngorms
National Park
Pàirc Nàiseanta a'
Mhonaidh Ruaidh



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Section 1: Purpose and format

Purpose

This Delivery Programme sets out how the Cairngorms National Park Authority proposes to deliver the Cairngorms National Park Local Development Plan 2021.

It updates and replaces the Cairngorms National Park Local Development Plan 2021 Action Programme 2022. The Planning (Scotland) Act 2019 (Commencement No. 12 and Saving and Transitional Provisions) Regulations 2023^a require that when action programmes associated with adopted local development plans are reviewed, they will become delivery programmes. This is the first Cairngorms National Park Local Development Plan 2021 Delivery Programme.

The aim of the Delivery Programme is to achieve the intended outcomes of the Cairngorms National Park Local Development Plan, as set out in its vision, spatial strategy, policies and proposals. The Delivery Programme is the

^a Click here to view The Planning (Scotland) Act 2019 (Commencement No. 12 and Saving and Transitional Provisions) Regulations 2023

^b Click here to view The Town and Country Planning (Development Planning) (Scotland) Regulations 2023

Cairngorm National Park Authority's main project management tool for the local development plan and will be used to help monitor progress.

The Town and Country Planning (Development Planning) (Scotland) Regulations 2023^b require (in regulation 24) delivery programmes to set out:

1. A list of actions required to deliver each of the policies and proposals contained in the local development plan and an explanation as to how those actions are to be taken,
2. the timescale for the conclusion of each such action,
3. the expected sequencing of, and timescales for, delivery of housing on sites allocated by the local development plan.

A key difference between the previous Action Programme and this Delivery Programme is that this document contains a deliverable housing land pipeline. The purpose of the pipeline^c is to provide a transparent view of the phasing of housing allocations across the short (1–3 years), medium

^c As set out in Policy 16 of the National Planning Framework 4. Click here to view National Planning Framework 4.

(4-6 years) and long-term (7-10 years) so that interventions, including infrastructure that enable delivery, can be planned. Where sites earlier in the Delivery Programme are not delivered as programmed, measures to bring forward earlier delivery of long-term sites can be considered.

A development site which is expected to span over more than one phase is categorised by the phase during which the first houses are expected to be completed.

The housing land pipeline is informed by the approved annual housing land audits of the five constituent local authorities^d, which monitor the delivery of housing land.

In addition to the housing land pipeline, the Delivery Programme provides an up-to-date position for each settlement on the development progress of each of the allocated sites in the Local Development Plan, including the provision of affordable housing and financial contribution secured through planning permissions or required where permission has not yet been granted. Where sites are not progressing, this is highlighted.

^d Aberdeenshire, Angus, Highland, Moray and Perth and Kinross Councils.

Format

The Delivery Programme has six main sections:

- Section 1: Purpose and format p5
- Section 2: Delivery pipeline p11
- Section 3: Developer obligations p18
- Section 4: National projects p29
- Section 5: Infrastructure delivery and other projects p34
- Section 6: Development land information by settlement p40

The role of partners

The Delivery Programme has been prepared by the Cairngorms National Park Authority. However, the Cairngorms National Park Authority is only one of many stakeholders - including public bodies, private developers, landowners and communities - who are responsible for delivering actions within it.

For example, most local authorities combine the roles of planning authority with housing authority, roads authority, education authority and delivery of services, each of which may help deliver the Local Development Plan for their area. In the Cairngorms National Park, the local authorities continue to do all those roles, with the Cairngorms National Park Authority sharing parts of the planning authority role. This means that our Delivery Programme relies heavily on the work of the local authorities and other public bodies as well as the owners of land, private developers and communities.

All statutory consultees have been consulted on this Delivery Programme to ascertain any additional information relating to the infrastructure requirements and any constraints which may affect the delivery of allocated sites.

There are too many to identify in detail, but some of the key roles are summarised in this section.

Cairngorms National Park Authority

Responsible for:

- Preparation and adoption of the Local Development Plan for the National Park.
- Coordination of delivery, monitoring and review of the Local Development Plan and Delivery Programme.
- Determination of major and sensitive applications, monitoring and enforcement, delivery of efficient planning service for customers.
- Support and small-scale funding for corporate priorities.

Local authorities

Responsible for:

- General planning enquiries and advice, pre-application advice, validation / registration and

Environmental Impact Assessment screening and scoping.

- Determination of householder and other small-scale applications, monitoring and enforcement, delivery of efficient planning service for customers.
- Housing authority role including Housing Strategies, Strategic Housing Investment Plans, assess Housing Need and Demand.
- Building control, roads, waste, education, care services, leisure, business support, environmental health roles.

Historic Environment Scotland

Responsible for:

- Advice and support on the potential impacts of development on the historic environment. During the preparation of development plans this is to ensure that the historic environment is considered in a positive way.
- Making and maintaining lists of nationally important historic buildings, archaeological sites and monuments, gardens and designed landscapes and historic battlefields.

- [Click here for full details](#)

NatureScot

Responsible for:

- Advice and support on nature and natural landscapes in preparation of Local Development Plans and in planning applications for planning authorities and developers.
- Regulation of Species Licences.
- [Click here to view NatureScot's Service Statement](#)

Scottish Water

Responsible for:

- Infrastructure for, and connections to, public water supplies and wastewater systems.
- [Click here for full details](#)

Scottish Environment Protection Agency

Responsible for:

- Advice and support on environmental issues in preparation of Local Development Plan and in planning applications for planning authorities and developers.
- Environmental Regulations and Licensing.

Enterprise agencies (Highlands and Islands Enterprise, Scottish Enterprise)

Responsible for:

- Engaging in Local Development Plan preparation and consultations.
- Advice and support on sustainable economic and social development issues.

Other public bodies

Responsible for:

- Advice and support during preparation of Local Development Plan and in planning applications for planning authorities and developers.
- May invest in projects or programmes that support or are connected to the Local Development Plan.

Developers (including community groups or public bodies when acting as a developer)

Responsible for:

- Undertaking work to make effective planning applications, including seeking pre-application advice.
- Complying with planning consents and conditions.
- Securing other required consents.
- Keeping planning authorities informed of progress or problems with sites.
- Securing funding, manage development process through to completion and disposal or sale of properties.

Communities and other groups

Responsible for:

- Engaging in Local Development Plan preparation and consultations.
- Developing and reviewing Community Action Plans^e and Local Place Plans.
- Establish community development companies to coordinate and develop projects.

Links to other plans and strategies

The Cairngorms National Park Partnership Plan^f is the high-level management plan for the National Park and is the Economic Strategy, Sustainable Tourism Strategy, Regional Spatial Strategy, Climate Action Plan and the Regional Land Use Framework. It sets the context for the:

- Local Development Plan
- Active Cairngorms Action Plan
- Cairngorms Nature Action Plan
- Wellbeing Economic Action Plan

^e Click here to view Community Action Plans in the Cairngorms National Park

Review of the Delivery Programme

The Delivery Programme will be kept under review and updated and published at least every two years. The review will align with the year of the Local Development Plan 2021 period and the phase within which that year belongs. The Delivery Programme will therefore follow the natural progression of developments through the plan period in accordance with National Planning Framework 4.

Each review will be reported to Cairngorms National Park Authority Planning Committee for information and will be published on the Cairngorms National Park's website.

^f Click here to view the National Park Partnership Plan 2022 – 2027

Section 2: Delivery pipeline

This section of the Delivery Programme sets out the number of dwellings expected to be built each year over the local development plan period, starting in the financial year 2020 / 2021. For 2020 / 2021 to 2022 / 2023 it lists completions (dwellings which have been built in each year) and for 2022 / 2023 to 2029 / 2030 it presents the information set out in each constituent authority's most recent published housing land audit. The pipeline tables identify the phasing of housing allocations across the short, medium and long-term as follows:

- Short (1 – 3 years – 2020 / 2021 to 2022 / 2023)
- Medium (4 – 6 years – 2023 / 2024 to 2025 / 2026)
- Long-term (7 – 10 years – 2026 / 2027 to 2029 / 2030)

It also includes the longer-term 'post 2030' pipeline, again, using housing land audit published data.

The table includes local development plan allocated sites as well as windfall sites (non-allocated sites which have planning permission for housing) of four or more dwellings. The delivery pipeline has been colour-coded to reflect progress. While red, amber and green colours are used, the colours are not an assessment of the site's deliverability status. It does not mean that red sites are 'constrained' or 'undeliverable'.

Green	Site under construction or built.
Amber	Site has an existing planning permission which can be implemented.
Red	Site has no planning permission.

Summary

Status	Total site capacity	All completions to 31 March 2023	Total dwellings remaining
Completed / under construction	574	260	314
With permission	104		104
No permission	468		468
Totals	1,146	260	886

Delivery pipeline

Status	Completions to 31 March 2023 and delivery pipeline											
	Short term			Medium term			Long term					
	2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	2024 / 2025	2025 / 2026	2026 / 2027	2027 / 2028	2028 / 2029	2029 / 2030	2030+	
Completed / under construction	56	29	175	103	90	83	24	13	1			
With permission				10	12	29	12	11			30	
No permission						35	46	43	34	24	286	
Totals	56	29	175	113	102	147	82	67	35	24	316	

Sites within The Highland Council (Badenoch and Strathspey) area⁷

Local Development Plan reference	Site	Delivery Pipeline											
		Short term			Medium term			Long term					
		2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	2024 / 2025	2025 / 2026	2026 / 2027	2027 / 2028	2028 / 2029	2029 / 2030	2030+	
Aviemore H1	Dalfaber					3	7						
Aviemore H2	Dalfaber					24	30	11					
Aviemore M1	Aviemore Highland Resort			49	20	30	29						
Aviemore C3	Dalfaber Industrial Estate			14									
Aviemore windfall	Land west of Allt Mor	14		24									
Aviemore windfall	Former saw mill, Inverdrue	1	1	2	2								
Carrbridge H1	Carr Road			18	29								
Carrbridge H2	Crannich Park	23											
Cromdale H1	Kirk Road					6	3	3	3	1			
Cromdale H2	Auchroisk Park		1	1		4	4						
Dalwhinnie H1	Land by garage											6	
Dulnain Bridge H1	Land west of play area											20	
Dulnain Bridge H2	Land adjacent to A938				18								
Dulnain Bridge windfall	Skye of Curr Road					1	2						
Grantown-on-Spey H1	Beachen Court	8		13	8	8							
Grantown on Spey H2	Castle Road											50	

⁷ Based on Highland Council Housing Land Audit 2023 (published February 2024)

Local Development Plan reference	Site	Delivery Pipeline										
		Short term			Medium term			Long term				
		2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	2024 / 2025	2025 / 2026	2026 / 2027	2027 / 2028	2028 / 2029	2029 / 2030	2030+
Grantown on Spey windfall	Rear of Strathspey Hotel		4									
Kincraig H1	Opposite school			24	16							
Kingussie H1	Land between Ardrolach Road and Craig an Darach				10	10	10	10	10			100
Kingussie windfall	North of Renroc, Dunbarry Road			2	1	1						
Kingussie windfall	Former police station			1	3	4						
Kingussie windfall	Bank House				5							
Laggan H1	Land adjacent to A86											8
Nethy Bridge H1	Lettoch Road						5	5	5	5		
Nethy Bridge H2	Land at Lynstock Crescent											4
Newtonmore H1	Land between Perth Road and Station Road					10	10	10	10			80
Totals	Completed / under construction:	46	6	148	102	90	83	24	13	1		
	With planning permission:				10	11	12	10	10			
	No planning permission:						5	5	5	5		268
	Total Highland Council:	46	6	148	112	101	100	39	28	6		268

Sites within Aberdeenshire Council area⁸

Local Development Plan reference:	Site	Delivery Pipeline											
		Short term			Medium term			Long term					
		2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	2024 / 2025	2025 / 2026	2026 / 2027	2027 / 2028	2028 / 2029	2029 / 2030	2030+	
Ballater H1	Monaltrie Park						22	24	24	24	13		
Ballater C1	Former school	1	23										
Braemar H1	Chapel Brae						3	3					
Braemar H2	St Andrews Terrace												30
Braemar H3	Kindrochit Court						15						
Braemar H4	Chapel Brae					1	2	2	1				
Dinnet H1	Land to east						5	5	5				
Totals	Completed / under construction:	1	23										
	With planning permission:					1	17	2	1				30
	No planning permission:						30	32	29	24	13		
	Total Aberdeenshire Council:	1	23	0	0	1	47	34	30	24	13		30

⁸ Aberdeen City and Aberdeenshire Council Housing Land Audit 2024 (published March 2025).

Sites within Moray Council area⁹

Local Development Plan reference	Site	Delivery Pipeline										
		Short term				Medium term			Long term			
		2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	2024 / 2025	2025 / 2026	2026 / 2027	2027 / 2028	2028 / 2029	2029 / 2030	2030+
Tomintoul H1	Land to North East							4	4			
Tomintoul H2	Lecht Drive										4	4
Tomintoul windfall	Former Tomintoul secondary school			12								
Totals	Completed / under construction:	1		15	1							
	With planning permission:											
	No planning permission:							4	4		4	4
	Total Moray Council:	1	0	27	1	0	0	4	4	0	4	4

⁹ Moray Council Housing Land Audit 2024 / 5 (published August 2024)

Sites within Perth and Kinross Council area¹⁰

Local Development Plan reference:	Site	Delivery Pipeline										
		Short term			Medium term			Long term				
		2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	2024 / 2025	2025 / 2026	2026 / 2027	2027 / 2028	2028 / 2029	2029 / 2030	2030+
Blair Atholl H1	Old Bridge of Tilt							5	5	5	5	
Blair Atholl H2	Main Road										2	8
Blair Atholl H3	Land North of Little Orchard	8										
Calvine C1	Old School											6
Totals	Completed / under construction:	8										
	With planning permission:											
	No planning permission:							5	5	5	7	14
	Total Perth and Kinross Council:	8	0	0	0	0	0	5	5	5	7	14

¹⁰ Perth and Kinross Council Housing Land Audit 2023 (published October 2023)

Section 3: Developer obligations

This section of the Delivery Programme sets out all affordable housing and financial contributions that have been agreed through planning permissions and either built since April 2020 or have an existing planning permission.

This section also includes an update to some of the content of the Community Information section of the Local Development Plan, which identifies what developer obligations are anticipated for each settlement in the National Park.

The tables below include local development plan allocated sites as well as windfall sites (non-allocated sites which have planning permission for housing). Each site has been colour-coded to reflect its status.

Green	Site under construction or built.
Amber	Site has an existing planning permission which can be implemented.

Sites within The Highland Council (Badenoch and Strathspey) area

Local Development Plan reference:	Site	Affordable Housing		Notes, including additionality	Financial contributions
		Number	Percentage		
Aviemore H1	Dalfaber	5 ¹¹	25%	Under construction. Affordable housing combined across two planning permissions on adjoining sites.	
Aviemore H2	Dalfaber				
Aviemore M1	Aviemore Highland Resort	33	26%	Built and occupied. An additional 48 dwellings have been acquired by Highland Housing Alliance for mid-market rent.	
Aviemore C2	Former school playing fields	12	100%	Built and occupied.	Financial contribution towards primary school capacity.
Aviemore C3	Dalfaber Industrial Estate	14	100%	Built and occupied.	Financial contribution towards primary school capacity.

¹¹ The full affordable housing requirement for sites H1 and H2 is 19 units. 14 of these are being delivered on C3.

Local Development Plan reference:	Site	Affordable Housing		Notes, including additionality	Financial contributions
		Number	Percentage		
Aviemore windfall	Former saw mill, Inverdrue	4	67%	Built and occupied. Community-led self-build	
Aviemore windfall	Land west of Allt Mor	9	24%	Built and occupied. 6 flats and 3 terraced houses acquired by Albyn Housing Society.	Financial contributions towards education and bus service provision.
Carrbridge H1	Carr Road	11	23%	Built and occupied. 5 social rent and 6 mid-market rent. An addition 7 dwellings have been acquired by Highland Council for social rent.	Financial contributions agreed towards: <ul style="list-style-type: none"> • a new footpath link (£87,806) • primary school education (£2,571 per dwelling and £12,457 per flat). • school transport (£50,000).
Carrbridge H2	Crannich Park	10	43%	Built and occupied.	Financial contribution towards primary school education.
Cromdale H1	Kirk Road	8	44%	Built and occupied.	

