



**Cairngorms**  
NATIONAL PARK  
Pàirc Nàiseanta a' Mhonaidh Ruaidh

**Consultation April-July 2013**

PLANNING

# Cairngorms National Park Proposed Local Development Plan



## **Cairngorms National Park Proposed Local Development Plan**

### **Public Consultation**

**Monday 15 April – Friday 5 July 2013**

### **Proposed Local Development Plan**

The Cairngorms National Park Proposed Local Development Plan (LDP) has been prepared by the Cairngorms National Park Authority (CNPA) in accordance with the Planning etc. (Scotland) Act 2000 and the National Parks (Scotland) Act 2006. The proposed LDP sets the blueprint for development in the Cairngorms National Park for the next five years, and also gives an indication of where development might happen in the longer term.

The proposed LDP is placed on deposit for consultation, along with supplementary guidance and additional documents, from Monday 15 April 2013 to Friday 5 July 2013.

### **Supplementary Guidance**

The proposed LDP includes a suite of supplementary guidance which provides additional detail on a number of topics. Consultation on this guidance is being carried out in conjunction with the LDP.

### **Core Paths Plan**

We have included the new Core Paths Plan in the supplementary guidance. Unresolved objections to this part of the supplementary guidance will be passed to the Scottish Government and may be the subject of public inquiry.

### **Accompanying documents**

These documents include an Action Programme, which sets the framework for the delivery of the Plan, and a number of formal assessments and appraisals.

### **Where you can view the documents**

All documents are available to view on the CNPA website, at the CNPA offices (Ballater and Grantown-on-Spey, see addresses below) – and at a number of council offices within the Park. Comments forms are also available at these locations and on our website.

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### How to comment

Representations to the content of the Plan, the supplementary guidance and the assessments which accompany it, can be made in writing, via our website or by email. Please state clearly the modification(s) you wish to be made to the documents and use a separate form for each issue and each modification.

**Comments must be received by 5pm on Friday 5 July 2013.**

**FREEPOST (RSHS-BHKL-KXHS)**

**Cairngorms National Park Authority**

**Albert Memorial Hall, Station Square**

**Ballater AB35 5QB**

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

**[www.cairngorms.co.uk](http://www.cairngorms.co.uk)**

Scottish Ministers have suggested that representations to the Plan should be concise (no more than 2,000 words plus limited supporting productions) and you should fully explain the issue you wish to be reconsidered. There is no automatic opportunity to expand your representation later in the process, so please carefully consider the information submitted at this stage.

If we are unable to resolve objections to the Plan, these will be forwarded to a Reporter, appointed by the Scottish Government, for examination. They will amend the Plan as they see fit.

Please note: the above process does not apply to supplementary guidance – it is for the CNPA to amend and approve after consideration of comments and objections received.

### The next steps

1. Consultation on the proposed Local Development Plan April – July 2013
2. Consideration of representations
3. Pass unresolved representations to Scottish Ministers
4. Examination of the Proposed Plan/Inquiry into the content of the Core Paths Plan
5. Publish report on the findings of stage 4
6. Publish modifications as required
7. Adopt the Plan

**If you have any queries regarding completion of the comments form, or require further assistance, please contact the Development Plan team at the CNPA Ballater office: Tel 013397 53601**

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

### Data Protection

Details provided will only be used for purposes associated with the Local Development Plan. You may request to see personal information held by the CNPA at any time. Information will be shared with the Scottish Government Department of Planning and Environmental Appeals and may be published on our website. We will not publish address details but may publish the name of the person who has completed the form. By completing and submitting the form, you are consenting to the above.





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The maps in this publication are for information only and should not be used for navigational purposes.

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# Introduction



Grantown-on-Spey

# Introduction

- 1.1 This is the Proposed Local Development Plan (the Plan) for the Cairngorms National Park. The Cairngorms National Park Local Development Plan will replace the Cairngorms National Park Local Plan 2010 and that part of the Perth & Kinross Council Highland Area Local Plan 2000 that falls within the National Park boundary. It will set out policies and proposals for development and use of land for the next 5-10 years, and will provide the basis for the assessment of all planning applications made across the whole of the National Park (see page 4).
- 1.2 In developing the final Local Development Plan the Cairngorms National Park Authority published and consulted on a Main Issues Report for the Plan between 19 September and 9 December 2011, to identify the main land use planning issues for the Park. This helped inform the proposed Plan which is the second stage in the process.



Figure 1: The stages in preparing a Local Development Plan

- 1.3 The Scottish Government believes that the planning system is essential to achieving its central purpose of sustainable economic growth. This involves promoting and facilitating development in the best places for it while protecting and enhancing the natural and built environment. The Local Development Plan is the main tool to deliver that. It provides guidance to developers and investors, and allows local communities and the general public to be involved in shaping the future of their area.



## How to use the Plan

- 1.4 The Plan has five sections: Introduction; Vision; Spatial Strategy; Policies; and Community Information. Each section has a purpose and provides important information that will be used to determine planning applications. Development proposals will be assessed against all policies and relevant information within the Plan, so the Plan must be read in its entirety to understand the decision making process.
- 1.5 There are 10 policies each with associated Supplementary Guidance that helps explain how the policies will be used and what is needed in order to get planning permission under them. A checklist at the start of each piece of guidance will help ensure you supply the planning authority with the correct information to allow your application to be processed. The Core Paths Plan forms one part of the Supplementary Guidance and development proposals must consider their impact on the core paths network.
- 1.6 The Community Information section provides statements for communities throughout the Park that set out objectives for the future, relevant information, guidance for development, and any proposals identified through the Plan.
- 1.7 If you are interested in a particular community or site in a community, you should use the contents page to identify the relevant community and read what it says about that community before referring to the policies. If you are interested in a particular subject or in a site that is not identified on maps, you should refer to the relevant policy first.

Everyone applying for planning permission must look at all the policies in the Development Plan. Policies are not cross referenced. You must therefore make sure your proposal complies with all of the policies that are relevant.

The settlement maps identify sites proposed for particular types of development. In considering options for these sites, proposals must comply with all relevant policies, as well as working to achieve the four aims of the Park.

## The National Park and its Aims

- 1.8 The Cairngorms National Park is the UK's largest National Park at 4,528 square kilometres, comprising about 6 per cent of Scotland's land area. About 17,000 people live in the Park and a further 1.4 million people visit it each year. The National Park spans the boundaries of five local authority areas: Highland, Moray, Aberdeenshire, Angus, and Perth & Kinross, bringing co-ordinated management to a special area otherwise fragmented by administrative boundaries.
- 1.9 The Scottish Parliament designated the Cairngorms and Loch Lomond and the Trossachs as National Parks for three reasons.
- Each area is of outstanding national importance because of its natural and cultural heritage;
  - Each area has a distinctive character and coherent identity;
  - Designation as a National Park meets the special needs of each area and is the best means of ensuring that the National Park aims are collectively achieved in a co-ordinated way.



1.10 There are four aims for Scottish National Parks, set out by the National Parks (Scotland) Act 2000.

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

1.11 These aims are to be achieved collectively, and in a co-ordinated way. It is their collective delivery, and the management challenges this brings, that lies at the heart of what it means to be a National Park. It is not enough to take each aim in turn, or to trade them off in an attempt to balance each other. What is required in National Parks is an approach that delivers for all four aims together, and that means doing things differently.

1.12 At times there will be conflicts in trying to deliver these four aims, and it is in the management of these conflicts that being a National Park should make a difference. The National Parks (Scotland) Act 2000 recognises in particular that there may be conflicts between conserving and enhancing the natural and cultural heritage and the other three aims. Where it appears to the National Park Authority that there is such a conflict, the Act requires that greater weight is given to conserving and enhancing the natural and cultural heritage.

1.13 The National Park Authorities must prepare National Park Plans that set out how the four aims of the National Parks will be

delivered. The Cairngorms National Park Partnership Plan 2012-2017 is the National Park Plan for the Cairngorms and was approved by the Scottish Minister on 30 May 2012. It provides the long-term vision and strategy for the Cairngorms National Park. The Local Development Plan will help to deliver the National Park Partnership Plan by setting out the vision and strategy. This will be delivered through the land use planning system.