Local Development Plan reference:	Site	Affordable Housing		Notes, including additionality	Financial contributions
		Number	Percentage		
Cromdale H2	Auchroisk Park				Financial contribution of £2,500 towards affordable housing on 1 housing plot.
Dalnain Bridge H2	Land adjacent to A938	18	100%	Built and occupied. 10 mid-market rent for Highland Housing Alliance and 8 social rent for Highland Council.	
Grantown on Spey H1	Beachen Court	23	35%	Built and occupied.	
Kincraig H1	Opposite school	10	25%	Built and occupied.	Financial contribution agreed towards active travel.
Kingussie H1	Land between Ardrolach Road and Craig an Darach	23	34%	Built and occupied.	
Kingussie windfall	Bank House	5	100%	Built and occupied	

Local Development Plan reference:	Site	Affordable Housing		Notes, including additionality	Financial contributions
		Number	Percentage		
Newtonmore H1	Land between Perth Road and Station Road	20	25%	Under construction.	Financial contributions agreed: £36,000 towards acquiring the site north of Station Road for recreational use. £45,000 for improvements or extension to Newtonmore Village Hall or other community facilities.
Total	Affordable housing:	205			

Sites within Aberdeenshire Council area

Local Development Plan reference:	Site	Affordable Housing		Notes, including additionality	Financial contributions
		Number	Percentage		
Ballater C1	Former school site	24	100%	Built and occupied.	
Braemar H2	St Andrews Terrace	11	27%	With planning permission. All affordable dwellings, for both sites, to be provided at Kindrochit Court.	
Braemar H3	Kindrochit Court				
Braemar H4	Chapel Brae	0			Contribution towards affordable housing.
Total	Affordable housing:	35			

Sites within Moray Council area

Local Development Plan reference:	Site	Affordable Housing		Notes, including additionality	Financial contributions
		Number	Percentage		
Tomintoul windfall	Former secondary school site	12	100%	Built and occupied. 9 dwellings for social rent, 3 for discounted sale.	Contribution towards demand responsive transport.
Total	Affordable housing:	12			

Sites within Perth and Kinross Council area

Local Development Plan reference:	Site	Affordable Housing		Notes, including additionality	Financial contributions
		Number	Percentage		
Blair Atholl H3	Land North of Little Orchard	8	100%	Built and occupied.	
Total	Affordable housing:	8			

Updated developer contribution information

The Community Information section of the Local Development Plan sets out the types of developer contributions that are anticipated in each settlement of the National Park. Policy 11 states that the Delivery Programme will be used to publish any updates to the developer contributions that are anticipated for each settlement.

Education

The 2023 / 24 Highland Council school roll forecasts¹², published in April 2024 and based on the latest Housing Land Audit data, anticipate that the following schools in the Cairngorms National Park will be at over 80% capacity during the plan period:

Abernethy Primary School	Abernethy Primary School in Nethy Bridge is expected to reach 90% capacity in 2025 / 2026, which will fall to 82% in 2026 / 2027. Although the longer-term forecasts do not indicate any further capacity issue in terms of education capacity falling from 76% in 2028 / 2029, any development should consider its immediate impact on existing primary school provision and Highland Council should be consulted especially in relation to windfall sites in Nethy Bridge.
Carrbridge Primary School	There remain educational capacity constraints in the forecasts for Carrbridge primary school with capacity reaching 103% in 2025 / 2026. This is forecast to fall to 99% in 2026 / 2027 and continue to fall over the forecast period. From 2028 / 2029 there is not expected to be future capacity constraints above 80% until 2038 / 2039.
Newtonmore Primary School	At Newtonmore Primary in 2025 / 2026 the capacity is expected to reach 91% and fall to 86% in 2026 / 2027. Although it will continue to fall until 2029/ 2030, it is forecast to rise again from 2031 / 2031 (79%) and continue to rise to 90% in 2037 / 2038. This indicated there could be future capacity constraints at this school.

¹² Click here to see the Highland Council 2023 / 24 school role forecasts.

Aviemore Primary School and Kingussie High School, where capacity issues were identified in the Local Development Plan 2021, are no longer anticipated to reach capacity.

The 2023 Aberdeenshire Council school roll forecasts¹³ anticipate that Aboyne Academy and Alford Academy will be at over 80% capacity over the plan period:

Aboyne Academy	Capacity at Aboyne Academy is forecast to be 88% in 2025 and will fall to 80% in 2028. As the forecasted capacity remains above 80% for the forecast period, Aberdeenshire Council should be consulted to determine if developer contributions toward education provision are necessary.
Alford Academy	Alford Academy is forecast to be at 102% capacity in 2025, falling slightly to 96% in 2028. Aberdeenshire Council should be consulted to determine if developer contributions toward education provision are necessary.

In accordance with Policy 11 of the Local Development Plan, contributions will therefore be sought towards increasing school capacity from new housing developments within the catchment areas of Aboyne Academy, Alford Academy, Abernethy Primary School, Carrbridge Primary School and Newtonmore Primary School.

Healthcare

At present there is no National Health Service (NHS) dental capacity for new patients anywhere across Badenoch and Strathspey. Any new housing development in Badenoch and Strathspey should be aware that they may need to contribute to dental health care provision and NHS Highland will be consulted to consider if dental healthcare developer contributions are necessary.

¹³ Click here to see Aberdeenshire Council's 2023 school role forecasts

NHS Grampian are currently working towards doing a review of its assets, including its hospitals. Any applications for housing in the Aberdeenshire area of the National Park should consult the health board on whether developer contributions toward health care provision will be sought.

The Local Development Plan 2021 stated that developer contributions would be required to the Ballater, Braemar and Aboyne medical practices from relevant development in their catchment areas. NHS Grampian advises that this remains the case, as detailed below:

Ballater medical practice	The Ballater Medical Practice is currently over capacity with further planned housing that would be served by the practice. Ballater Medical Practice have requested alterations to increase capacity. The premises are currently under review by NHS Grampian and the Aberdeenshire Health and Social Care Partnership. Any applications for housing in Ballater, should consult the health board on whether developer contributions toward the medical practice should be sought.
Braemar medical practice	The Braemar Health Centre has recently had work undertaken and been completed to create additional capacity. There is still a small space shortfall. Any applications for housing in Braemar, should consult the health board on whether developer contributions toward the medical practice should be sought.
Aboyne medical practice	At the Aboyne Medical Practice -Tarland Surgery there is a shortfall in accommodation. However, the practice is part of the wider Aboyne Medical Practice where additional capacity could be created. Any applications for housing in Dinnet, should consult the health board on whether developer contributions toward the medical practice should be sought.

In accordance with Policy 11 of the Local Development Plan, contributions will therefore be sought towards increasing healthcare capacity from new housing developments within the catchment areas of Ballater, Braemar and Aboyne medical centres. The relevant authorities will be consulted on the need for developer contributions when considering planning applications for new housing development across Badenoch and Strathspey in relation to dental care capacity and within the Aberdeenshire Council part of the Cairngorms National Park in relation to hospital capacity.

This updated information on school and health centre capacity should be read in place of the information on anticipated developer contributions for relevant settlements in the Community Information section of the Local Development plan.

Section 4: National projects

The national infrastructure projects which are relevant to the vision of the local development plan and projects that will support it.

National projects identified in the Local Development Plan 2021 and action programme 2021

Proposal	Description	Timescale	Lead agency	Other partners	Notes
A9 Dualling	<p>Creation of a continuous category 7 'All Purpose Dual Carriageway' between Inverness and Perth.</p> <p>Once complete, the project is anticipated to provide the following benefits:</p> <ul style="list-style-type: none"> • Improved road safety and reduction in accident severity. • Improved journey times and reliability. • Safe crossing points to link non-motorised user 	<p>Nearly 50% of the A9 corridor between Inverness and Perth is expected to be open as dual carriageway by the end of 2030, rising to 85% by the end of 2033 and</p>	Transport Scotland		<p>This project is listed in the Scottish Infrastructure Investment Plan 2021 / 2022 – 2026 / 2027: Programme Pipeline.</p> <p>The delivery plan announced in December 2023 anticipates completion of the dualling between Perth and Inverness by 2035 at the earliest. Key stages affecting the National Park (subject to confirmation in late 2025):</p> <ul style="list-style-type: none"> • A9 North, comprising the Crubenmore to Kincaig

Proposal	Description	Timescale	Lead agency	Other partners	Notes
	<p>routes and public transport facilities.</p> <ul style="list-style-type: none"> • Improved access to tourist and recreation sites. • Improved trunk road transport infrastructure supporting sustainable economic growth, and resilience to climate change (Transport Scotland, 2023). 	100% by the end of 2035.			<p>and Dalraddy to Slochd projects – procurement is planned to commence in Winter 2026 / 2027; contract award is expected in Autumn 2028, and dualling is expected to become fully operational by the end of 2033, at the earliest.</p> <ul style="list-style-type: none"> • A9 Central, comprising the Killiecrankie to Glen Garry, Glen Garry to Dalwhinnie and Dalwhinnie to Crubenmore projects – procurement is planned to commence in Winter 2028 / 2029, contract award is expected in Autumn 2030, and dualling is expected to become fully operational by the end of 2035, at the earliest.

Proposal	Description	Timescale	Lead agency	Other partners	Notes
Highland Mainline Rail improvements	To achieve a faster journey time of 2 hours 45 minutes between Inverness and the Central Belt with an average journey time of 3 hours and an hourly service by 2025.	To 2025	Transport Scotland	Network Rail	<p>Announced in 2011, phase 1 was completed in 2012 and 2 was completed in 2019. Further work is needed to achieve the project objective.</p> <p>Transport Scotland advises that the long-term goal is to achieve a fastest journey time of 2 hours 45 minutes between Inverness and the Central Belt with an average journey time of 3 hours and an increase to the number of passenger and freight paths per day.</p>
	Decarbonisation	To 2045	Transport Scotland	Network Rail	<p>Transport Scotland is working on an update to its Rail Services Decarbonisation Plan, first published July 2020.</p> <p>They anticipate a programme of interventions to remove diesel passenger trains from</p>

Proposal	Description	Timescale	Lead agency	Other partners	Notes
					<p>the Scottish network by 2045 through electrification or alternative traction.</p> <p>Electrification of the Highland mainline from Perth to Inverness is proposed. As well as the environmental benefits, electrification would mean faster acceleration, reducing journey times.</p> <p>Cost information is not set out and cost analysis had not yet been undertaken.</p>
Cairngorm Mountain	The Cairngorm Mountain Masterplan, designed to guide development decisions at the publicly owned Cairngorm Estate over a 25-year period, was published by Highlands	2020 / 21 – 2045 / 46	Highlands and Islands Enterprise / Cairngorm Mountain (Scotland) Ltd	Cairngorms National Park Authority National Lottery Heritage Fund	<p>This project is listed in the Scottish Infrastructure Investment Plan 2021 / 2022 – 2026 / 2027.</p> <p>A key associated project is the Scottish and Southern Electricity Network power upgrade to Cairngorm which</p>

Proposal	Description	Timescale	Lead agency	Other partners	Notes
	<p>and Islands Enterprise in June 2021.</p> <p>Highlands and Islands Enterprise's vision statement states 'We aim to help unlock Cairngorm's full potential as an inspiring place and a unique Scottish asset at the heart of a thriving economy'.</p> <p>25-year map-based spatial visions are proposed for the Cairngorm and Coire Na Ciste Gateways, with zones indicated for primary activity, secondary activity, landscaped buffers, ecology and habitat restoration, ptarmigan managed access and an enhanced wilderness edge.</p>			<p>Highland Council</p> <p>Sportscotland</p> <p>NatureScot</p> <p>Highlife Highland</p> <p>Scottish Government</p> <p>Scottish and Southern Electricity Network</p>	<p>will increase electricity capacity in the area and enable the delivery of proposals within the masterplan to be delivered.</p> <p>July 2023 – Opening of bike park - three interlinked mountain bike trails and a conveyor belt uplift system (detailed planning permission: 2022/0046/DET). This responds to Key Strategies A, D and G.</p> <p>June 2024 – Detailed planning permission granted for adventure play equipment and associated landscaping (2024/0155/DET). This responds to Key Strategies A, D and F.</p>

Section 5: Infrastructure delivery and other projects

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

Infrastructure delivery and other projects in Local Development Plan

Settlement/ Project Name	Infrastructure/ Project Description	Status / Constraints	Timescale	Lead Agency	Other Partners
Badenoch and Strathspey Community Hospital	Replacement of the existing facilities in Grantown on Spey and Kingussie with a community hospital in Aviemore. This is part of a National Health Service Highland review of healthcare facilities provision in Badenoch and Strathspey. Local Development Plan allocation – Aviemore C1.	Opened September 2021. Aviemore Allotment Association has set up a charitable trust with the aim to develop a plot at the southern end of the hospital site for at least 20 allotments initially.	Complete	NHS Highland	Cairngorms National Park Authority Highland Council Medical Practices Communities

Settlement/ Project Name	Infrastructure/ Project Description	Status / Constraints	Timescale	Lead Agency	Other Partners
Strathspey Railway Extension to Grantown on Spey	<p>The Strathspey Railway runs a ten-mile heritage railway from Aviemore Station to Broomhill Station, passing through and stopping at Boat of Garten station.</p> <p>The organisation responsible have previously expressed an interest in restoring the line to Grantown on Spey, but as of yet no formal development application has been proposed or submitted to the Planning Authority.</p> <p>Local Development Plan Allocation - Grantown on Spey C2.</p>	A meeting with representatives of the Rails to Grantown Project in 2024 confirmed that the project requires the grant of a Transport and Works (Scotland) Order, the application for which is dependent on funding (not currently available) from Transport Scotland and the Scottish Government.	2020 onwards	Strathspey Railway Company	Transport Scotland
Active Aviemore		The project has now been divided into a number of			

Settlement/ Project Name	Infrastructure/ Project Description	Status / Constraints	Timescale	Lead Agency	Other Partners
	Active Aviemore is part of the active communities project (see below).	independent projects to be delivered as follows:			
	To improve Aviemore's walking and cycling infrastructure, promote active travel and enhance the integration of social and health care facilities. Local Development Plan Settlement objective - Aviemore	Grampian Road / Dalfaber Drive Junction – redesign and construction.	Completed 2023.	Highland Council	Sustrans
		Path upgrade from Primary School to new Hospital site (rail underpass) – design and construction.	Commenced. No date for completion.	Highland Council	Cairngorms National Park Authority Aviemore & Vicinity Community Council
		Segregated cycle paths on Grampian Road (north of Santa Claus roundabout).	2022 - 2028	Cairngorms National Park Authority	National Lottery Heritage Fund

Settlement/ Project Name	Infrastructure/ Project Description	Status / Constraints	Timescale	Lead Agency	Other Partners
		Design funding secured. Developed and technical design stages (RIBA Stages 3 and 4).			Sustrans Highland Council Highlands and Islands Transport Partnership Aviemore & Vicinity Community Council
Active Communities	Active Communities is one of 21 Heritage Horizons: Cairngorms 2030 projects, supported by The National Lottery Heritage Fund, committed to in the Cairngorms National Park Partnership Plan, 2022.				National Lottery Heritage Fund Sustrans

Settlement/ Project Name	Infrastructure/ Project Description	Status / Constraints	Timescale	Lead Agency	Other Partners
	Improvements to walking, cycling and wheelchair use routes such as minor traffic calming, pavements widening and crossing provisions is split into the following projects:				
	Badenoch and Strathspey (Boat of Garten, Newtonmore, Nethy Bridge, Dulnain Bridge and Carrbridge).	Early design stage.	2024 - 2030	Cairngorms National Park Authority	Highland Council Highlands and Islands Transport Partnership Community Councils
	Braemar	Early design stage.	2024 - 2030	Aberdeenshire Council	Cairngorms National Park Authority

Settlement/ Project Name	Infrastructure/ Project Description	Status / Constraints	Timescale	Lead Agency	Other Partners
Dalnain Bridge to Grantown on Spey active route	A safe off-road route with funding from the Scottish Government's Active Travel Transformation Fund.	Technical design stage.	2024 - 2030	Cairngorms National Park Authority	Highland Council Highlands and Islands Transport Partnership Dalnain Bridge Community Development Trust
Inverdrue to Coolumbridge path	A new path from the Rothiemurchus fishery entrance up to the B970 junction in Coolumbridge.	Option appraisal stage following its identification as a local priority for walking, cycling and using a wheelchair.	2024 - 2030	Cairngorms National Park Authority	Sustrans

Section 6: Development land by settlement

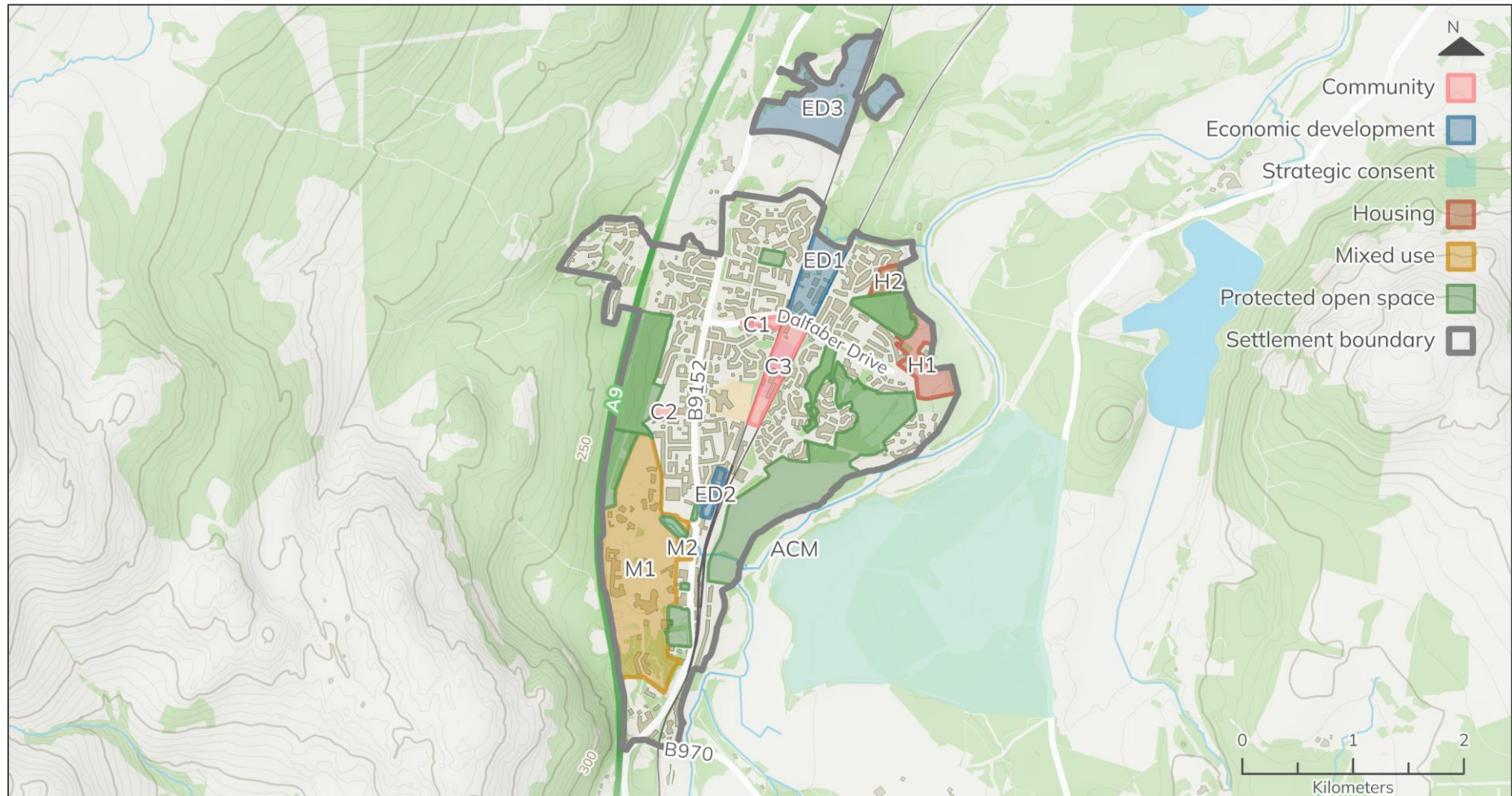
This section of the Delivery Programme supplements the delivery pipeline set out in section 2. It sets out progress and identifies constraints or barriers to the development of land and sites for housing, employment and community or other uses allocated in the Local Development Plan 2021.

It is set out by settlement and includes detailed updates on a site-by-site basis. These have been informed through consultation with the relevant local authorities. And each site is colour-coded to reflect its progress. While red, amber and green colours are used, the colours are not an assessment of the site's deliverability status. It does not mean that red sites are 'constrained' or 'undeliverable'.

Green	Site under construction or built.
Amber	Site has an existing planning permission which can be implemented. Where this is the case constraints are identified where known.
Red	Site has no planning permission. Where this is the case constraints are identified where known.

The requirements set out in this Delivery Programme should be read in conjunction with the Local Development Plan 2021 particularly for information on mitigation requirements and assessments including the need for species protection plans, construction method statements and recreation management plans.

Aviemore



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Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
H1: Dalfaber Total capacity for 10 dwellings. Anticipated delivery: <ul style="list-style-type: none"> 2020 – 2024: 10 dwellings. Owner: Darvall Developments. Developer: Davall Developments. Planning Status: Planning permissions in principle granted in combination with allocation H2 (07/144/CP and 07/145/CP). All matters satisfying conditions approved for 10 dwellings (2013/0073/MSC, 2013/0074/MSC, 2018/0184/MSC, 2014/0397/DET, 2019/0011/MSC, 2019/0012/MSC, 2019/0040/MSC, 2019/0041/MSC, 2019/0042/MSC)	19 affordable dwellings (25%) approved (in combination with allocation H2) through the matters satisfying conditions approvals ⁿ .	Permission in principle granted:	2010	Under construction for 10 dwellings, in conjunction with site H2.
		Matters satisfying conditions approved:	2016 – 2019	
		Commenced (10 dwellings)		
		3 dwellings:	2024 / 2025	
		7 dwellings:	2025 / 2026	

ⁿ The full affordable housing requirement for sites H1 and H2 is 19 units. 14 of these are being delivered on C3.

Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
<p>H2: Dalfaber</p> <p>Total capacity for 83 dwellings.</p> <p>Anticipated delivery:</p> <ul style="list-style-type: none"> 2020 – 2024: 40 dwellings. 2025 – 2029: 31 dwellings. Post 2030: 12 dwellings. <p>Owner: Darvall Developments.</p> <p>Developer: Darvall Developments.</p> <p>Planning Status: Planning permissions in principle granted in combination with allocation H1 (07/144/CP and 07/145/CP).</p> <p>All matters satisfying conditions approved for 65 dwellings (2013/0073/MSC, 2013/0074/MSC, 2018/183/MSC, 2018/0184/MSC, 2014/0397/DET, 2019/0011/MSC, 2019/0012/MSC,</p>	19 affordable dwellings (25%) approved (in conjunction with allocation H1) through the matters satisfying conditions approvals.	Permission in principle granted:	2010	Under construction for 65 dwellings, in conjunction with site H1.
		Matters satisfying conditions approved:	2016 – 2019	
		Commenced (65 dwellings)		
		24 dwellings:	2024 / 2025	
		30 dwellings:	2025 / 2026	
		11 dwellings:	2026 / 2027	

Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
<p>2019/0040/MSC, 2019/0041/MSC, 2019/0042/MSC) (following amendments).</p> <p>Two additional dwellings permitted (2024/0226/DET).</p>				

Mixed use sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
<p>M1: Aviemore Highland Resort</p> <p>The allocation offers opportunities for the improvement and diversification of the current uses (hotels, holiday accommodation, retail, recreation and housing) and the provision of additional housing, retail, recreation and economic development.</p> <p>Total capacity for 214 dwellings.</p> <p>Anticipated delivery:</p> <ul style="list-style-type: none"> Pre 2020: 10 dwellings. 	<p>20% of the dwellings required to be affordable as part of the 2003 outline planning permission.</p> <p>33 affordable dwellings have been constructed.</p> <p>Additionality</p> <p>7 mid-market rent three-bedroom dwellings have been handed over to</p>	Outline planning permission granted:	2003	Under construction. in the north of the site for 128 dwellings.
		Planning permissions granted (161 dwellings):	2008	
		33 affordable dwellings constructed:	2018	

Mixed use sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
<ul style="list-style-type: none"> 2020 – 2024: 100 dwellings. 2025 – 2029: 104 dwellings. <p>Owner: McDonald Hotels.</p> <p>Developer: Tulloch Homes.</p> <p>Planning Status: Outline planning permission granted for Aviemore centre masterplan (02/00007/OUTBS).</p> <p>Detailed planning permissions granted for 140 dwellings (05/306/CP) and 21 dwellings (05/306/CP) in the northern part of the site.</p> <p>Reserved matters approval for supermarket and carpark (06/395/CP).</p> <p>Planning in principle granted in December 2024 for 18 holiday lets (2022/0328/PPP).</p> <p>In January 2023, planning committee resolved to grant permission in principle for 180 dwellings (a minimum of 45% of the total to be affordable</p>	<p>Highland Housing Alliance.</p> <p>Click here for further information</p> <p>41 mid-market rent flats to be handed over to Highland Housing Alliance in 2025.</p> <p>Click here for further information.</p> <p>The holiday let approval requires a financial contribution towards active travel as do the recent applications which the planning committee has resolved to grant.</p>	Commenced (128 dwellings)		
		49 dwellings:	2022 / 2023	
		20 dwellings:	2023 / 2024	
		30 dwellings:	2024 / 2025	
		29 dwellings:	2025 / 2026	

Mixed use sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
<p>homes) subject to a legal agreement to secure a financial contribution towards increasing primary school infrastructure capacity (2023/0030PPP). The delivery of these dwellings is yet to be programmed.</p> <p>In August 2023, planning committee resolved to grant detailed planning permission for 25 additional hotel rooms by adding two floors subject to a legal agreement to secure a financial contribution towards active travel (2022/0241/DET).</p> <p>In January 2024, planning committee resolved to grant detailed planning permission for 25 holiday lodges subject to a legal agreement to secure a financial contribution towards active travel (2023/0004/DET).</p>				

Mixed use sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
<p>M2: Land at Laurel Bank</p> <p>The site provides an opportunity for development that contributes to the town centre including retail, commercial and residential.</p> <p>Owner/developer: Laurel Grant LLP.</p> <p>Planning status: In January 2023, planning committee resolved to grant planning permission for the erection of 22 self-catering apartments, shops (6 units), hotel (83 beds) and underground parking subject to financial contributions to bus service improvements and active travel and notification to Scottish Ministers due to Scottish Environmental Protection Agency objection (2023/0007/DET).</p>	<p>The Scottish Environmental Protection Agency objected to the application on the basis that there will be an impact on flood plain processes.</p>	<p>Scottish Ministers decision on planning application:</p>	<p>2025</p>	<p>No planning permission.</p> <p>Planning application currently pending, awaiting ministerial decision.</p>

Windfall housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
Land west of Allt Mor Planning Status: Detailed planning permission for 38 dwellings (2016/0224/DET).	9 dwellings (24%) secured as affordable housing.	-	-	Built and occupied for 38 dwellings.
Former saw mill, Inverdrue Planning Status: Detailed planning permission for 6 dwellings (2016/0158/DET).	4 dwellings (67% secured as affordable housing.	-	-	Under construction for 6 dwellings. Expected to be completed in 2024.

Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
ED1: Dalfaber Industrial Estate	Economic	Existing use as industrial estate. Site includes small extension to the north.	5.9	0.95
ED2: Myrtlefield Industrial Estate	Economic	In operation / existing use.	1.2	0

Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
ED3: Granish	Economic	Majority of site in operation with some capacity for additional economic development. Detailed planning permission for twenty commercial letting units (2,000sqm) (2022/0057/DET).	16	4.06
Total available economic development land:				5.01

Community sites	Proposed / potential use	Status / progress
C1: Land between the Bowling Green and Railway line	Protected for community use.	
C2: Former school playing fields	Allocated for community use. Detailed planning permission granted for 12 affordable houses (2023/0056/DET) granted in August 2023. Financial contribution to primary school infrastructure capacity.	

Community sites	Proposed / potential use	Status / progress
	Housing site is raised by 1m, with the rest of the site remodelled to form flood storage.	
C3: Land south of Dalfaber Industrial Estate	<p>Detailed planning permission granted for a new Community Hospital in April 2019 (2018/0311/DET).</p> <p>Detailed planning permission granted for 14 dwellings (2019/0298/DET) in April 2021. Contribution to primary school infrastructure.</p>	<p>Hospital constructed and operating.</p> <p>Dwellings constructed and occupied.</p> <p>All affordable – 6 terraced houses, 4 bungalows, 4 cottage flats.</p> <p>There is a fully accessible therapy garden. Raised beds and containers are used to grow a wide variety of plants to provide interest all year round.</p> <p>Aviemore Allotment Association are aiming to develop a plot of land at the south of the site for at least 20 allotments.</p>

Ballater



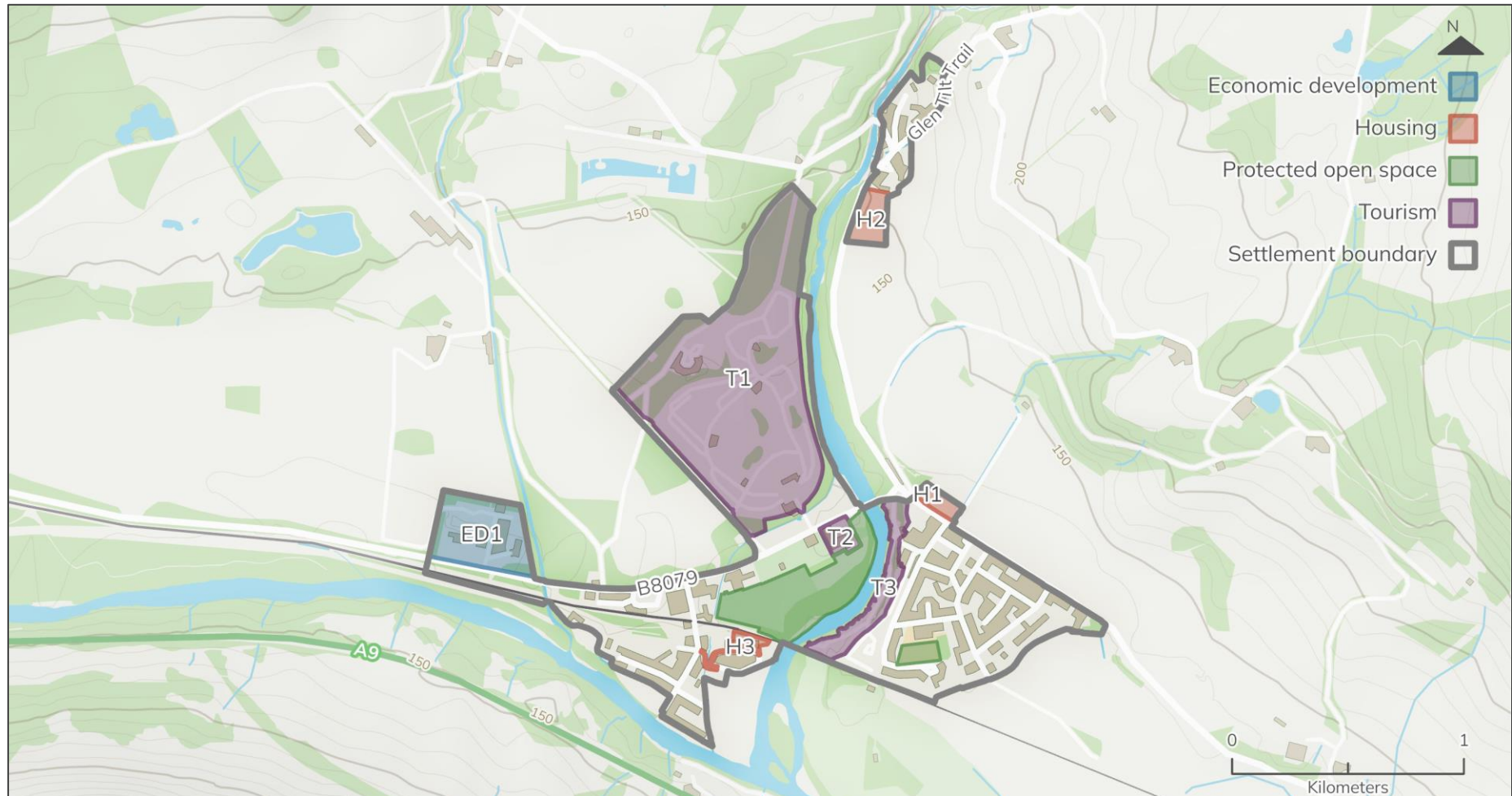
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Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescales	Progress updates
H1 Monaltrie Park Total capacity for 250 dwellings. Anticipated delivery: <ul style="list-style-type: none"> 2020 – 2024: 90 dwellings. 2025 – 2029: 90 dwellings. Post 2030: 70 dwellings. Owner: Invercauld Estate. Planning status: No current planning permission.	Amendments to the fluvial floodplain reduce the potential capacity of this site to around 110 dwellings. No other known constraints. The Scottish Environmental Protection Agency highlights that any future planning application would require an updated Flood Risk Assessment to be submitted to establish the developable area, in line with National Planning Framework Policy 22.	Submission of planning application:	2025	No planning permission. Pre-application discussions underway with relevant authorities.
		Grant of planning permission:	2025	
		Construction of development:		
		22 dwellings:	2025 / 2026	
		24 dwellings:	2026 / 2027	
		24 dwellings:	2027 / 2028	
		24 dwellings:	2028 / 2029	
		13 dwellings:	2029 / 2030	

Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
ED1: Ballater Business Park	Economic	In operation as a Business Park.	0.6	0
T1: Caravan Park	Tourism	In operation as a caravan and camping site.	2.8	0
Total available economic development land:				0

Community sites	Proposed / potential use	Status / progress
C1: Former school site Total capacity for 26 dwellings. Anticipated delivery: <ul style="list-style-type: none"> Pre 2020: 26 dwellings. 	Site provides an opportunity for development that can benefit the community. Detailed planning permission granted for 24 affordable dwellings (2019/0003/DET).	Development complete.