## **Planning in the Cairngorms National Park**

1.14 Planning in the Cairngorms National Park is unique. It involves the Cairngorms National Park Authority working alongside the five local authorities which operate in the Park – Aberdeenshire, Angus, Highland, Moray and Perth & Kinross. The Local Development Plan together with any Supplementary Guidance sets the detailed policies and proposals for the whole of the Park. It is the document against which all planning applications will be judged.

1.15 Planning applications are submitted to the relevant local authority in the normal manner. The local authority ensures all the necessary information is supplied and registers receipt of the application. The CNPA is informed by the local authority and then decides whether to call-in the application. Only applications which are of general significance to the aims of the Park are called in and determined by the CNPA. The local authority determines those applications not called-in. The Local Development Plan applies to all planning applications, regardless of whether they are called-in or not.

## Vision

- 1.16 The vision for the Cairngorms National Park set out in the National Park Partnership Plan (NPPP) is:

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

- 1.17 It is delivered through three long-term outcomes:



Figure 2: The outcomes of the NPPP

- 1.18 The NPPP goes on to clarify its overarching ambition: 'The ambition to become a low carbon National Park runs through the whole Plan. This is a headline ambition for this area to play our part in delivering Scotland's climate change targets. It means responding and adapting to climate change and its practical implications for people and place, developing the opportunities of a low carbon economy and securing stewardship of the significant carbon stores locked into the land and forests of the Cairngorms National Park.'
- 1.19 The National Park Partnership Plan explains what success will look like in delivering those outcomes and summarises the main challenges that will be faced in the Park of:
- delivering the four aims of the Park together;
  - enhancing the landscapes, habitats and species of the Park while also delivering social and economic benefits for businesses, communities and visitors;
  - developing a strong and sustainable economy within the Park that is resilient to future pressures and increases prosperity and opportunity for the people and communities who work and live here;
  - how to maintain the working age population of the Park by providing the right conditions to help young people stay in the Park, and how to attract workers to come to or to return the Park;
  - how people and nature adapt to long term climate change and severe weather events.
- 1.20 The National Park Partnership Plan provides policy priorities and programmes of work to deliver the vision and long term outcomes. The Local Development Plan helps to deliver them by implementing those policies and making sure:
- there is sufficient land for housing to meet identified need and demand, including inward migration of workers;
  - the necessary land and support for business development and diversification is provided;
  - there are sites for future development that support attractive, vibrant communities and that minimise the need to use energy;
  - there is clear guidance on where, when and how the best development will be supported;

## The spatial strategy

- new development helps to reinforce the valued built heritage of the Park and communities in it to maintain and enhance attractive places;
  - the special qualities of the Park are enhanced by new development where possible and protected from new development that would significantly erode or harm them;
  - new development is well connected to core paths and other off-road routes, as well as creating attractive places to live and visit;
  - new or improved visitor infrastructure is integrated with other visitor sites, services and communities.
- I.21 Our vision for the Park builds on the strengths of the area and on its existing infrastructure. The settlements of the Park are linked by a network of trunk roads, and the Perth to Inverness rail line. We will focus future activity and growth on these corridors, and within the settled valleys and straths of the Park.
- I.22 There are clear opportunities for economic growth and diversification within, between and around the existing settlements of the Park. Equally, most of the land of the Park is farmland, moorland, forestry, woodland and mountain that is valued for its land management activities, recreation, nature and for its spectacular landscapes and the sense of wildness people experience there. There is relatively little development in these areas and while some developments may be required to support land management activities, the land there is most valued for the lack of development.
- I.23 The strategy diagram (Figure 3, see p12) shows where we want development to be focused over the next 20 years. New housing will be focussed on settlements identified in the Plan, including the new settlement of An Camas Mòr. Land for economic growth is also shown in the diagram. These sites indicate where opportunities for investment exist during the plan period. The remaining areas of the Park are identified as important for land management, recreation, landscape, wildness and nature conservation. Within these areas, development should support the delivery of these multiple benefits.

Figure 3: Strategy Diagram







# The Policies



Boat of Garten

# 2 The Policies

- 2.1 The policies section of the Plan provides a framework to manage development, dealing with particular interests or topics in turn. They form the basis for making decisions on planning applications in a way that will deliver the vision and the objectives of the Plan. All policies must be considered and complied with.
- 2.2 You should also refer to the supplementary guidance associated with each policy. This contains detailed guidance on how to meet the standards set by the policy, and what information you will be required to submit as part of your application.

# 3 New Housing Development

## **What the policy aims to do**

- 3.1 Maintaining high quality places where communities can be sustainable and thrive is key to the long-term success of the National Park. This should be undertaken in a way that makes the best use of resources, integrates with services and facilities, and promotes the highest standards in design and environmental quality.
- 3.2 We want to enable new housing which is affordable and meets community needs, in turn supporting and growing the economy. While most growth is focused in major settlements, all communities should have some options for new housing and everyone should be able to see what those opportunities are in the next 5 – 20 years.
- 3.3 The policy will enable good quality housing development that meets the needs of communities and supports economic and community development. It will allow the right amount of growth, in the right place, meeting the demands of all sections of our communities in a sustainable way which best uses existing resources, while allowing choice and incremental growth to meet local demand.

## **A National Park delivering for Scotland**

- 3.4 The Scottish Government is clear that housing binds our communities, contributes to our wellbeing and affects our jobs and health opportunities. It is committed to creating a Scotland where we can all live in well designed, sustainable places where we are able to access the amenities and services we need. Access to housing is paramount to this outcome.
- 3.5 The National Park Partnership Plan also sees the vital role played by housing delivery in support of a diverse and thriving economy, where workers can gain access to housing so they can continue in their employment.

## **What we will achieve in the next five years**

- 3.6 In the next five years we will have created opportunities for the right type of housing, in the right place, that makes a positive contribution to local communities. Developers will have confidence to invest. In turn communities will have the support they need to become and remain thriving places where people enjoy a sense of wellbeing.



## THE POLICY

### Housing in settlements

Settlement boundaries indicate the extent to which identified settlements may expand during the next five years. All new housing developments within settlements should be contained within these boundaries.

Proposals will be supported where they:

- a) occur within a site identified within the Local Development Plan; or
- b) reinforce and enhance the character of the settlement, maximising opportunities for infill, conversion, small scale development, use of derelict or underused land or the redevelopment of land.

### Housing development in existing rural groups

Proposals for new housing development which adds to an existing rural group (three or more buildings) will be considered favourably where:

- a) they connect to, reinforce and enhance the character of the group integrating with existing built form, pattern of existing development; and
- b) do not add more than one third to the existing number of buildings in the group within the plan period (based on the size of the group on the date of plan adoption).

### Other housing in the countryside

Proposals will be supported where it protects the existing pattern of development, and:

- a) it is necessary for or improves the operational and economic viability of an active business which has a locational requirement directly linked to the countryside; or
- b) it is on a rural brownfield site.

### Contribution towards affordable housing provision

Developments of four or more open market houses will incorporate a proportion of the total number of units as affordable housing based on a benchmark requirement of 25 per cent.

Proposals for less than four open market dwellings will also be required to make a contribution towards affordable housing. This will be a cash payment towards the meeting of housing need in the local area.

Proposals for offsite contributions will be considered where community needs assessments, or similar assessments, support this as a better way of meeting the housing needs of the community.

### Affordable housing developments

Development of 100 per cent affordable housing will be supported where it meets a demonstrable local need shown through community needs assessments, housing needs and demand assessments or other information available at the time of application.

### **Affordable housing provided using cross subsidy from other housing**

Development which provides affordable units, which are funded by a cross subsidy from the sale or renting of open market houses will be supported where:

- a) the affordable element meets a demonstrable local need for affordable housing shown through community needs assessments, housing needs and demand assessments or other information available at the time of application and
- b) the whole development comprises a minimum of two affordable units; and
- c) the open market element is the minimum required to provide the necessary subsidy to facilitate the development of the affordable element; and
- d) the affordable housing could not be delivered without the input of the subsidy provided by the open market element of the proposal.