Blair Atholl



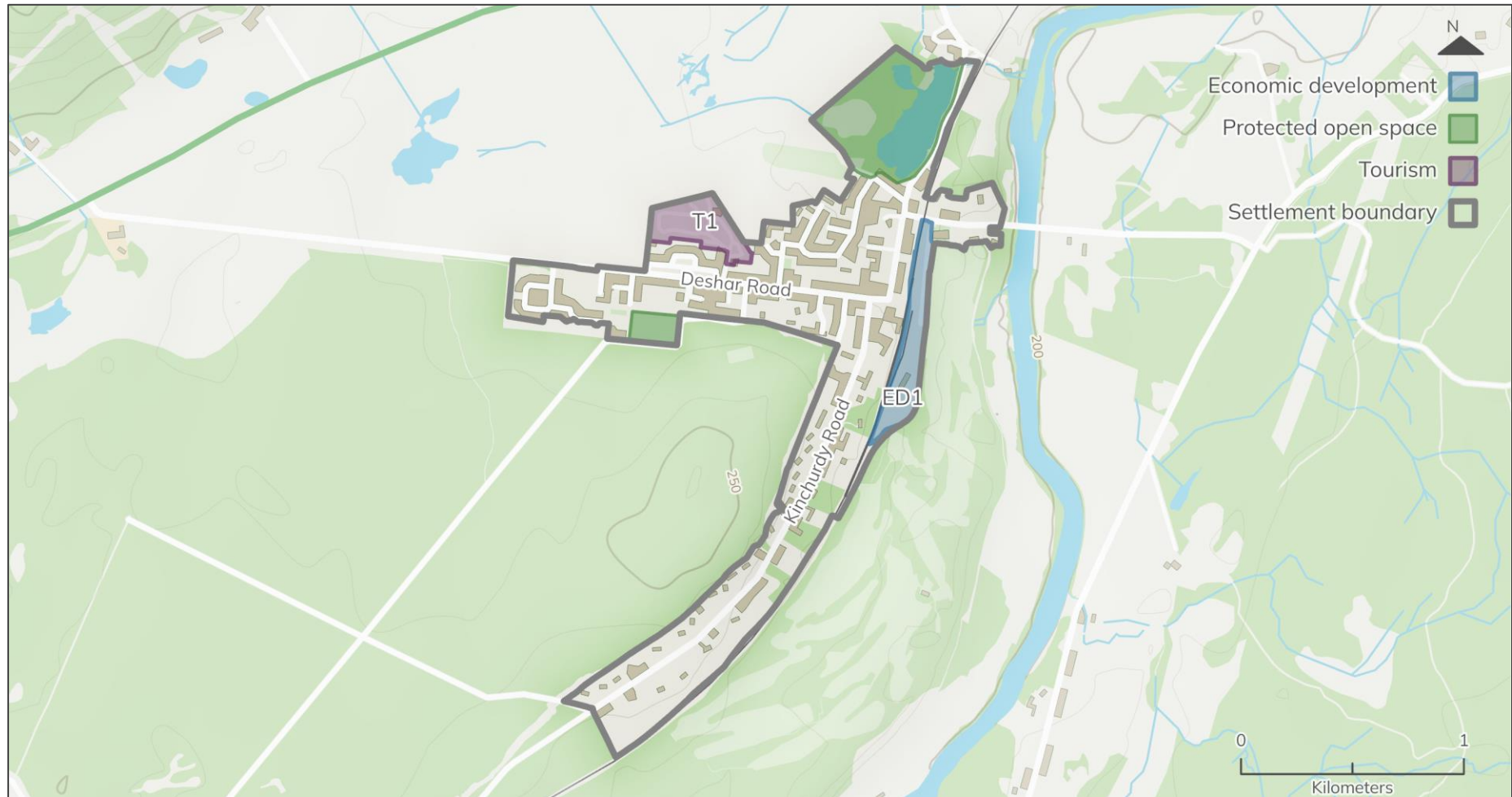
Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
H1: Old Bridge of Tilt Total capacity for 20 dwellings. Anticipated delivery: <ul style="list-style-type: none"> 2020 – 2024: 20 dwellings. Owner: Lude Estate. Planning Status: No current planning permission.	45% affordable housing is required.	Housing land audit programme		No progress.
		5 dwellings:	2026 / 2027	
		5 dwellings:	2027 / 2028	
		5 dwellings:	2028 / 2029	
		5 dwellings:	2029 / 2030	
H2: Main Road Total capacity for 10 dwellings. Anticipated delivery: <ul style="list-style-type: none"> 2020 – 2024: 8 dwellings. 2025 – 2029: 2 dwellings. Owner: Lude Estate.	45% affordable housing is required.	Housing land audit programme		No progress.
		2 dwellings:	2029 / 2030	
		8 dwellings:	Post 2030	

Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
Planning Status: No current planning permission.				
H3: Land north of Old Orchard Total capacity for 8 dwellings. Anticipated delivery: <ul style="list-style-type: none"> 2020 – 2024: 8 dwellings. Owner: Atholl Estate. Planning Status: Planning permission (2019/0263/DET) granted in October 2019 for 8 affordable dwellings.	100% affordable housing provided.	Built and occupied:	2021	Constructed.

Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
ED1: Blair Atholl Sawmill Yard	Economic	In operation as an industrial estate. Planning permission granted for the erection of two industrial units	3.5	0

Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
		(237sqm) in July 2020 (20/00402/FLL – Perth and Kinross Council reference).		
T1: Blair Castle Caravan Park	Tourism	In operation as a caravan park.	19.8	3.2
T2: Caravan Park:	Economic	In operation as a Caravan Park.	0.5	0
T3: Visitor Gateway	Tourism	In operation as a visitor centre and retail/takeaway/bar units. Planning permission granted in February 2023 for erection of a marquee, bar-seating area and toilet block (23/00038/FLL – Perth and Kinross Council reference).	1.8	0
Total available economic development land:				3.2

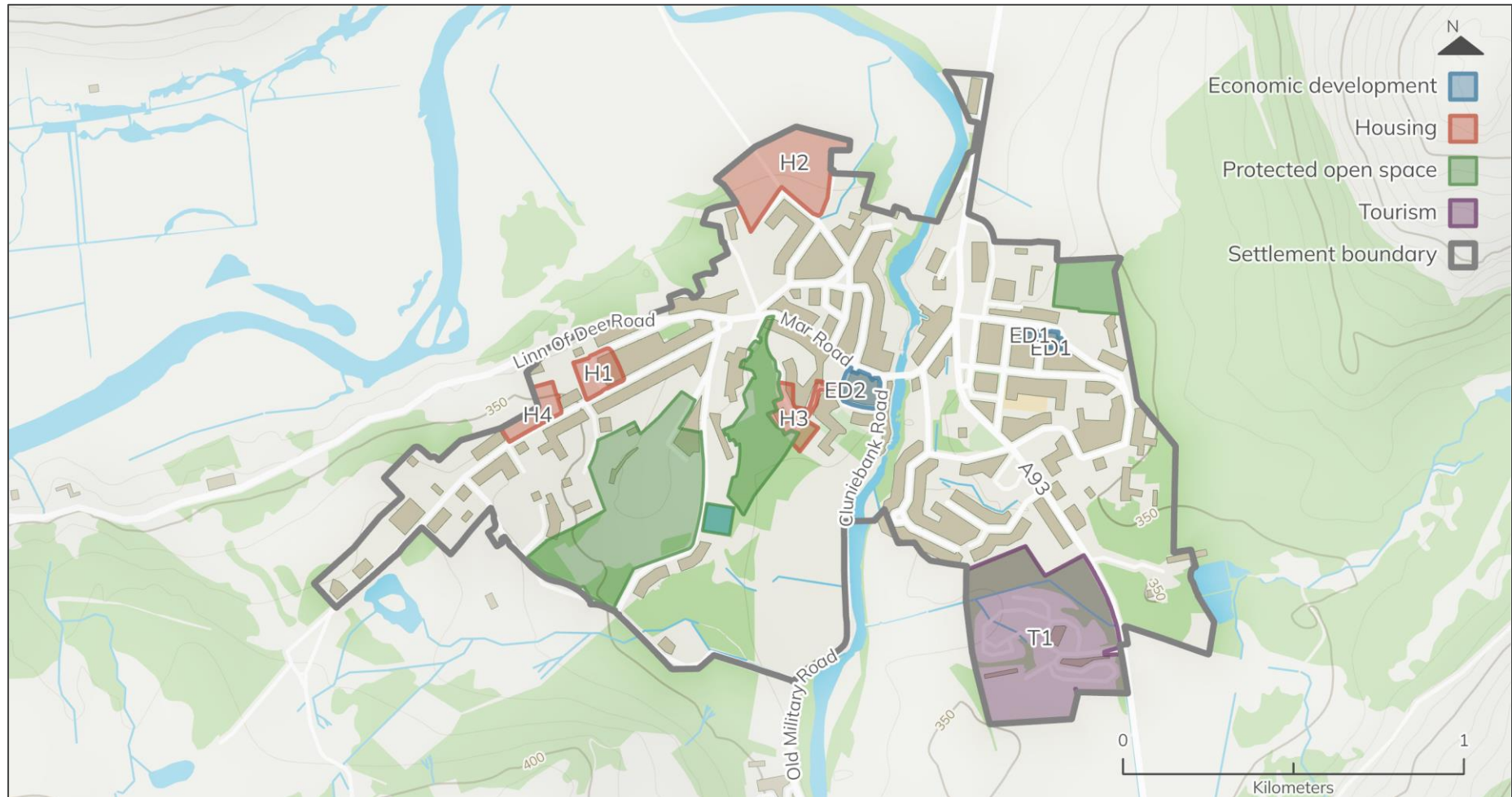
Boat of Garten



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Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
ED1: Steam Railway Station	Economic	In operation as railway station site for Strathspey Railway. Opportunity for further economic development. No change in status.	2.7	0
T1: Caravan Park	Tourism	In operation as a caravan park. No change in status.	2.2	0
Total available economic development land:				0

Braemar



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Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescales	Progress update
H1 Chapel Brae Total capacity for 6 dwellings. Anticipated delivery: <ul style="list-style-type: none"> 2020 – 2024: 6 dwellings. Owner / developer: Mar Estate. Planning Status: No planning permissions.	45% affordable housing required. Financial contributions required towards Aboyne Academy and Braemar Medical Practice.	Housing land audit programme		Mar Estate is preparing a planning application which is expected to be lodged during the second quarter of 2025.
		3 dwellings:	2025 / 2026	
		3 dwellings:	2026 / 2027	

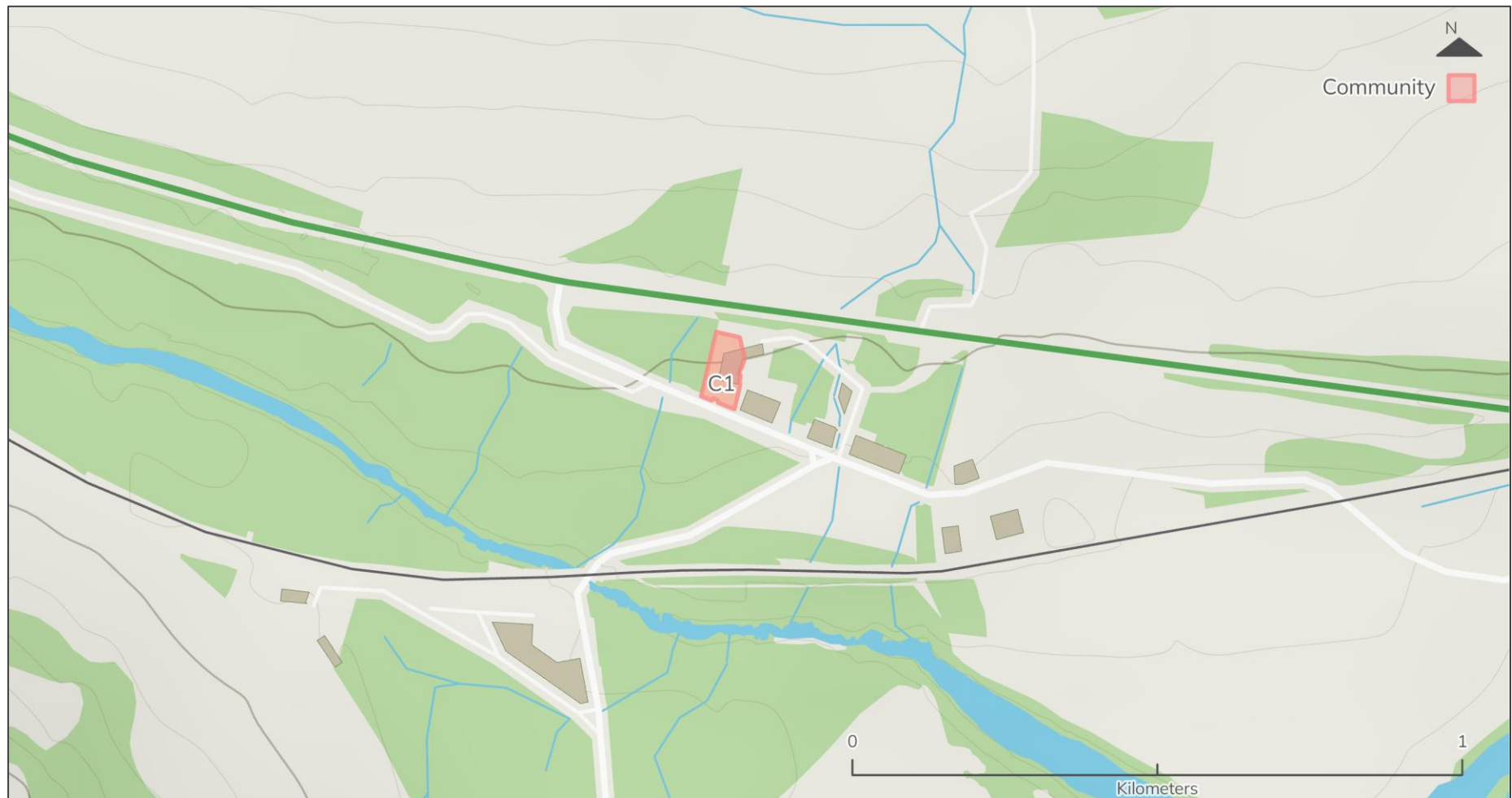
Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescales	Progress update
<p>H2: St Andrew's Terrace</p> <p>Total capacity for 30 dwellings.</p> <p>Anticipated delivery:</p> <ul style="list-style-type: none"> • 2020 – 2024: 9 dwellings. • 2025 – 2029: 21 dwellings <p>Owner / developer: Gordon Land Ltd</p> <p>Planning Status: Full planning permission granted for 30 dwellings in April 2014 (07/219/CP).</p>	<p>11 affordable dwellings (27% of the combined total) agreed at Kindrochit Court through this 2014 planning permission.</p> <p>Financial contributions agreed to Aberdeenshire Council libraries, primary education, secondary education and public art.</p> <p>Financial contribution agreed to woodland planting and provision of community woodland.</p>	<p>Planning permission implemented</p>	<p>2017</p>	<p>Existing planning permission for 30 dwellings but no further progress on the site since implementation.</p>

Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescales	Progress update
<p>H3: Kindrochit Court</p> <p>Total capacity for 11 dwellings.</p> <p>Anticipated delivery:</p> <ul style="list-style-type: none"> 2020 – 2024: 11 dwellings. <p>Owner / developer: Braemar Community Ltd</p> <p>Planning Status: Full planning permission for 11 affordable dwellings granted in April 2014 (07/223/CP).</p> <p>Planning committee resolved to grant planning permission for 15 affordable dwellings in June 2022, subject to a legal agreement (2021/0166/DET).</p>	<p>100% affordable housing.</p> <p>Financial contributions agreed to Aberdeenshire Council libraries, primary education and secondary education.</p> <p>The pending 2021 application proposes 15 affordable dwellings (10 flats and five terraced houses) for social rent and requires a developer contribution to healthcare provision.</p>	<p>Planning permission implemented</p>	<p>2017</p>	<p>Existing planning permission for 11 affordable dwellings.</p> <p>Pending application for 15 affordable dwellings, with resolution to grant, subject to legal agreement.</p> <p>Braemar Community Ltd advises that discussions are ongoing with a housing association and steps forward have been made.</p>

Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescales	Progress update
<p>H4: Chapel Brae</p> <p>Total capacity for 6 dwellings.</p> <p>Anticipated delivery:</p> <ul style="list-style-type: none"> 2020 – 2024: 6 dwellings. <p>Owner / developer: Mar Estate</p> <p>Planning Status: Detailed planning permission granted for 1 dwelling on eastern part of site in October 2023 (APP/2023/1345 - Aberdeenshire Council reference)</p> <p>Planning permission in principle granted for 2 dwellings on western part of site in July 2024 (APP/2024/0312 - Aberdeenshire Council reference).</p>	<p>Financial contribution agreed on the eastern site towards affordable housing.</p> <p>Financial contribution agreed on the western site towards affordable housing and healthcare.</p>			<p>Planning permission for 1 dwelling on eastern part of site.</p> <p>Permission in principle for 2 dwellings on western part of site.</p>

Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
ED1: The Ambulance Station	Economic	Comprises two sites including former ambulance station. Currently redundant. Planning application pending for erection of a dwellinghouse on the western part of the site (APP/2024/1875 – Aberdeenshire Council reference).	0.1	0.1
ED2: The Mews	Economic	In operation as four retail units. No change.	0.3	0
T1: Caravan Park	Tourism	In operation as a caravan park. No change.	5.5	0.7
Total available economic development land:				0.8

Calvine



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Community sites	Proposed / potential use	Status / progress
C1: Old School	Former school site provides an opportunity for affordable and open market housing, employment, recreation and tourism.	No change.

Carrbridge



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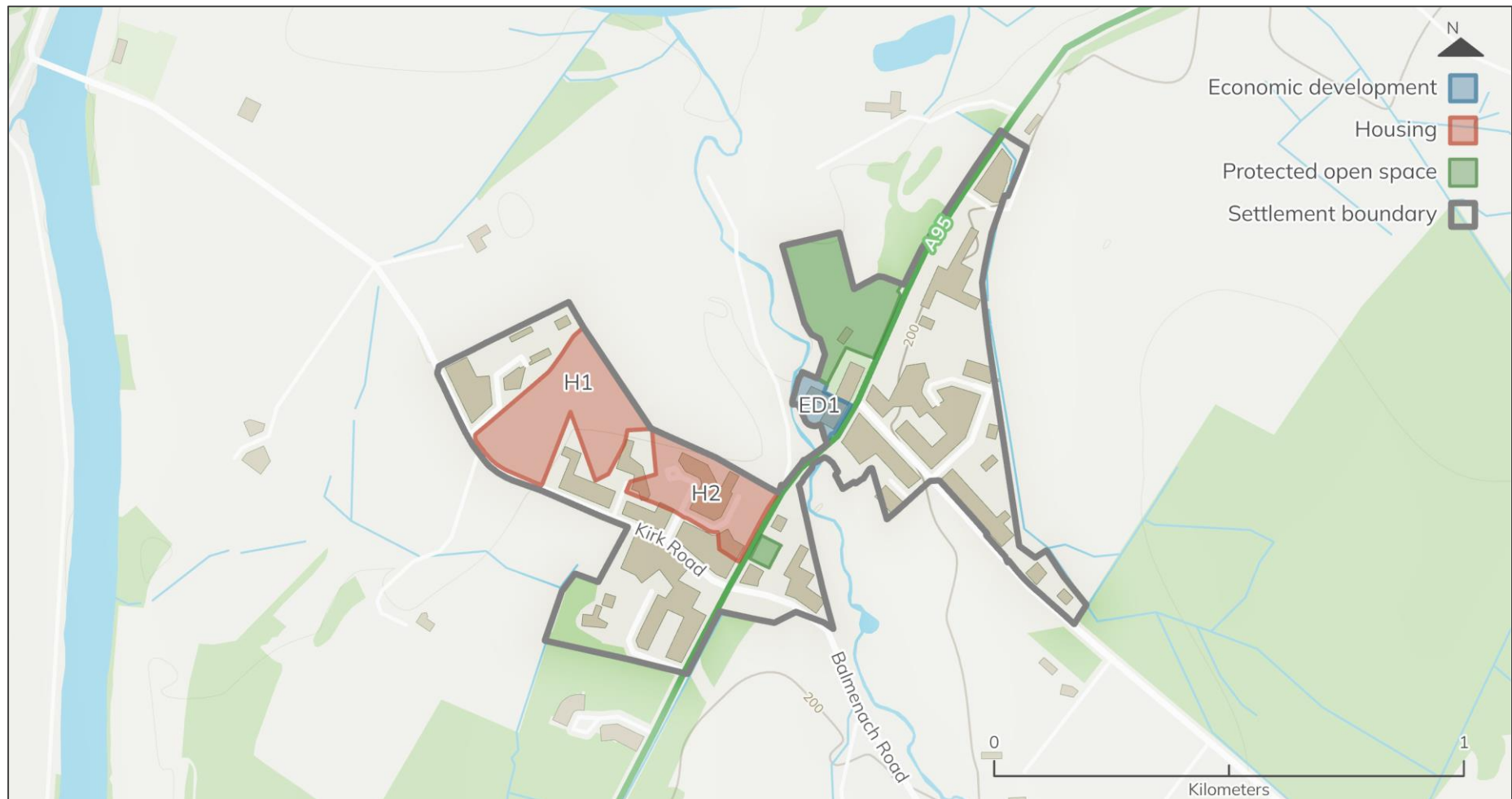
Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
H1: Carr Road Total capacity for 47 dwellings. Anticipated delivery: <ul style="list-style-type: none"> 2020 – 2024: 47 dwellings. Owner / developer: Tulloch Homes / Highland Council / Highland Housing Alliance Planning Status: Planning permission granted for 47 dwellings (2019/0120/DET) in October 2020.	11 dwellings (23.4%) (5 social rent and 6 mid-market rent) agreed as the affordable housing provision. Financial contributions agreed towards: <ul style="list-style-type: none"> a new footpath link (£87,806.40) primary school education (£2,571 per dwelling and £1,457 per flat). school transport (£50,000). Additionality Highland Council acquired a further seven properties for social rent – Dec 2023. Click here for further information.	Planning permission granted:	Oct 2020	Constructed and occupied.
		Built and occupied:	2023 / 2024	

Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
H2: Crannich Park Total capacity for 23 dwellings. Anticipated delivery: <ul style="list-style-type: none"> Pre 2020: 23 dwellings. Owner / developer: Tulloch Homes / Highland Council Planning Status: Planning permission granted for 23 dwellings (2018/0046/DET) in November 2018.	10 affordable dwellings (43%). 13 market dwellings restricted to buyers with a local postcode for first three months. Financial contribution towards primary school education.	Planning permission granted:	2018	Built and occupied
		Built and occupied:	2020 / 2021	

Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
ED1: Land at Railway Station	Economic	Site largely redundant. No change.	0.8	0.8
ED2: Garage	Economic	In operation as mechanical garage and filling station. No change.	0.3	0

Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
ED3: Former Sawmill	Economic	Currently redundant site of former sawmill. No change.	3.7	3.7
T1: Landmark	Tourism	In operation as a forest adventure park. No change.	45.2	10
Total available economic development land:				14.5

Cromdale



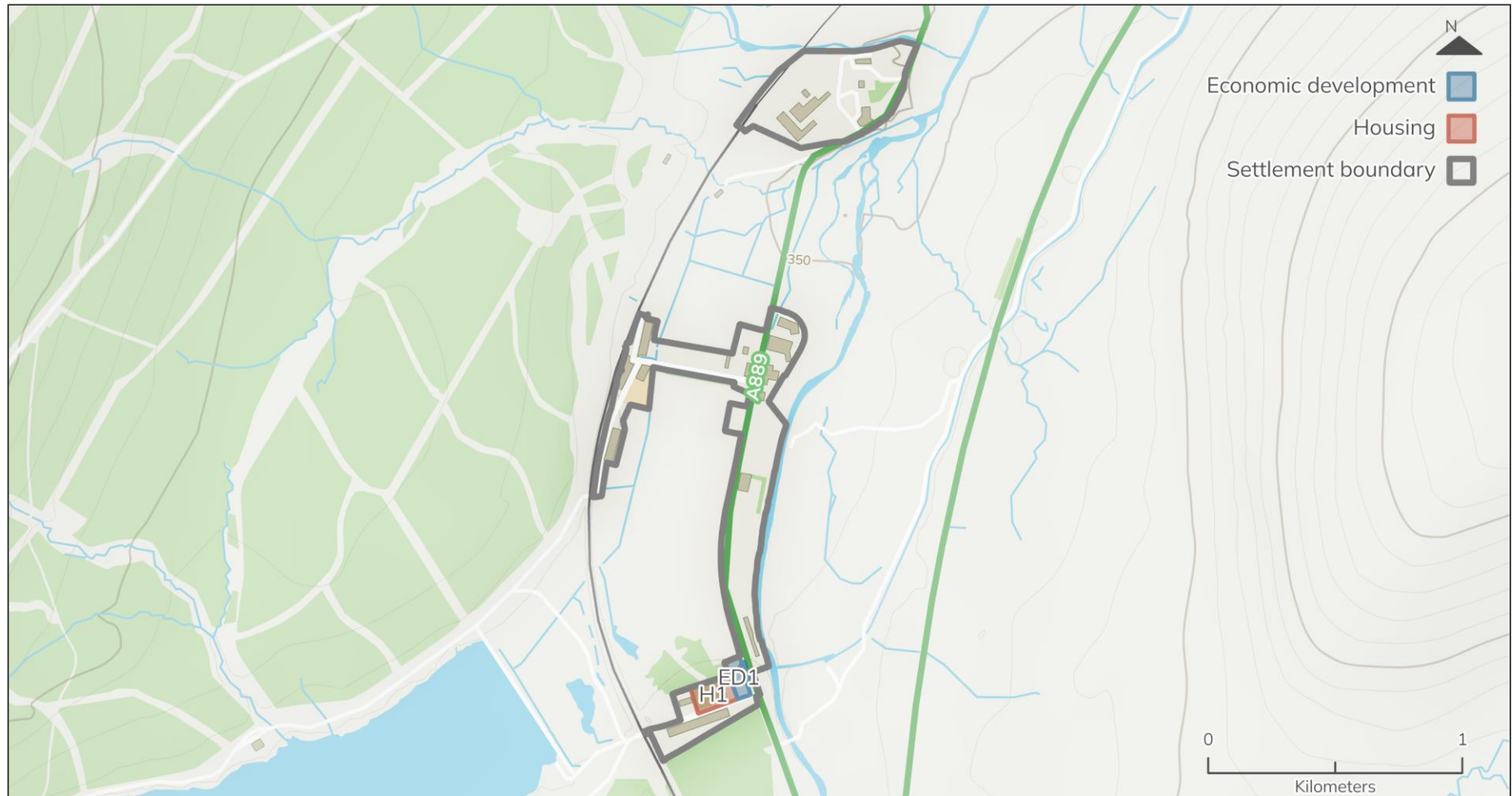
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Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
H1: Kirk Road Total capacity for 20 dwellings. Anticipated delivery: <ul style="list-style-type: none"> 2025 – 2029: 6 dwellings. Post 2030: 14 dwellings Owner / developer: Private. Planning Status: Planning permission granted for 18 dwellings in July 2021 (2020/0009/DET).	8 affordable dwellings (44%).	Planning permission:	2021	Development under construction.
		Under construction:	2023	
H2: Auchroisk Park Total capacity for 22 dwellings. Anticipated delivery: <ul style="list-style-type: none"> Pre 2020: 6 dwellings. 2020 – 2024: 10 dwellings 2025 – 2029: 4 dwellings Post 2030: 2 dwellings 	21/5422/FUL – financial contribution of £2,500 from one dwelling towards affordable housing agreed.	Planning permission for plots granted:	1997	Development under construction.
		Detailed planning permission	Ongoing	

Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
<p>Owner / developer: Multiple. The site is subdivided for self-build plots.</p> <p>Planning Status: Planning permission granted in September 1997 for 22 dwellings (BS/97/224) which has been implemented through detailed planning permissions for individual plots (04/00062/FULBS, 04/00281/FULBS, 04/00293/FULBS, 04/00013/FULBS, 12/04603/FUL, 13/03406/FUL, 15/00700/FUL, 17/02119/FUL, 18/03931/FUL, 18/04012/FUL, 20/02208/FUL, 20/04691/FUL, 20/04735/FUL, 21/00841/FUL, 21/05422/FUL)).</p>		required for each plot:		

Other sites	Type of development	Status / progress	Total area (Ha)	Total available supply – estimated (Ha)
ED1: The Smoke House	Economic	Site provides an opportunity for economic development. No change.	0.3	0
Total available economic development land:				0

Dalwhinnie



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Housing sites	Infrastructure contributions approved or constraints	Actions / deliverables	Timescale	Progress update
H1: Land by Garage Total capacity for 6 dwellings Anticipated delivery: <ul style="list-style-type: none"> 2025 – 2029: 8 dwellings. Owner / developer: Dalwhinnie Garage. Planning Status: No current permission. A motorhome / caravan development permitted in 2024 (see ED1 below) overlaps with the eastern part of the H1 allocation site.	25% affordable housing provision required. Financial contributions towards Kingussie High School and strategic community leisure facilities serving Dalwhinnie required.	Housing land audit programme 6 dwellings:	 Post 2030	No progress. The loss of a small area of the housing allocation for use as a caravan site is not considered significant.

Other sites	Type of development	Status	Total area (Ha)	Total available supply (Ha)
ED1: Garage site	Economic	Part of site in operation as a shop / filling station. Capacity for further development. Planning permission granted for 38-bay touring motorhome / caravan site in May 2024 (2023/0245/DET).	0.3	0.1
Total available economic development land:				0.1

Dinnet

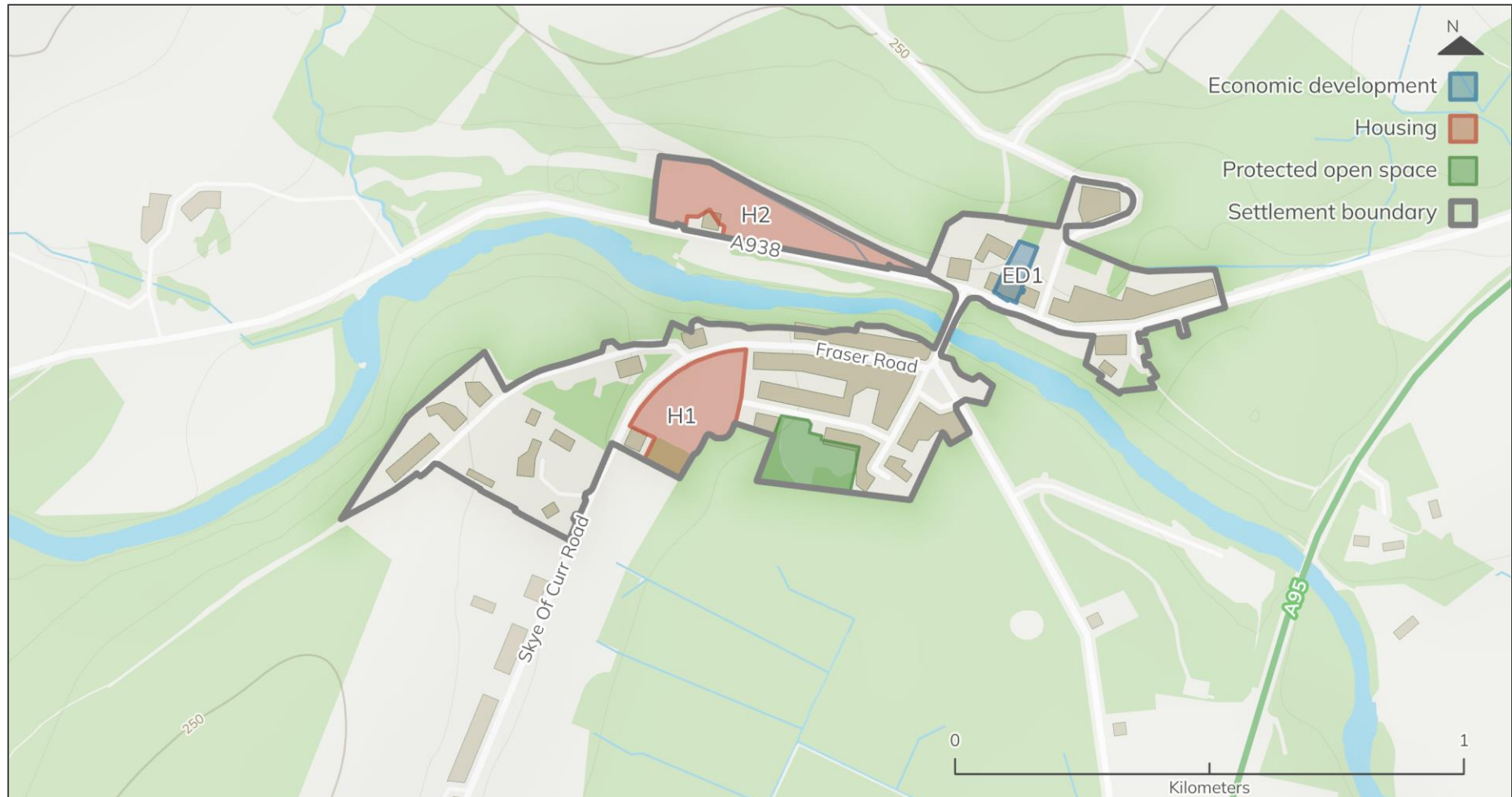


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Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescales	Progress update
H1: Land to the East Total capacity for 15 dwellings. Anticipated delivery: <ul style="list-style-type: none"> 2020 – 2025: 15 dwellings. Owner / developer: Dinnet and Kinord Estates. Planning Status: No current permissions.	25% affordable housing provision required. Financial contributions towards Aboyne primary school and Aboyne medical practice required. Scottish Forestry's records (National Forest Inventory) indicate that the area is currently considered to be Broadleaved Woodland. Any development would be assessed under The Scottish Governments Control Woodland Removal Policy (COWRP). Compensatory planting may be required if the site is developed and woodland is lost.	Housing land audit programme		No progress.
		5 dwellings:	2025 / 2026	
		5 dwellings:	2026 / 2027	
		5 dwellings:	2027 / 2028	

Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
ED1: Former Steading	Economic	<p>Redundant steading providing an opportunity for economic development. No planning applications for economic development submitted.</p> <p>Planning permission granted in February 2023 car park with associated toilet and refuse facilities (2023/0302/DET). To provide access to Loch Kinord.</p>	1.5	1.5
Total available economic development land:				1.5

Dalnain Bridge



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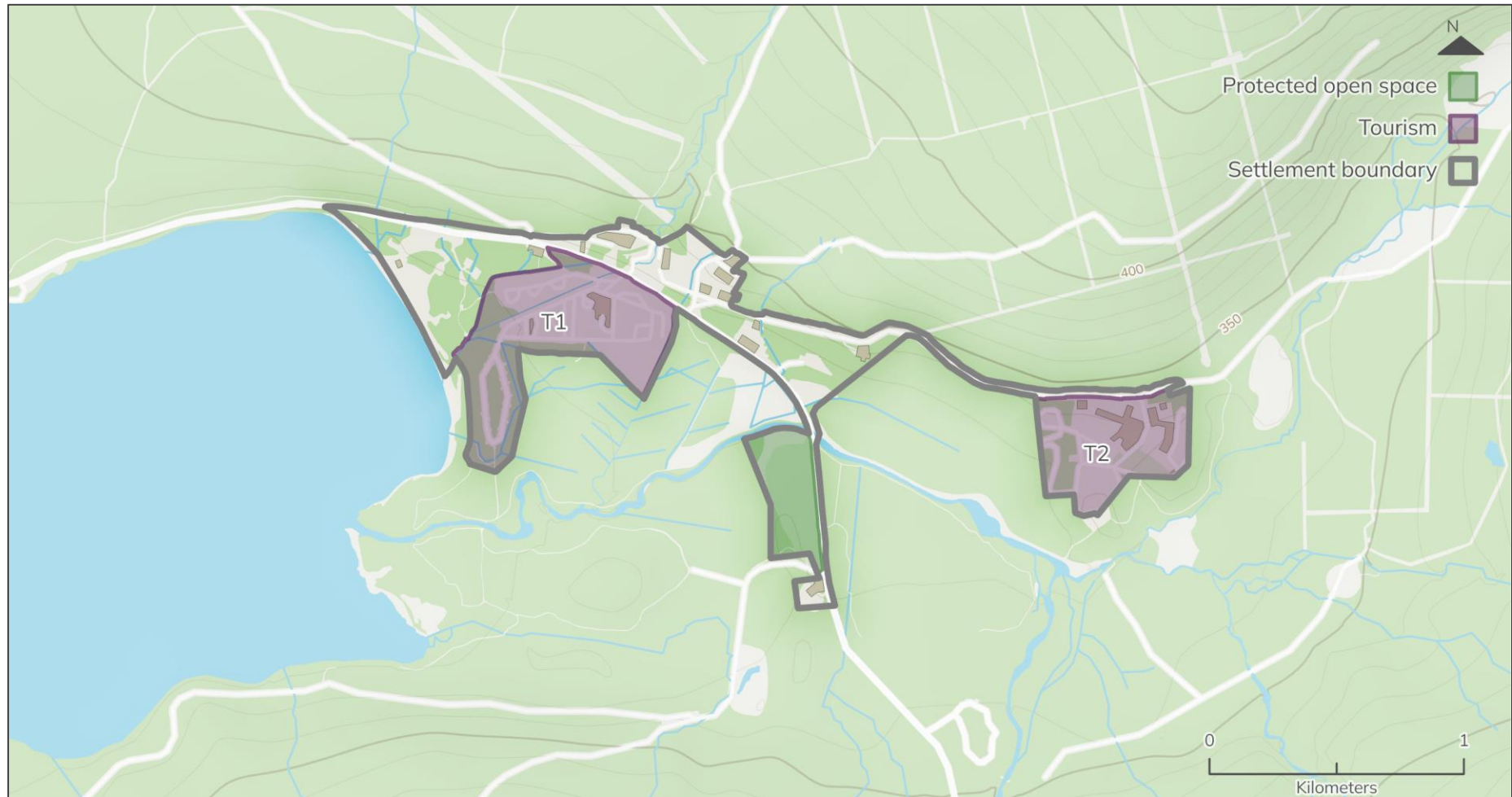
Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
H1: West of play area Total capacity for 20 dwellings. Anticipated delivery: <ul style="list-style-type: none"> 2025 – 2029: 20 dwellings. Owner / developer: Reidhaven and Seafield Estates. Planning Status: No current permission.	25% affordable housing provision required. Financial contribution towards strategic community leisure facilities at Dulnain Bridge required.	Housing land audit programme 20 dwellings:	 Post 2030	No planning permission.
H2: Adjacent to A938 Total capacity for 20 dwellings. Anticipated delivery: <ul style="list-style-type: none"> 2020 – 2024: 20 dwellings. Owner / developer: Muckrach Estate / Highland Council.	100% affordable housing (10 mid-market rent for Highland Housing Alliance and 8 social rent for Highland Council).	Planning permission:	2019	Under construction.

Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
Planning Status: Detailed planning permission granted for 18 dwellings in October 2019. (2018/0221/DET).				

Windfall housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
Skye of Curr Road Planning Status: Permission in principle for four dwellings (22/00112/PIP - Highland Council reference). Detailed planning permissions for three dwellings (21/05696/FUL, 24/01420/MSD and 24/03877/MSD) - Highland Council references).	-	-	-	Detailed permission for three dwellings.

Other sites	Type of development	Status / progress	Total area (Ha)	Total available supply – estimated (Ha)
ED1: Garage	Economic	In operation as a garage. No change.	0.1	0
Total available economic development land:				0

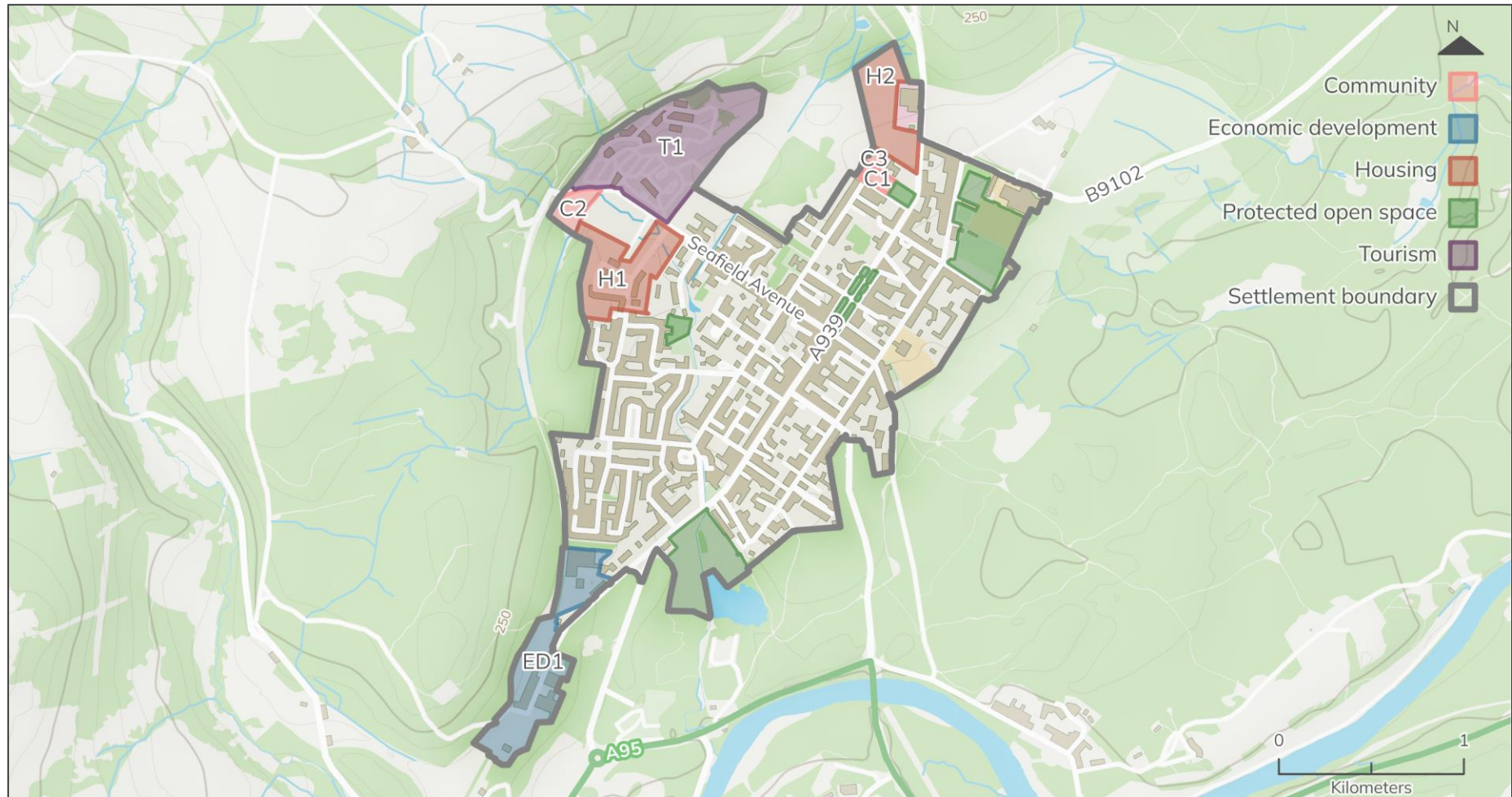
Glenmore



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Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
T1: The Camp Site	Tourism	In operation as a camping site. No change.	10.4	0
T2: Glenmore Lodge	Tourism	In operation as an outdoor centre and accommodation provider. No change.	6.4	0
Total available economic development land:				0

Grantown-on-Spey



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Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
H1: Beachen Court Total capacity for 53 dwellings. Anticipated delivery: <ul style="list-style-type: none"> Pre 2020: 42 dwellings. 2020 – 2024: 11 dwellings. Owner: Dulicht Homes. Developer: Dulicht Homes, Highland Council. Planning Status: Detailed planning permissions for 43 plots (2016/0060/DET) and 10 affordable dwellings (2015/0394/DET) granted in October 2016. Detailed planning permissions for house designs:	23 affordable houses (15 social rent and 8 mid-market rent) constructed (represents 35% of the 58 dwellings on the site) Financial contribution towards active travel improvements within Grantown on Spey.	Detailed planning permissions granted:	2016	Under construction on the final 16 dwellings.
		10 affordable dwellings built and occupied:	2018 / 2019	
		8 dwellings built and occupied:	2019 / 2020	
		8 dwellings built and occupied:	2020 / 2021	
		13 affordable dwellings built and occupied:	2022 / 2023	
		Commenced (16 dwellings)		

Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
1. 2017/0286/DET (16 dwellings) granted in December 2017.		8 dwellings:	2023 / 2024	
2. 2019/0275/DET (13 affordable dwellings – 5 social rent and 8 mid-market rent) granted in November 2019.		8 dwellings:	2024 / 2025	
3. 2022/0270/DET (19 dwellings) granted September 2023.				
H2: Castle Road Total capacity for 50 dwellings. Anticipated delivery: <ul style="list-style-type: none"> • Pre 2020: 5 dwellings. • 2020 – 2024: 45 dwellings. Owner / developer: Reidhaven Estates. Planning Status: No current permission.	Reidhaven Estates is focusing on the delivery of site H1 before progressing H2.	Housing land audit programming 50 dwellings:	Post 2030	No planning permission. Now anticipated that this site will not be built until after 2030.

Windfall housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
Rear of Strathspey Hotel Planning Status: Detailed planning permission for 4 dwellings (20/02131/FUL – Highland Council reference).	-	-	-	Built and occupied for 4 dwellings.