### **Alterations to existing houses**

Proposals will be supported where:

- a) the appearance and character of the dwelling and/or the surrounding area is protected and enhanced; and
- b) appropriate and proportionate provision of private garden is maintained; and
- c) adequate off street parking and/or vehicular access to the property is maintained.

### **Conversions**

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

- a) it is demonstrated that the building is capable of the proposed conversion works; and
- b) it maintains the style and character of the original building in terms of form, scale, materials and detailing, where they contribute positively to the context and setting of the area.

### **Replacement houses**

Proposals to replace existing housing stock will be supported where:

- a) the existing house is structurally unsound and incapable of rehabilitation, or is of non-standard construction; and
- b) the existing house is not a listed building; and
- c) the new house incorporates the footprint of the original, unless an alternative adjacent site would minimise any negative environmental, landscape or social effects of the development.

### **Housing for gypsies and travellers and travelling showpeople**

Proposals for the development of sites for gypsies and travellers and travelling showpeople will be favourably considered where the need and location have been identified in the relevant Local Authority housing strategy.

### How it will be applied

- 3.7 The policy will be used to approve appropriate housing development which supports sustainable communities. All new development should reinforce and enhance the character of its surroundings. The policy will be used in conjunction with other policies to ensure development is well designed, and does not have any adverse impact on the features of natural or cultural heritage important to the Park.
- 3.8 All applicants should demonstrate how their development supports the sustainability of the local community. Developments will need to carefully reflect or complement the scale, materials and details of existing development.
- 3.9 All housing developments must make a contribution towards the provision of affordable units to meet the needs of communities in the Park. The policy will be used to ensure as many affordable houses are built in the Park as possible, to address the ongoing issue of lack of supply of the right type of housing to meet community needs. It is recognised that a mix of tenures and sizes of unit is the key to achieving the best form of development to meet the local need. In applying the policy, proposals will be assessed to measure the range of tenures in a variety of sizes, depending on site, demand and market conditions. This mix should include: social rented housing provided through public subsidy; low cost home ownership; and/or rent options provided through public subsidy or the developer; affordable private rented housing; and serviced plots for the local market.
- 3.10 Where a contribution towards affordable development is proposed, the level of contribution will be measured against the CNPA Development Appraisal Toolkit and will be set at a level which ensures the development remains financially viable.
- 3.11 Where the proposal involves the replacement of an existing house, supporting evidence will be required as part of the planning application to justify the need to demolish an existing property (from a qualified structural engineer). If you do not propose to salvage and reuse materials from the original building in the replacement building, you must provide a reasoned justification. Proposals to replace an existing house must ensure the original dwelling is demolished or becomes ancillary to the new dwelling.

### How it will be monitored

- 3.12 The effects of this policy will be monitored through review of consents and completions, against their impact on that locality.

# 4 Supporting Economic Growth

## What the policy aims to do

- 4.1 Sustainable growth in the economy of the Park is at the heart of supporting our communities, helping them become and remain vibrant and attractive places for people to live and work.
- 4.2 The economy of the National Park is based on a number of sectors, including land management, tourism, recreation, food and drink. Sustainable economic growth is key to the long-term vitality and viability of our communities and the Local Development Plan has an important role to play in addressing the economic, social and environmental issues facing towns, settlements and rural areas within the Cairngorms National Park and facilitating successful economic growth in the future.
- 4.3 This is not just about identifying sites for new development. It is about assisting existing businesses and creating a flexible framework that allows the best economic developments to thrive and prosper. It is also about promoting the Park as a good place to invest, and ensuring that new development is supported by robust and 'fit for purpose' infrastructure, which makes access to the wider economy as simple as possible. This must all be achieved in a way which protects the special qualities that make the Park an attractive place to invest.
- 4.4 The policy aims to enable and encourage growth and diversification in the economy of the National Park. The policy supports our town and villages which have a key economic, social, and cultural role, catering for a wide range of people and their needs. It supports the tourism, recreation and land management sectors which are so important to our Park wide economy. It also supports other opportunities which underpin, diversify and benefit the economy and are needed to ensure the economy can grow in a way which is efficient and robust.
- 4.5 The policy promotes sustainable economic growth which meets the needs of communities, and promotes the National Park as a place to invest.

## A National Park delivering for Scotland

- 4.6 The Scottish Government has a vision of economic growth which raises the quality of life of Scottish people through increasing economic opportunities for all, on a socially and environmentally sustainable basis. It aims to create a Scotland that is the most attractive place for doing business in Europe and create a physically attractive Scotland which allows us to realise our full potential with visitors both from home and abroad. Scotland's National Parks, as renowned international destinations, have a national role to play in creating a Scotland people enjoy and invest in.
- 4.7 The National Park Partnership Plan sets an aspiration to have an economy that will have grown and diversified, drawing on the special qualities of the Park. It also seeks enhanced recreation opportunities which will in turn improve the health of visitors and residents, and a diversified economy which builds on the existing tourism sector to create better employment opportunities. Development supporting growth in all sectors of the economy will help deliver this outcome of the National Park Partnership Plan.



## What we will achieve in the next five years

- 4.8 In the next five years we will have encouraged new investment and growth in the economy of the Park. New development will achieve growth in a way which supports the aims of the Park and which protects the special qualities we value in the Park. Communities will be able to make a link between their prosperity and the value which comes as a result of the National Park as an international destination.

## THE POLICY

### Retail development

Proposals for retail development will be supported where they are located in a way which uses a sequential approach to site selection:

- a) within identified town/village centres;
- b) within identified settlement boundaries;
- c) out of settlements where the development supports economic vitality and viability of that community.

Developments should have no adverse impact on neighbouring properties and should have no detrimental impact on the vitality and viability of that settlement/centre.

Exceptions to this should demonstrate social or community need for the proposal. The potential cumulative impact of similar proposals will also be taken into account.

### Tourism and leisure development

Development which enhances formal and informal recreation and leisure facilities; tourism and leisure based business activities and attractions; tourism and leisure related infrastructure including accommodation; improved opportunities for responsible outdoor access and through improved levels of open space; will be supported where:

- a) it has no adverse environmental impacts on the site or neighbouring areas; and
- b) it makes a positive contribution to the experience of visitors; and
- c) it adds to or extends the core tourist season.

### **Other economic development**

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

- a) it is compatible/complementary with existing business activity in the area; and
- b) it supports the vitality and viability of the local economy and the broader economy of the Park.

### **Reduction of economic opportunity**

Any proposal which would reduce the range and quality of businesses or tourism attractions and facilities will be resisted unless it can be demonstrated that there will be no adverse impact to the local economy or on the quality of visitors' experience.

### **How it will be applied**

- 4.9 The policy will be used to support appropriate economic development, which ensures sustainable growth and supports our communities. It is intended to protect communities from inappropriate development and loss of existing facilities, and help keep them vibrant and sustainable.
- 4.10 Whilst much development is expected to be within existing settlements, some will require a more rural setting, and applicants will be asked for evidence to support specific locational requirements. The policy supports appropriate development undertaken in harmony with the location, and where the proposal extends the tourist season and the availability of facilities to communities, and is designed to the highest standards.
- 4.11 Where large developments are proposed, improvements to infrastructure to support that development, and the wider economy should always be considered together.
- 4.12 Coupled with this growth is a need to protect what is important in communities and what helps the economy at present. There is a balance to be struck between new development and supporting and protecting predominant land uses. Development which facilitates diversification of existing land uses is likely to be particularly successful where the new and existing uses are complementary.

### **How it will be monitored**

- 4.13 The success of this policy will be monitored through analysis of the number of developments which occur in the Park with a direct impact on the growth of the economy. Economy 'health checks' will also be used to monitor the success of the policy on the vitality of our town centres.