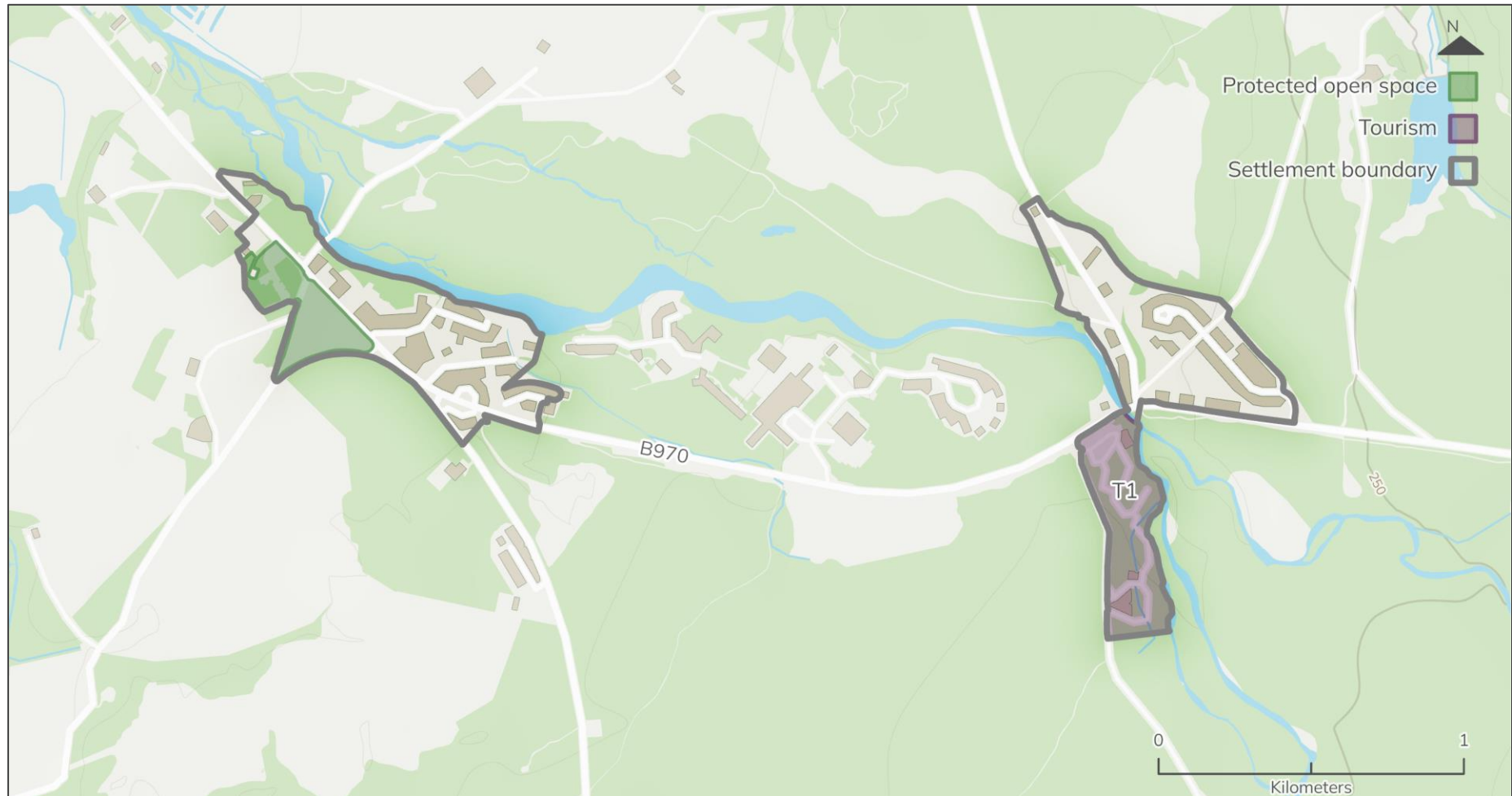
Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
ED1: Woodlands Industrial Estate	Economic	In operation / existing use Detailed planning permission granted for erection of replacement sheds in October 2022 (Highland Council ref: 22/03311/FUL). These new industrial units have a similar footprint but are up to 9.5m high compared to the previous 5.4m.	7.4	1.01

Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
T1: Caravan Park	Tourism	Majority of the site is in operation with some capacity for future development to expand the existing business. Detailed planning permission granted for extension to caravan site to provide 16 static holiday caravans in May 2024 (2023/0380/DET).	11.3	0
Total available economic development land:				1.01

Community sites	Proposed / potential use	Status / progress
C1: Mossie Road	Site provides opportunity for development which supports the needs for the community.	No current proposals.
C2: Speyside Railway extension	Site is allocated for the future terminus of the Strathspey Railway from its current terminus in Broomhill to Grantown.	Transport and Works Act (Scotland) application to be submitted.

Community sites	Proposed / potential use	Status / progress
C3: Land at Mossie Road	Detailed planning permission for allotments (Highland Council ref:18/03770/FUL) granted in October 2018.	Permission has now expired.

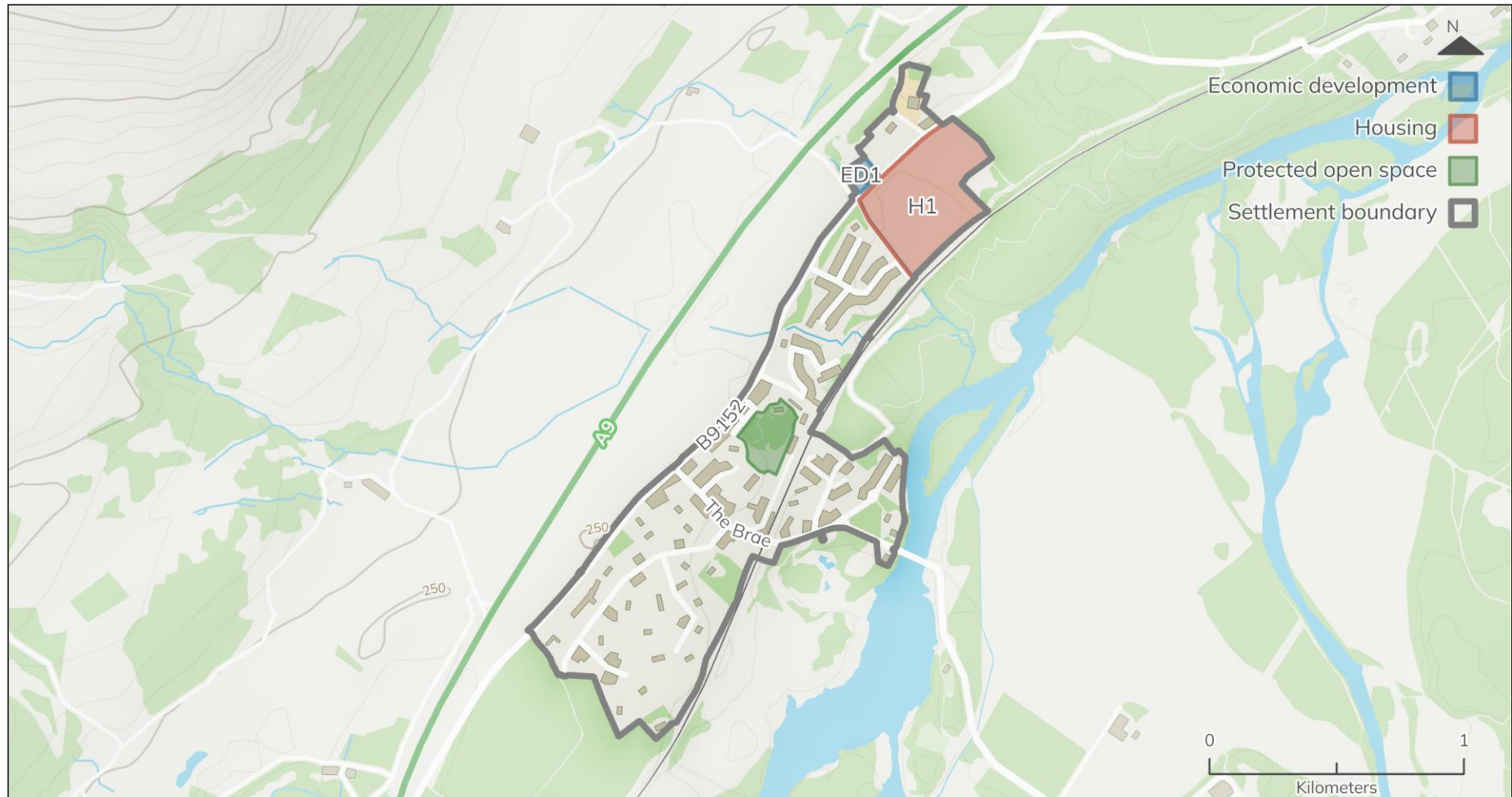
Inverdruie and Coylumbridge



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Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
T1: The Camp Site	Tourism	In operation as a camping site. No change.	3.8	0
Total available economic development land:				0

Kincraig



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Housing sites	Infrastructure contributions approved or constraints	Actions / deliverables	Timescale	Progress update
H1: Opposite School Total capacity for 40 dwellings. Anticipated delivery: <ul style="list-style-type: none"> • Pre 2020: 4 dwellings • 2020 – 2024: 15 dwellings. • 2025 – 2029: 15 dwellings. • Post 2030: 6 dwellings. Owner: Cairngorm Residential LLP. Planning Status: Planning permission granted for 40 dwellings in December 2020 (2020/0111/DET).	10 affordable dwellings (25%). Financial contribution agreed towards active travel.	Planning permission:	2020	Constructed and occupied.

Other sites	Type of development	Status / progress	Total area (Ha)	Total available supply – estimated (Ha)
ED1: Baldow Smiddy	Economic	In operation as a garage. No change.	0.3	0
Total available economic development land:				0

Kingussie



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Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
H1: Land between Ardbroilach Road and Craig an Darach Total capacity for 300 dwellings as well as for economic development and community uses. Anticipated delivery: <ul style="list-style-type: none"> • Pre 2020: 10 dwellings. • 2020 – 2024: 50 dwellings. • 2025 – 2029: 50 dwellings • Post 2030: 190 dwellings Owner: Davall Developments Ltd and Cairngorm Residential LLP / Highland Council / Albyn Housing Association. Planning Status: Planning permission for 300 dwellings granted in 2016 (2015/0316/DET and 2015/0317/DET) but this lapsed in March 2019. Planning	No significant infrastructure constraints. 23 affordable houses (18 social rent and 5 lets by Albyn Housing Association) constructed.	23 affordable dwellings built and occupied:	2022	Under construction for 68 dwellings on three different parts of the site.
		Commenced (22 dwellings)	2023	
		Commenced (23 dwellings)	2024	
				No planning permission for remainder of site.

Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
<p>permissions have since been granted on parts of the site:</p> <ol style="list-style-type: none"> 1. Planning permission granted in April 2021 for 23 houses on the land to North and East of Dunbarry Terrace and Kerrow Drive (2020/0193/DET). 2. Planning permission granted in September 2020 for 22 apartments at land 65m south of 22 Kerrow Drive (2020/0013/DET). Permission granted for six dwellings in place of six flats in August 2024 (2024/0005/DET). 3. Planning permission approved in September 2020 for 23 affordable houses in the east of the site (115m NE of Craig An Darach High Street) (2020/0067/DET). 				

Windfall housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
North of Renroc, Dunbarry Road Planning status: Detailed planning permissions for four dwellings (18/01643/FUL - Highland Council reference)	-	-	-	Under construction for 4 dwellings.
Former police station Planning status: Detailed planning permission for 8 dwellings (short-term lets) (2020/0031/DET)	-	-	-	Under construction for 8 short-term let apartments.
Bank House Planning status: Detailed planning permission (2021/0229/DET)	5 (100%) affordable dwellings.	-	-	Built and occupied for 5 affordable dwellings.

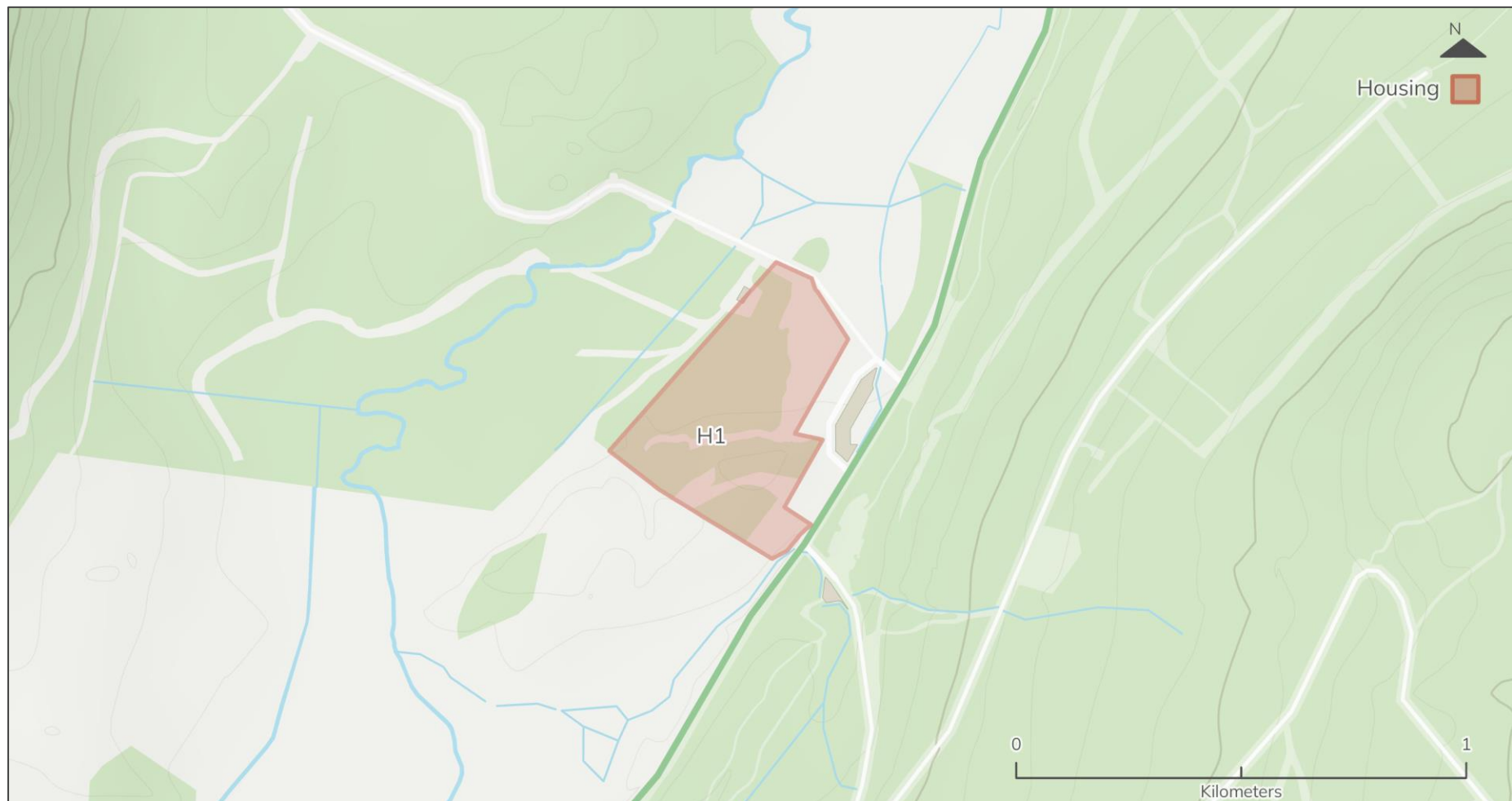
Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
ED1: Council Depot	Economic	In operation.	0.9	0

Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
		Detailed planning permission granted for erection of storage building (501sqm of storage or distribution floorspace) in October 2020 (Highland Council ref: 20/03141/FUL).		
ED2: McCormack's Garage	Economic	In operation as a garage.	0.1	0
T1: Caravan Park	Tourism	In operation as a caravan park.	2.7	0
Total available economic development land:				0

Community sites	Existing / potential use	Status / progress
C1/C2/C4: Community car parks	The community car parks are identified in recognition of the role they serve in supporting the community They are protected from development.	No change.
C3: West of Spey Street (Am Fasgadh)	The site is identified to support the reuse and redevelopment for	Planning permission for change of use of MacRobert House from commercial /

Community sites	Existing / potential use	Status / progress
	community uses. However, the site was sold by Highland Council in 2020 and now has planning permission as a dwelling and holiday let.	<p>museum to residential and for external alterations was granted in June 2021 (21/01634/FUL – Highland Council reference).</p> <p>Planning permission for change of use of Church Hill House from museum to holiday let and for external alterations was granted in July 2023 (22/00925/FUL – Highland Council reference).</p>