# 5 Sustainable Design

## What the policy aims to do

- 5.1 The policy aims to ensure that all development, not just the expensive or iconic, delivers high standards of design and contributes to the sense of place.
- 5.2 The distinctive character and identity of the Cairngorms National Park's natural and built heritage and settlements contribute to the qualities that make it special. The contribution that built development makes to our sense of place and quality of life is important to those who live and work in and visit the Park. Good design is key to achieving development fit for a National Park.
- 5.3 The way development is designed and built is important not only for its visual appearance and quality of life but also to help contribute to reduction of carbon emissions, limiting waste of all types, and minimising our use of precious resources.
- 5.4 We must therefore make the most of every opportunity to conserve and enhance the distinctive characteristics that make the Park and its communities special, and make a positive contribution to a more sustainable way of living which considers not only the cost of the development, but the lifetime impacts of using the new buildings.
- 5.5 The policy promotes the highest standards of design in all development. This includes siting and design, the use of materials, the impact the development has on the environment, accessibility, and the long-term sustainability credentials of the development.

## A National Park delivering for Scotland

- 5.6 The Scottish Government is clear in its intention to create high quality built environments for the benefit of everyone. The quality of the built environment impacts on how people react to it, and creating successful and sustainable places and communities lies at the heart of the national outcomes associated with place making.
- 5.7 The National Park Partnership Plan identifies the need to retain and enhance the distinct sense of place as a key outcome and within this the role of settlements and built development plays an important part. The policy will secure the highest standards of design in new development, which in turn enhances the special qualities of the Park and contributes to long-term sustainability.

## What we will achieve in the next five years

- 5.8 In the next five years we will see a step change in the standards of design and sustainability, harnessing the latest technology and thinking to drive forward built development which places reduced demands on diminishing resources and makes a positive contribution to the special qualities and quality of life in the Park.

## THE POLICY

A design statement must accompany **all** development proposals to demonstrate how the proposal has been designed to:

- a) minimise the effect of the development on climate change in terms of siting, construction and once complete; and
- b) be sympathetic to the traditional pattern and character of the surrounding area, local vernacular and local distinctiveness, whilst encouraging innovation in design and use of materials; and
- c) use materials and landscaping that will complement the setting of the development; and
- d) make sustainable use of resources (including the minimisation of energy, waste and water usage) throughout design and construction, within the future maintenance arrangements, and for any decommissioning which may be necessary; and
- e) enable the storage, segregation and collection of recyclable materials and make provision for composting; and
- f) promote sustainable transport methods including making provision for the storage of bicycles, and reducing the overall need to travel; and
- g) improve or add to existing public and amenity open space; and
- h) maintain and maximise all opportunities for responsible outdoor access, including links into the existing path network. All developments will be consistent with the Core Paths Plan; and
- i) protect the amenity enjoyed by neighbours including minimisation of disturbance caused by access to the development site; and

- j) include an appropriate means of access, egress, levels of private amenity ground, and space for off-street parking; and
- k) create opportunities to further biodiversity and promote ecological interest.

**Replacing existing building stock** will be considered favourably where:

- a) the existing building is structurally unsound, is incapable of rehabilitation or is of non-standard construction; and
- b) the existing building is not a listed building; and
- c) the original footprint of the building is incorporated into the new development unless an alternative adjacent site would minimise any negative environmental, landscape or social effects of the development; and
- d) where retained, the original building must become ancillary to the new use.

**Converting existing building stock** will be considered favourably where:

- a) the building is redundant for its original use, and is unlikely to have a commercial or economic future in its current form; and
- b) the conversion works maintain the style and character of the original building in terms of form, scale, materials and detailing, where they contribute positively to the context and setting of the area.

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

- a) respect the design, massing, proportions, materials and general visual appearance of the area; and
- b) maintain an appropriate level of private ground, including space for off-street parking.

### **How it will be applied**

- 5.9 Implementation of the policy will take into account the impact the development has on its site, its setting, and the surrounding landscape. The development must reflect its setting in terms of siting, scale and design.
- 5.10 Supporting evidence will be required as part of the planning application to justify the need to demolish an existing property (from a qualified structural engineer), and to explain why materials from the original building cannot be salvaged and reused in the replacement building.
- 5.11 In considering the impact of new development and uses on an original building, applicants must include an appraisal of the biodiversity interests found within the building, e.g. bats, and take appropriate action to account for any particular interests found.
- 5.12 In considering the impact on the path network, proposals must be consistent with the Scottish Outdoor Access Code, the Cairngorms National Park Outdoor Access Strategy and the Cairngorms National Park Core Paths Plan.

### **How it will be monitored**

- 5.13 The effects of this policy will be monitored through review of planning permissions and house extension permissions.



# 6 Natural Heritage

## What the policy aims to do

- 6.1 The range and quality of natural heritage in the Cairngorms National Park is unique in the UK and is internationally valued. A result of natural processes and land management, many of the special habitats and species of the Cairngorms need active management to continue to thrive. The unique natural heritage underpins all four aims of the Park, and the special qualities created as a result are valued by residents, visitors and those who care about the Park. It is key to the long-term success of the Park that habitats and species are protected.
- 6.2 Many of the best examples are formally designated – 54.75 per cent of the Park is covered by a formal designation and has particular management arrangements in place to conserve the relevant features. There are, however many that are important on a local scale and these often provide important links between formally recognised sites. This facilitates the movement of species and their long-term sustainability.
- 6.3 The policy will ensure that development conserves and enhances the outstanding natural heritage of the Cairngorms National Park. It offers the necessary level of protection from adverse development and enables enhancement.

## A National Park delivering for Scotland

- 6.4 The Scottish Government is committed to the protection and enhancement of the natural environment for the benefit of current and future generations. Its national outcomes are underpinned by aims to create a Scotland which is attractive, and where people value the natural environment.
- 6.5 The National Park Partnership Plan supports this by seeking to conserve and enhance habitats and conserve species for which the National Park is most important.
- 6.6 This policy plays a key role in the delivery of these outcomes. It supports the international reputation of the Cairngorms National Park as a high quality place for nature and the contribution of the National Park to Scottish biodiversity targets. It also enhances the special qualities which make the Cairngorms an attractive place to live and work.

## What we will achieve in the next five years

- 6.7 In five years we will have improved the quality of natural heritage found in the Park, and ensured that opportunities which arise as a result of development proposals are taken to further the quality of habitats and species found in the Park.

## THE POLICY

### International and national designations

Development likely to have a significant effect on a Natura 2000 site must demonstrate no adverse effect on the integrity of the site. Where this is not possible, development will be considered favourably only where:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest including those of a social or economic nature.

Where the site has been designated for a European priority habitat or species, development will only be permitted where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers).

### National designations

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

- a) the objectives of designation and the overall integrity of the designated area would not be compromised; or
- b) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance and mitigated by the provision of features of commensurate or greater importance to those that are lost.

### Other important natural and earth heritage sites and interests

Development that would adversely affect an ancient woodland site, semi-natural ancient woodland site, Geological Conservation Review site, or other nationally, regionally or locally important site recognised by the planning authority will only be permitted where it has been demonstrated that:

- a) the objectives of the identified site and overall integrity of the identified area would not be compromised; or
- b) any significant adverse effects on the qualities for which the area or site has been identified are mitigated by the provision of features of commensurate or greater importance to those that are lost.

### Protected species

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

- a) there are public health, public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment; and
- b) there is no satisfactory alternative solution, and
- c) the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

In addition, development that would have an adverse effect on species listed in Schedules 1, 5 and 8 of the Wildlife & Countryside Act 1981, as amended, annexes II and V of the

EC Habitats Directive and annex I of the EC Birds Directive will not be permitted unless:

- a) there is no satisfactory alternative solution, and
- b) the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

### **Other biodiversity**

Development that would have an adverse effect on habitats or species identified in the Cairngorms Nature Action Plan, UK Biodiversity Action Plan, or by Scottish Ministers through the Scottish Biodiversity List, including any cumulative impact will only be permitted where:

- a) the developer can demonstrate that the need and justification for the development outweighs the local, national or international contribution of the area of habitat or populations of species; and
- b) significant harm or disturbance to the ecological functions, continuity and integrity of the habitats or species populations is avoided, or minimised where harm is unavoidable; and appropriate compensatory and/or management measures are provided; and new habitats of commensurate or greater nature conservation value are created as appropriate to the site.

Where there is evidence to indicate that a habitat or species may be present on, or adjacent to, a site, or could be adversely affected by the development, the developer will be required to undertake a comprehensive survey of the area's natural environment to assess the effect of the development on it.

## **How it will be applied**

### **International and national designations**

- 6.8 The planning authority must satisfy itself that the development will not adversely affect the integrity of the site before granting any form of planning permission. This is done by the carrying out of an assessment under the Habitats Regulations. Such assessments are carried out where development may affect an internationally designated site (Special Protection Area, Special Area of Conservation or Ramsar Site) and is carried out by the planning authority. However sufficient information, including surveys, Construction Method Statements and/or SUDs, must be included with any application, provided by the applicant, to enable the planning authority to properly consider the likely effects of the proposal on the integrity of the site or sites. These may include sites not within or connected to the application site as the impact of the development may go beyond its boundaries.
- 6.9 Developers should be aware of this position and the implications this requirement might have on the need to carry out additional research to support any development proposal. To be in accordance with the policy developments must, therefore, not adversely affect the integrity of the site, either alone, or in combination with other plans or projects.

### **National designations**

- 6.10 The National Park contains two National Scenic Areas covering the Cairngorm Mountains and Deeside and Lochnagar. Outwith these areas an equivalent level of consideration will also be given to the landscape throughout the whole Park.

- 6.11 When assessing the potential effects of development proposals on national designations, the planning authority will take account of potential cumulative effects on the designated natural heritage interests and the impact on habitat networks which link designated sites and are affected by development. Mitigation is defined here as 'the undertaking of measures to prevent or reduce to an acceptable level, the impact of a development'. The policy applies to developments affecting these sites, whether or not they are inside or outside the boundary of the designated area.

#### **Other important natural and earth heritage sites and interests**

- 6.12 The National Park Authority, Local authorities, Non Government Organisations (NGOs) and other organisations recognise a range of other sites that have natural heritage interest or importance. The policy will be applied to prevent loss of these locally important natural or earth heritage sites that are not afforded special protection by designation.
- 6.13 When making decisions on proposals that would affect these sites, the planning authority will take into account the quality of the interests of the site and its contribution to the wider network of sites, in addition to the direct effects of the development proposal.

#### **Protected species**

- 6.14 This policy will be applied to ensure that the effects of development proposals on protected species, including any cumulative impacts, are fully considered by the planning authority. Developers will be required to undertake any necessary surveys for species at their own cost and to the satisfaction of Scottish Natural Heritage and the planning authority. If there is reason to believe that a European Protected Species or its breeding site or resting place may be present on a site, or impacted upon by development, any such presence and any likely effects on the species shall be fully ascertained prior to the determination of the planning application.

#### **Other biodiversity**

- 6.15 The Cairngorms National Park has many other habitats, networks of habitats, species of habitats and species that are not protected but that are also important to the biodiversity and ecosystems of the Park, and developments which enhance or restore such habitats, habitat networks and species will be encouraged.
- 6.16 The policy will be applied to ensure that development does not weaken the overall integrity and connectivity of the ecosystems of the Cairngorms National Park. The planning authority will assess the direct, indirect and cumulative effects of development proposals on habitats, networks and species. Developments should therefore conserve and enhance natural and semi-natural habitats for the ecological, recreational, landscape and natural heritage values, including water bodies, watercourses, wetlands, peat and river corridor habitats.

### **Precautionary principle**

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

### **How it will be monitored**

6.18 The policy will be monitored by review of planning consents and refusals of proposals that could affect any of these designations and species, including loss of areas of habitat or sites including any cumulative impacts.



# 7 Landscape

## What the policy aims to do

- 7.1 The landscapes of the Cairngorms are one of the National Park's most valuable assets, underpinning its character; designation and the appeal of the area as a place to visit, live and invest. The experience of large scale wildness in the National Park is particularly distinctive in UK terms.
- 7.2 The way we use and manage the landscape and its many components will influence its quality and character. We do not seek to keep landscapes unchanged. We seek to ensure that they evolve in ways that conserve and enhance the special qualities. In practice this means making the most of every opportunity that comes as a result of a development proposal to ensure that development conserves and enhances the distinctive characteristics we value, making changes where opportunities for enhancement exist, and avoiding change that would erode the characteristics that make the Park a special place.
- 7.3 The policy will conserve and enhance the diverse and spectacular landscapes of the National Park by ensuring that only development which conserves and enhances the special landscape qualities of the Park will be supported. It supports development that contributes to landscape enhancement and protects against development that would erode the landscape qualities we value.

## A National Park delivering for Scotland

- 7.4 The Scottish Government is committed to making Scotland a better place and we must all play a part in realising this goal.
- 7.5 The National Park Partnership Plan supports this objective by seeking enhanced landscapes at a Park scale with improved quality and connectivity of habitats. It also highlights the importance of the sense of wildness that can be experienced in the Park and has, as a particular focus, conserving and enhancing wildness qualities.
- 7.6 The landscapes of Scotland's National Parks are national assets, underpinning international tourism destinations. Ensuring development conserves and enhances the quality of these landscapes underpins delivery of all four aims of the National Park.

## What we will achieve in the next five years

- 7.7 In the next five years we will see an improvement in the quality of impact that built development has on the landscape. We will have protected the areas of the Park which are particularly important for their qualities of wildness, and we will have capitalised on opportunities for new development to enhance the landscape of the Park.
- 7.8 As a result of this policy we will have created better built development, thus maintaining the Park as a special place to live and work, and an internationally significant destination for visitors.

## THE POLICY

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

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

- a) any significant adverse effects on the landscape character of the Park are clearly outweighed by social or economic benefits of national importance; and
- b) all the adverse effects on the setting of the proposed development have been minimised and mitigated through appropriate siting, layout, scale, design and construction to the satisfaction of the planning authority.

## How it will be applied

- 7.9 The diverse and spectacular landscapes are one of the Park's key assets and the distinctive character of the landscape is one of the reasons for the creation of the Park. Although people's perception of wildness may vary, a sense of remoteness can be found in many parts of the Park. The impact of development on wildness is important and will be a fundamental factor in the application of this policy.
- 7.10 All proposals will be assessed to measure the impact on the landscape, its character and its quality. Key to this assessment are impacts on the character of the landscape, on the sense of wildness found in that area and how the proposal contributes to conserving and enhancing the special landscape qualities. The Cairngorms Landscape Toolkit will be used to assist in such assessments. Dark skies are an important characteristic for many areas of the Park, and contribute to the sense of wildness. Development must therefore minimise light pollution to surrounding areas.
- 7.11 New development will be assessed to consider the cumulative impact on the special qualities of the landscape and the sense of wildness found in the relevant area; how it contributes to the whole Park; and on the outcome to conserve and enhance, not simply on a local scale, but on a Park-wide basis. In addition, due regard will be given to the obligations established

under the European Landscape Convention which guides the protection, management and planning of all landscapes and raises awareness of the value of a living landscape. In doing so, specialist professional advice may be sought to assess the impact of development on landscape which will help to inform the decision-making process.

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

### **How it will be monitored**

- 7.13 The policy will be monitored by reviewing planning permissions. The contribution developments make to the enhancement opportunities identified in the Landscape Framework will also be measured. A review of the qualities of wildness and the impact of development on those qualities will also help assess how this policy is achieving its goal.
- 7.14 The impact of development on the landscape of the Park will be monitored and the Landscape Toolkit will be updated on a regular basis to incorporate the cumulative impacts of new developments. These will then be used to inform the assessment of proposals in the future.