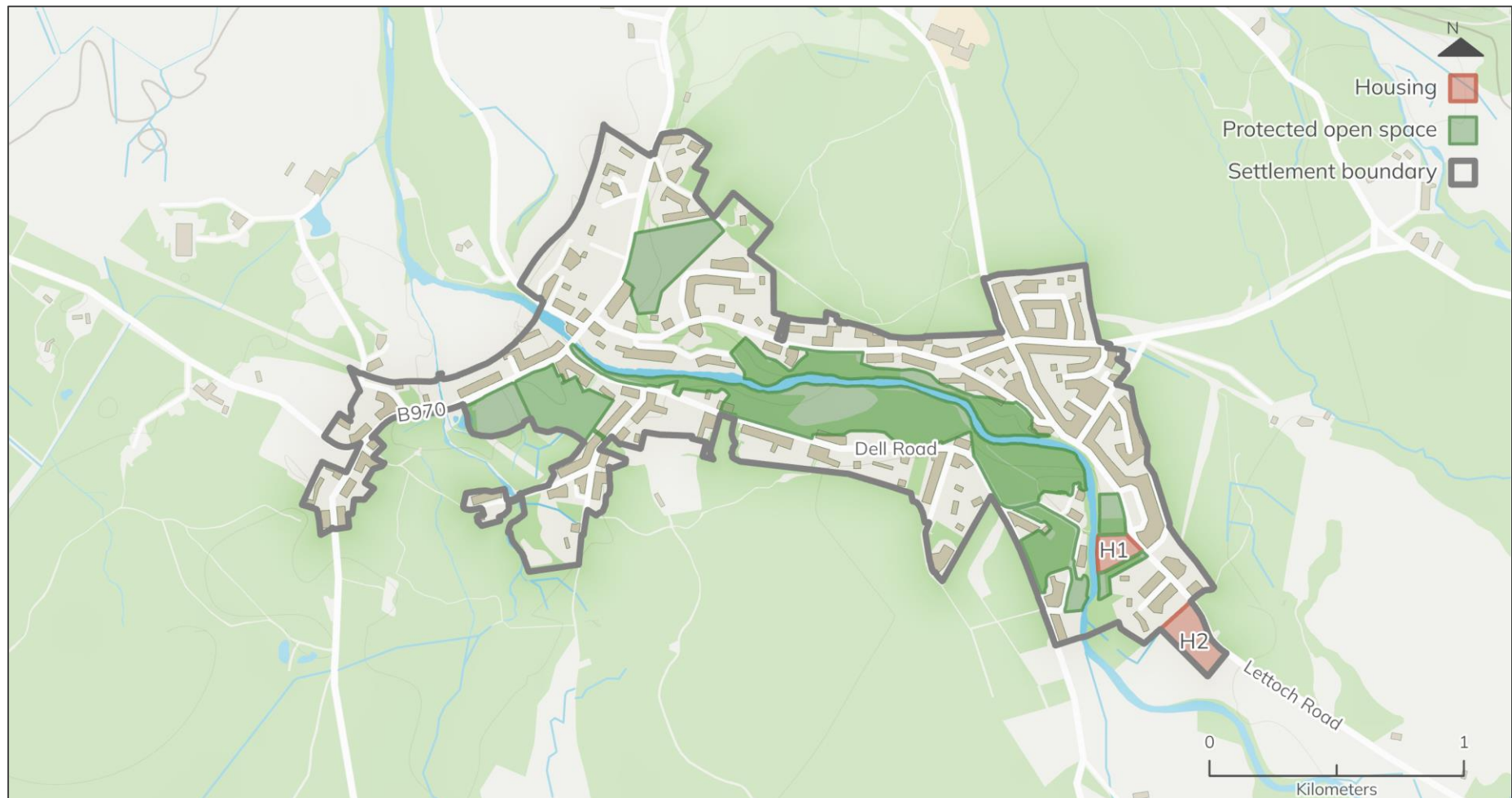
Laggan



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Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
H1: Land adjacent to A86 Total capacity for 8 dwellings. Owner / developer: Laggan Forest Trust. Planning Status: No current permission.	100% affordable housing provision required to meet local needs. Financial contributions towards Kingussie High School and strategic community leisure facilities serving Laggan required.	Housing land audit programme		No progress.
		8 dwellings:	Post 2030	

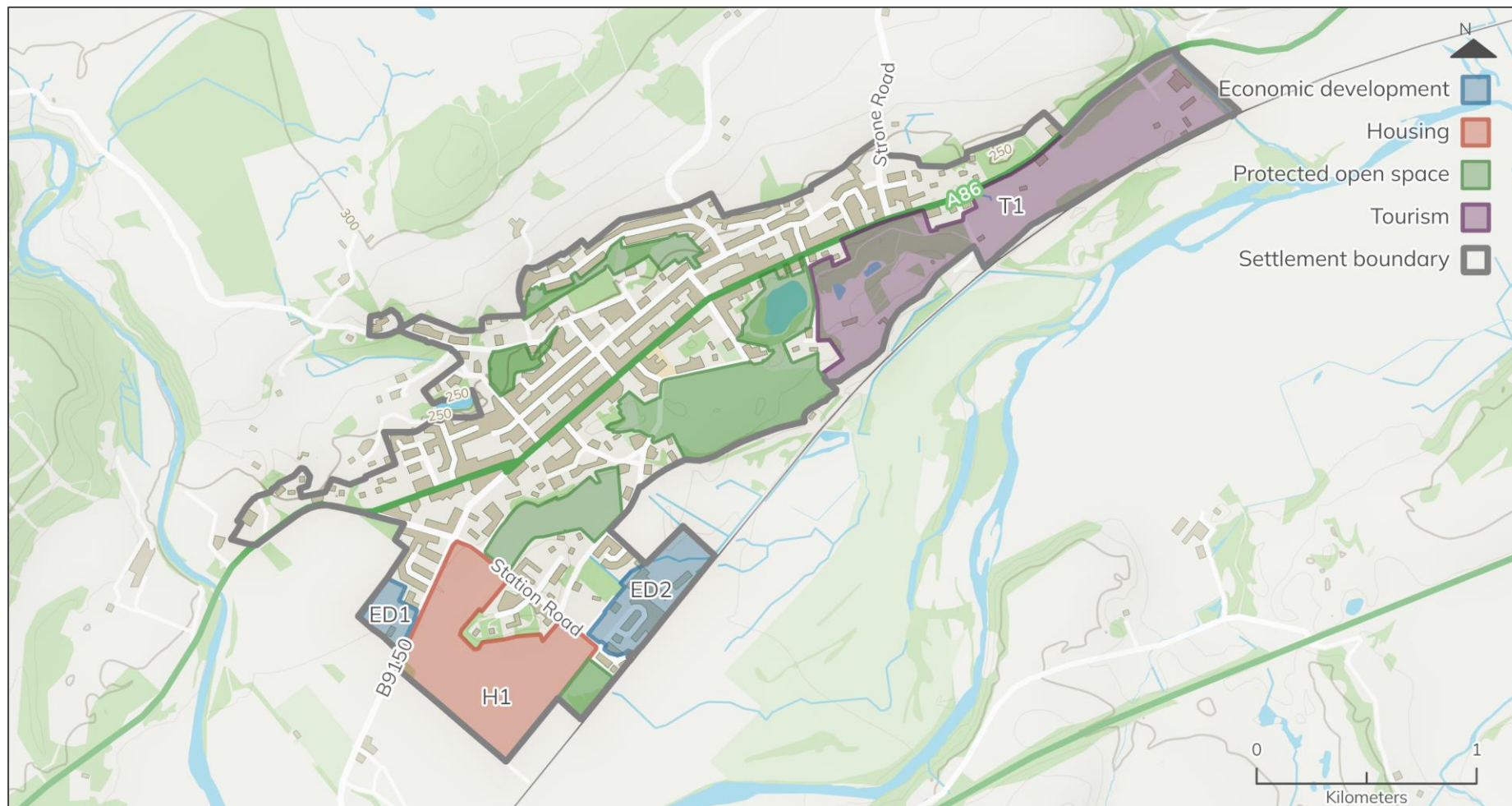
Nethy Bridge



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Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
H1: Lettoch Road Total capacity for 20 dwellings. Anticipated delivery: <ul style="list-style-type: none"> 2020 – 2024: 20 dwellings. Owners: Private. Planning Status: No current permission.	25% affordable housing required. Financial contribution required to strategic community leisure facilities serving Nethy Bridge.	Housing land audit programme		No planning permission.
		5 dwellings:	2025 / 2026	
		5 dwellings:	2026 / 2027	
		5 dwellings:	2027 / 2028	
		5 dwellings:	2028 / 2029	
H2: Land at Lynstock Crescent Total capacity for 4 dwellings. Anticipated delivery: <ul style="list-style-type: none"> 2020 – 2024: 4 dwellings. Owner: Multiple. Planning Status: No current permission.	25% affordable housing required. Financial contribution required to strategic community leisure facilities serving Nethy Bridge.	Housing land audit programme		No planning permission.
		4 dwellings:	Post 2030	

Newtonmore



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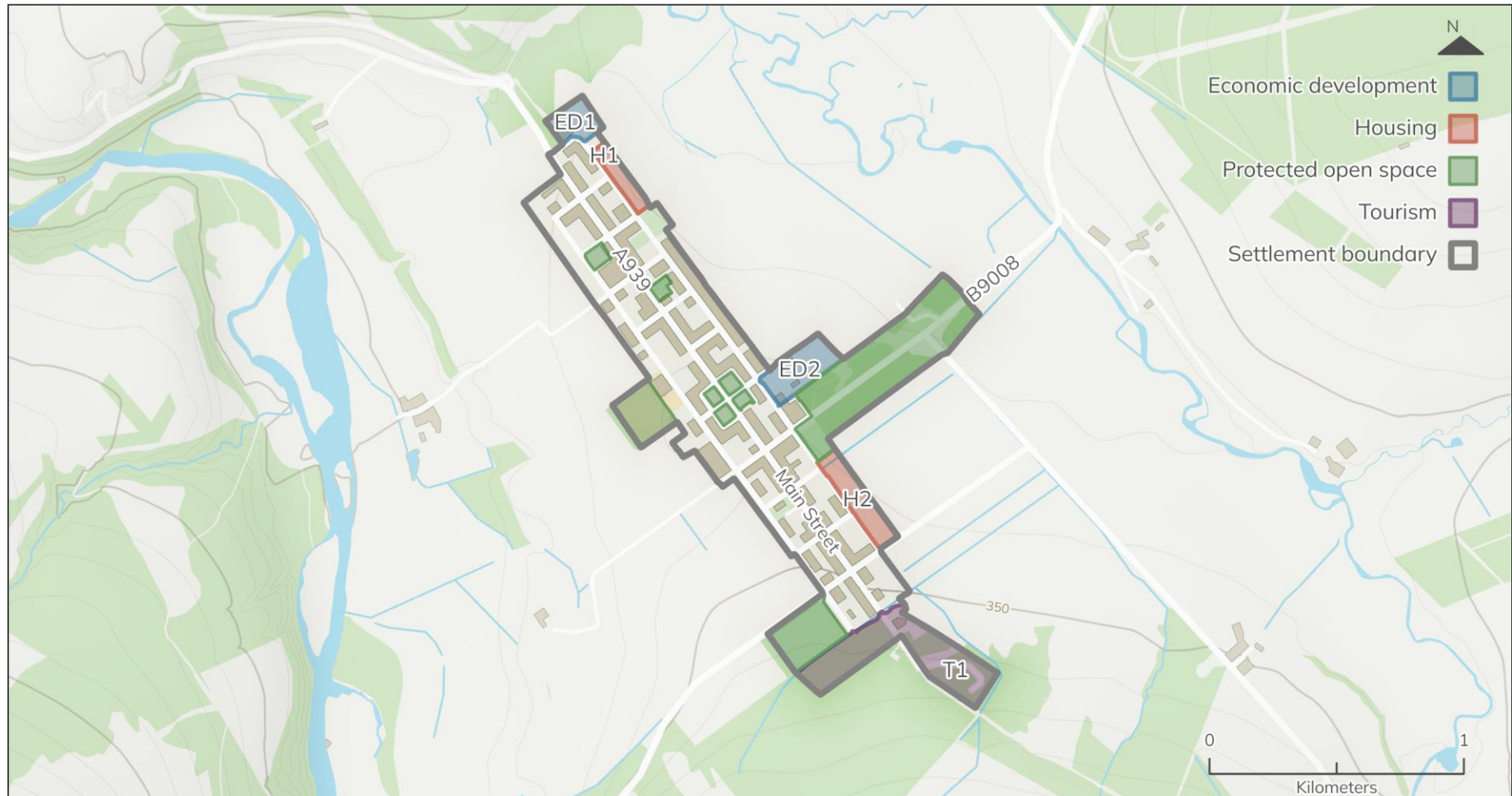
Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
H1: Land between Perth Road and Station Road Total capacity for 120 dwellings. Anticipated delivery: <ul style="list-style-type: none"> Pre 2020: 20 dwellings. 2020 – 2024: 43 dwellings. 2025 – 2029: 38 dwellings. Post 2030: 19 dwellings. Owner: Tulloch Homes / Highland Council / Highland Housing Alliance. Planning Status: Planning permission for 81 dwellings on the northern part of the site granted in 2011 (07/230/CP). Planning permission granted (2018/0242/DET) for 20 affordable dwellings in October 2018 as an alteration to the existing permission.	20 affordable dwellings (25%) were granted as part of the 2011 planning permission, with revised proposals granted by the 2018 planning permission. Financial contribution towards community facilities agreed comprising: £36,000 towards acquiring the site north of Station Road for recreational use. £45,000 for improvements or extension to Newtonmore Village Hall or other community facilities.	Planning permission granted for 81 dwellings on the northern part of the site:	2011	Under construction for 81 dwellings.
		Development commenced (road access created):	2016	
		10 dwellings:	2024 / 2025	
		10 dwellings:	2025 / 2026	
		10 dwellings:	2026 / 2027	
		10 dwellings:	2027 / 2028	
		80 dwellings:	Post 2030	
				No planning permission on

Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescale	Progress update
Current planning application for changes to the affordable housing types and plots (2024/0297/DET).				remainder of site.

Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
ED1: Rear of Cafe	Economic	Part of site is in use as a café. There is opportunity for low-impact economic development. No planning permission.	1.3	0.7
ED2: Industrial Park	Economic	In operation as industrial estate / business park. Planning permissions have been granted for the erection of extensions to existing buildings at the sawmill and timber yard (21/01537/FUL (524sqm) in May 2021 and 23/03309/FUL (607sqm) in October 2023 – Highland Council references).	4	1.2

Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
T1: Highland Folk Museum	Tourism	In operation as the Highland Folk Museum and protected from adverse development. No change in status.	20.3	0
Total available economic development land:				1.9

Tomintoul



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Housing sites	Infrastructure contributions approved or required	Actions / deliverables	Timescales	Progress update
H1: Land to North East Total capacity for 8 dwellings. Anticipated delivery: <ul style="list-style-type: none"> 2020 – 2024: 8 dwellings. Owner / developer: The Crown Estate. Planning status: No current permission.	25% affordable housing provision required. Financial contribution towards demand-responsive transport services required.	Housing land audit programme		No progress.
		4 dwellings:	2026 / 2027	
		4 dwellings:	2027 / 2028	
H2: Lecht Drive Total capacity for 8 dwellings. Anticipated delivery: <ul style="list-style-type: none"> 2025 – 2029: 8 dwellings. Owner / developer: The Crown Estate. Planning status: No current permission.	25% affordable housing provision required. Financial contribution towards demand-responsive transport services required.	Housing land audit programme		No progress.
		4 dwellings:	2029 / 2030	
		4 dwellings:	Post 2030	

Other sites	Type of development	Status / progress	Total area (Ha)	Available supply – estimated (Ha)
ED1: Garage to north	Economic	In operation as a garage. Allocated for economic development. No change.	0.7	0
ED2: By A939	Economic	Allocated for economic development. Planning permission granted for change of use to campsite (29 caravan pitches) in September 2023 (2023/0087/DET).	1.2	0.7
T1: Tomintoul	Tourism	In operation as pod camping site and adventure playground. No change.	2.3	0
Total available economic development land:				0.7



Cairngorms
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