# 8 Renewable Energy

## What the policy aims to do

- 8.1 The National Park and its communities will continue to be affected by climate change during the life of this Plan and beyond. The impact of volatile energy prices and supply of fossil fuels mean that communities must adapt and build resilience to the changing climate.
- 8.2 The National Park has an abundance of natural resources which provide options to generate renewable energy, and we want to encourage this in a way which promotes the sustainable use of those resources without negative impacts on its special qualities. This includes energy from biomass, hydro, solar, heat pumps, some wind energy. Some potential for anaerobic digestion and energy from waste also exists. There are also opportunities to include integrated district heating schemes served by renewable energy.
- 8.3 The policy aims to enable appropriate renewable energy generation by harnessing the Park's natural resources in a way which achieves the collective delivery of the four aims of the Park. It sets the framework to harness this energy potential, and so will allow the Park to play its part in addressing the issues of climate change and fuel poverty.
- 8.5 The National Park Partnership Plan clarifies that while 'large scale commercial wind turbines'<sup>1</sup> are not compatible with the special qualities of the National Park and are not considered to be appropriate within the National Park or where outside the Park they affect its landscape setting,' it does support the Government's targets by seeking to increase renewable energy generation, especially biomass and hydro, that is compatible with conserving the special qualities of the Park, and maintaining the integrity of designated sites.
- 8.6 This policy is key to harnessing the natural resources present in the Park and utilising them to achieve National targets for renewable energy generation, benefits for local communities and businesses, and ensuring developments conserve and enhance the special qualities of the National Park.

## What we will achieve in the next five years

### A National Park delivering for Scotland

- 8.4 Nationally there is an increasing focus on sustainably generated energy. The Scottish Government is committed to generating 100 per cent of Scotland's electricity demand from renewable sources, and 11 per cent of Scotland's heat demand from renewable sources by 2020.
- 8.7 In the next five years we will see an increase in the amount of renewable energy generated within the Park, whilst still maintaining the area's special qualities. We will also have protected the Park from development which would undermine those qualities.
- 8.8 As a result of this policy we will have created a more resilient means of energy generation, which utilises the Park's natural resources, and supports the Park's communities and businesses in adapting to a low carbon economy.

<sup>1</sup> Defined as more than one turbine and more than 30 metres in height

## THE POLICY

### All renewables developments

Proposals for renewable energy generation will be considered favourably where:

- a) they contribute positively to the minimisation of climate change;
- b) they complement the sustainability credentials of the development;
- c) they conserve and enhance the special qualities of the Park;
- d) they include appropriate means of access and traffic management;
- e) they adequately minimise all cumulative effects.

Financial bonds will be used where appropriate to secure decommissioning and site restoration.

### Hydropower

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

- a) the water environment;
- b) the recreational use of the water environment;
- c) peat and soil along the length of the scheme.

### Wind energy

In addition, all wind energy proposals must adequately minimise:

- a) all noise impacts from the development;
- b) all shadow flicker caused as a result of the development;
- c) the impact of the development on all aviation interests.

Large-scale commercial wind turbines<sup>2</sup> are not compatible with the special qualities of the National Park and are not considered to be appropriate.

### Biomass

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

### Energy from waste

In addition, all waste energy proposals must:

- a) ensure they maximise the energy produced by using locally sourced waste, distributing the energy within the locality of the development;
- b) minimise the impact of transporting the waste material to and within the site.

<sup>2</sup> Defined as more than one turbine and more than 30m in height



### **How it will be applied**

- 8.9 Nationally, there is an increasing focus on small scale generation of energy and micro generation with individuals and communities realising the part everyone should play in efforts to slow climate change. The policy will be applied to assist appropriate development which achieves this end. However, it is considered that National Park status combined with the numerous natural heritage designations contained within it, and the duty placed on the National Park Authority under international and national statutory obligations to protect its many special and outstanding qualities, mean that development of wind farms in the National Park is not appropriate. There are however opportunities for the development of other forms of renewable energy schemes, including biomass, waste, and hydro which can be designed in a sympathetic way to have no adverse landscape, visual or environmental impact.
- 8.10 Renewable energy developments are often complex proposals, with a number of inter-related component parts. Information must be provided to explain the details of each element of the scheme, and how they relate together and to their location. An assessment will be made of each individual element, as well as the development as a whole.
- 8.11 The key consideration for all renewable energy generation proposals is the impact that the development will have on the area in which it is sited.
- 8.12 In harnessing the opportunities to generate the most energy from the natural resources available in the Park, renewable energy schemes that only produce electricity from biomass will not be permitted.

### **How it will be monitored**

- 8.13 The policy will be monitored by reviewing planning permissions and completed developments on the ground. The amount and type of renewable energy generated in the Park will be monitored.

# 9 Sport and Recreation

## What the policy aims to do

- 9.1 The Cairngorms National Park offers outstanding opportunities for formal and informal recreation, from sports pitches and sports centres to ski centres, golf courses and mountain bike centres, and a network of paths that links communities to the countryside. There are also many other public and amenity open spaces, ranging from public parks, landscaping schemes within large-scale developments, and formal equipped play areas.
- 9.2 The policy aims to ensure the needs of local communities and visitors for recreational space and facilities are accommodated, and existing facilities protected. This includes informal and formal recreation provision.

## What we will achieve in the next five years

- 9.5 In the next five years new sport and recreation development will make a positive contribution to the enjoyment of the Park by its communities and by visitors alike. We will have created more and better facilities to the benefit of the wider economy, in a way which protects the Park's special qualities.

## A National Park delivering for Scotland

- 9.3 The Scottish Government highlights the importance of providing play space and other opportunities for children and young people to play freely, explore, discover and initiate their own activities.
- 9.4 The National Park Partnership Plan recognises that it is vital to many aspects of the National Park's environment, communities and economy that there are a range of high quality opportunities for people who enjoy the area in ways that conserve the special qualities and maximise the benefits to all sectors. It gives a clear commitment to empowering communities, so they can thrive, and creates a planning policy that helps achieve this is important in the delivery of this outcome.

## THE POLICY

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

- a) they demonstrate best practice in terms of sustainable design, operation and future maintenance, and where there are no adverse environmental impacts on the site or neighbouring areas; and
- b) they will meet an identified community or visitor need; and
- c) they maintain and maximise all opportunities to link into the existing path network.

Developments which would result in a reduction of sport and recreation facilities or opportunity will only be supported where:

- a) the development is ancillary to the principal use of the site as sport and recreation facilities; and
- b) the development would not affect the use of the site as a sport and recreation facility; and
- c) in the reduction of public access rights, or loss of the existing path network including loss of access to inland water, an appropriate or improved alternative access solution can be secured; and
- d) a compensatory site of at least equal size and quality is created which is convenient to users, or an existing facility is upgraded to maintain and improve the overall capacity in the area; or

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

### How it will be applied

- 9.6 Proposals will be assessed against the impact they may have on recreation opportunities and must ensure appropriate alternative and improved opportunities.
- 9.7 Adequate arrangements must also be made for long-term maintenance of open spaces created within and associated with new developments, and these arrangements will be in place prior to the granting of any permission.
- 9.8 Whether within settlements or in the countryside, proposals must be of the highest quality, with no significant adverse impact on residential amenity or on the Park's special qualities.
- 9.9 Formal recreation provision provides significant economic, recreational and health benefits to residents and visitors. It is recognised that many of these facilities are constrained by their sensitive location and supports their development where this is undertaken in harmony with the location; where the proposal extends the tourist season and the availability of facilities to communities; and is designed to the highest standards.
- 9.10 Where the proposal involves the loss of an important sports or other recreation facility or opportunity to the local community, you must include compensatory measures to ensure the local community is not adversely affected. This must take the form of a replacement facility, or an agreement with the community on how this should be best achieved. Provision of land to a community may be acceptable if the community is willing to take on the future development of the replacement facility.

### How it will be monitored

- 9.11 The policy will be monitored using analysis of developments permitted which affect recreation opportunities within the Park, and which have had an impact on existing facilities.

# 10 Cultural Heritage

## What the policy aims to do

- 10.1 The cultural heritage of the Cairngorms ranges from archaeological remains to internationally significant listed buildings, important architectural and historic townscapes, historic gardens and landscapes, and ancient routes through the Park. All of these provide a clear link to the history of this part of Scotland and the part it played over time to create the Park and communities we know and value today.
- 10.2 These assets create a clear link to the past but are also significant in creating attractive and interesting built environments which are important to communities and the economy, and demonstrate sustainability and longevity.
- 10.3 Some are formally recognised for the role they play in Scotland's history, others are locally significant, but all are fragile and irreplaceable.
- 10.4 The policy aims to conserve and enhance the rich cultural heritage of the Cairngorms National Park. It plays a key role in ensuring all development makes an appropriate contribution to the conservation and enhancement of cultural heritage in the Park.

## A National Park delivering for Scotland

- 10.5 The Scottish Government is committed to making Scotland a better place where we value and enjoy our built environment and protect and enhance it for future generations.
- 10.6 The National Park Partnership Plan supports this objective by seeking enhanced learning about the cultural heritage qualities that make the Park special, and ensuring built development creates a sense of place with the landscapes of the Park.
- 10.7 This policy provides a key means to the delivery of these objectives, conserving and enhancing the historic assets that exist in the Park for future generations.

## What we will achieve in the next five years

- 10.8 In the next five years we will see development which conserves and enhances the cultural heritage assets which exist in the Park. We will improve records of assets which are important but which have not been formally recognised. We will also have capitalised on the importance of cultural heritage in this part of Scotland, with a greater understanding of the role it has played historically, and its role in the history of Scotland. The Park's role as a place with noteworthy cultural heritage will be maintained, benefitting those who live here, those investing in this area, and those who visit.



## THE POLICY

### National designations

Development affecting a scheduled ancient monument, listed building and inventory gardens, landscapes and battlefields should:

- a) have no adverse effect on a structure or other remains of human activity or their setting which have been formally recognised for the contribution they make to the cultural heritage of the National Park or the understanding and enjoyment of this contribution. This may require remains to be preserved in situ, within an appropriate setting; and
- b) conserve and enhance any structure or other remains; and
- c) enhance its character; and the contribution it makes to the cultural heritage of the National Park.

The layout, design, materials, scale, siting and use of any development will be appropriate to the character and appearance of the structure or asset and its setting.

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

- a) demonstrate that the effect is clearly outweighed by social and economic benefits; and
- b) minimise and mitigate any adverse effects on the asset or its setting through appropriate siting, layout, scale, design and construction.

### Conservation areas

Development in or affecting a conservation area will:

- a) enhance its character and be consistent with any relevant conservation area appraisal or management plan; and

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

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

### Other local cultural heritage

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

- a) protect or conserve and enhance the feature and its setting; or
- b) take reasonable measures to avoid, minimise and mitigate any adverse effects.

### Enabling development

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

### Furthering our knowledge

Where a development affects a cultural heritage asset, developers will supply sufficient specialist information to ensure minimal impact on that asset.

Appropriate and satisfactory provision must be made for archaeological excavation, recording, analysis and publication, in advance of development.

### **Demolition – removal of asset**

There will be a presumption against development which would result in the loss of a listed building or building within a conservation area which makes a positive contribution to its character:

Proposals which would result in the substantial demolition of parts of buildings which have particular architectural merit will only be considered favourably where every effort has been exerted to find practical ways of retaining it, or where the demolition relates to parts of the building that do not have, or detract from the special interest of the building. This will be demonstrated by provision of evidence that the building:

- a) has been actively and appropriately marketed at a reasonable price and for a period reflecting its location, condition and possible alternative uses without finding a purchaser; and
- b) is not able to be physically repaired and re-used through the submission and verification of a structural condition report, produced by a qualified structural engineer.

Proposals for demolition will only be considered in conjunction with a detailed planning application for a replacement development that enhances or preserves that character. Demolition will not begin until evidence is given of contracts let for the approved development.

### **How it will be applied**

- 10.9 Legislation places a duty on planning authorities to have special regard to the desirability of preserving a listed building, or its setting, or any features of special architectural or historic interest which it possesses. This coupled with the direction given to us by the first aim of the Park places a clear focus on importance of cultural heritage.
- 10.10 The policy will be used to ensure that wherever a development proposal is likely to affect a cultural heritage asset, the importance of the asset is considered appropriately and that every reasonable step in line with the first aim of the Park is taken.
- 10.11 The policy will also be used to further our knowledge of cultural heritage assets in the Park, through the need to produce appropriate and reliable assessments of that asset and the effect any development might have on it. This information will be used to secure the appropriate level of designation or formal recognition, thus offering additional protection for the future, to inform the decision, and to help inform future decisions regarding development affecting cultural heritage assets.

### **How it will be monitored**

- 10.12 The policy will be monitored by review of the impact of development on cultural heritage assets, including an assessment of the levels of conservation and enhancement achieved.
- 10.13 It will also be monitored to assess the amount of additional information which has been gleaned through the planning process, to further our overall knowledge of cultural heritage in the Park.

# Resources

## What the policy aims to do

- 11.1 Reducing our consumption and protecting our limited resources is integral to conserving what is important about the Park, and helping our communities adapt to a lower carbon way of living. This stretches from the need to protect the resources that exist, to facilitating development in a way that minimises any negative impacts and promotes positive improvement to the environment, and also ensures protection of public health in so far as it is impacted by the development process.
- 11.2 The resources that exist are, in many cases, a result of millions of years of geological activity and their protection is important not only because of their finite nature, but also the role they play in helping to create the landscapes we value today. Some resource management is the result of more recent activity, most notably waste and contaminated land.
- 11.3 The policy aims to reduce the overall resource use footprint of the National Park, protect resources where appropriate and ensure we use and manage natural resources in an effective way. It will protect what is important about our resources, while facilitating appropriate development in ways which create a net positive outcome. It complements legislative obligations beyond the planning act, and allows sufficient flexibility to adapt to changes and developments in technology and research associated with the protection and exploitation of resources.

## A National Park delivering for Scotland

- 11.4 The Scottish Government is working towards a greener Scotland by improving the natural and built environment and protecting it for present and future generations and reducing the environmental impact of our consumption and production.
- 11.5 In support of this, the National Park Partnership Plan seeks communities which are better able to cope with the demands of a low carbon economy, and have their own models of sustainability.

## What we will achieve in the next five years

- 11.6 In the next five years we will have protected our finite resources from adverse development and exploitation, and facilitated development which impacts on the environment in a positive way.

## THE POLICY

### Water resources:

All development should:

- a) minimise the use of treated and abstracted water; and
- b) treat surface water and foul water discharge separately and in accordance with SUDS manual circa C697; and
- c) have no significant adverse impact on existing or private water supplies or wastewater treatment services; and
- d) not result in the deterioration of the current or potential ecological status or prejudice the ability to restore water bodies to good ecological status; and
- e) not result in the deterioration of water resources used for amenity or recreation.

### Flooding

All development should:

- a) be free from significant risk of flooding; and
- b) not increase the risk of flooding elsewhere; and
- c) not add to the area of land that requires flood prevention measures; and
- d) not affect the ability of the functional floodplain to store or move flood waters.

### Connection to sewerage

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

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

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

- to a standard to allow adoption by Scottish Water; and
- to allow easy future connection to the public sewer.

### Waste management and minimisation

All development should:

- a) safeguard existing strategic waste management facilities and all sites required to fulfil the requirements of the Zero Waste Plan; or
- b) create a waste management facility which will contribute to the delivery of the Zero Waste Plan and is located on land where General Industrial development or storage and distribution development would be appropriate; or
- c) ensure the minimisation of waste from the construction of the development and throughout the life of the development as defined in a site waste management plan or statement.

### Minerals

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

- a) there is no alternative site; and
- b) the development is considered to deliver the aims of the Park in a way which outweighs its value as a mineral resource; and

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

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

- a) the developer can demonstrate the market within the Cairngorms National Park where the mineral will be used to provide other social or economic benefits; and
- b) there are no adverse environmental impacts; and
- c) the material furthers conservation or restoration of the distinctive landscape character and built environment of the Park; and
- d) full restoration details are incorporated as part of the proposal; and
- e) no suitable and reasonable alternatives to the material are available.

### **Carbon sinks and stores**

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

- a) protect all soil and peat from commercial extraction; and
- b) minimise disturbance of soils, peat and any associated vegetation; and
- c) minimise the release of stored carbon from carbon sinks and stores as a result of disturbance.

New areas of commercial peat extraction will not be permitted.

### **Contaminated land**

Development affecting contaminated land will be considered favourably where:

- a) assessments are undertaken to identify

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

- b) in the event of significant risk, investigations and assessments including site specific risk assessments are submitted with planning applications to identify actual or potential significant risks to human health and safety associated with the current condition of the site, and how contaminants currently interact with the surrounding ecosystem and the Park's special qualities; and
- c) effective remedial action, including control and limitations of the release of contaminant to the surrounding environment, is taken to ensure that the site is made suitable for the development proposal use and potential reuse by other development, and that there are no significant detrimental effects on the Park's special qualities on or off-site.

### **Landfill**

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

- a) includes appropriate measures for site restoration; and
- b) has fully considered site selection to ensure reinstatement of derelict or despoiled land; and
- c) includes the principles of self sufficiency in terms of capacity and location; and
- d) provides on-site facilities to allow recycling/waste treatment.

### **How it will be applied**

- 11.7 The policy will be used to ensure new development or engineering works requiring planning permission protects our important resources. Where uncertainty exists regarding the risk of impact on any resource, developers must fund detailed risk and impact assessments to clarify the impact of development.
- 11.8 Best practice on the impact of development on resources will be followed in all cases. This will include compliance with guidance provided by Scottish Government in its responsibility to maintain and improve the quality of finite resources, and through its regulatory bodies, most notably SEPA and Scottish Water.
- 11.9 Where development may impact a resource, or have an adverse impact on neighbouring properties, a sequential approach should be taken to site selection in line with best practice.
- 11.10 The submission of detailed assessments may be required depending on the nature of the development. This may include a flood risk assessment or/and drainage impact assessment. Assessments should follow best practice available at that time, and will be funded by the developer.
- 11.11 Development will also include appropriate maintenance arrangements of any measures taken to mitigate the impact of development on the environment. This may necessitate the development of a management statement in the case of large and complex developments. Financial bonds may also be required to ensure appropriate decommissioning or restoration following cessation of the operation granted.

### **How it will be monitored**

- 11.12 Development proposals will be assessed for their recognition of the importance of the resource, and in particular how new developments progress methods of conservation. The policy will also be measured against locally or nationally agreed targets set within the National Park boundary.

# 12 Developer Contributions

## What the policy aims to do

- 12.1 New developments can have an impact on facilities, services and infrastructure outside the development site. They cannot be seen in isolation from the community in which they are sited. It is important that these impacts are addressed as part of the development, so that communities are not disadvantaged as a result.
- 12.2 This can include works needed to facilitate the development itself – improvements to road access, how waste is handled, landscaping, and the impact the development has on the surrounding natural heritage. It can also extend to wider implications associated with the development – additional support for schools or health care, community facilities and improved transport and access links.
- 12.3 Developer contributions can help to overcome problems in granting planning permission by reducing, eliminating or compensating for some negative impacts.
- 12.4 This policy will ensure the delivery of a wide range of improvements which are needed as a result of new development, while ensuring that contributions are at an appropriate level that maintains viability. The policy aims to ensure that new development makes an appropriate contribution to managing the impacts of that development on the infrastructure and services of communities.

## A National Park delivering for Scotland

- 12.5 The Scottish Government is committed to a planning service which enables the right development in the right place, delivered in the most efficient way. It is also committed to national improvements through its five year outcomes, and it is important that we play our part in achieving these.
- 12.6 The National Park Partnership Plan gives a clear commitment to empowering communities, so they can thrive, and creating a planning policy that helps achieve this is important in the delivery of this outcome.

## What we will achieve in the next five years

- 12.7 In the next five years new development will make a positive contribution to the National Park and its communities. We will have created a clear framework where everyone can see how new development contributes to their community and gives confidence to developers investing in the Park.



## THE POLICY

Development which gives rise to a need to increase or improve public services, facilities or infrastructure, or mitigate adverse effects, will normally require the developer to make a fair and reasonable contribution in cash or kind towards the additional costs or requirements. Such contributions will be consistent with the scale and nature of the development proposed and may be secured through a Section 75 Agreement or other legal agreement where necessary.

Development which necessitates decommissioning of plant, structures or associated infrastructure will be required to provide an appropriate bond to cover the costs of remedial, restoration or reinstatement work.

## How it will be applied

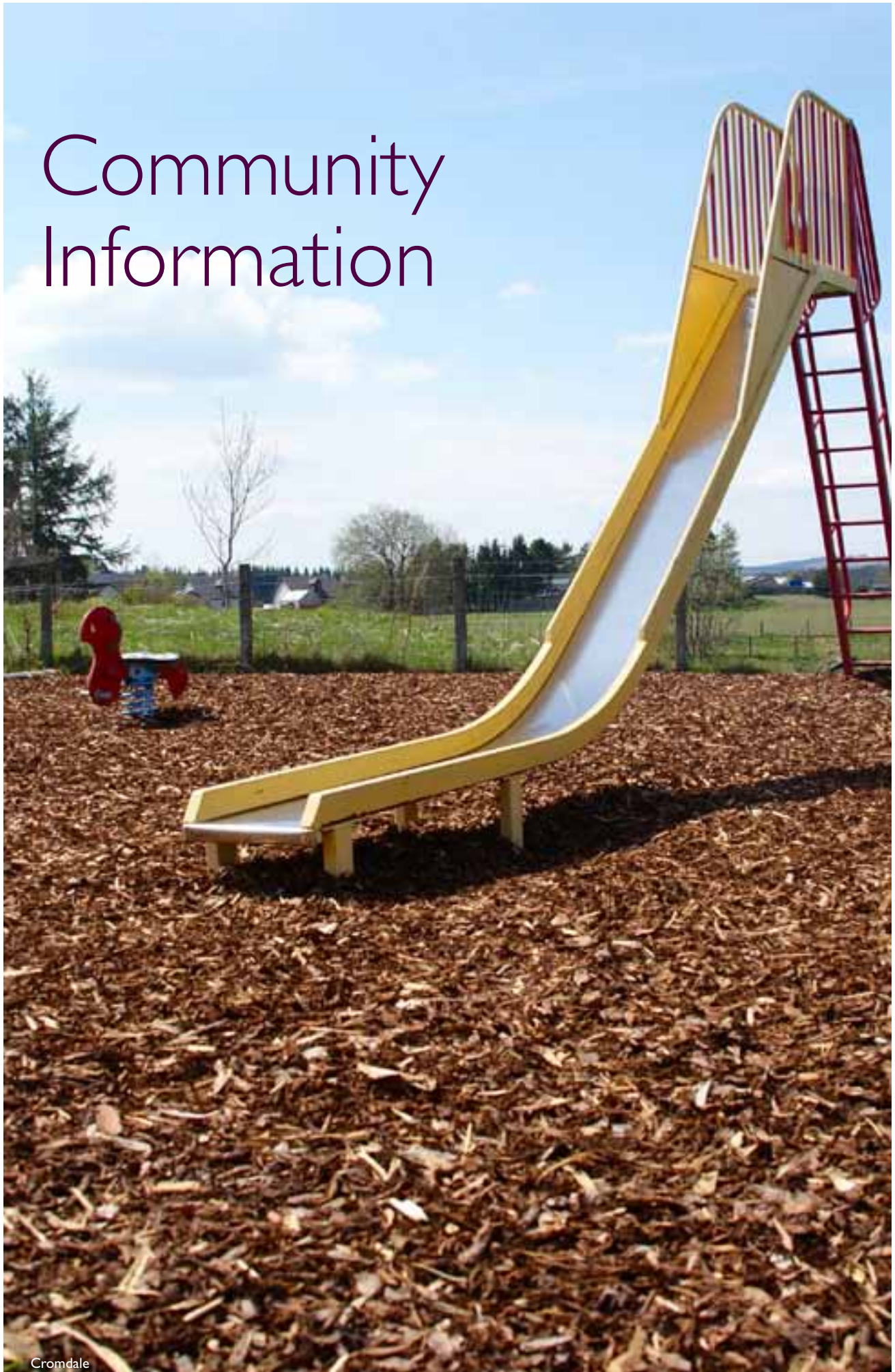
- 12.8 Scottish Government guidance on such agreements is provided in Circular 12/1996 which states that planning authorities should only seek contributions from developers if, in land use planning terms, it would be wrong to grant planning permission without them. The policy will be used where the impact of the proposed development cannot be dealt with through other legislation or the use of planning conditions. The contribution will be based on meeting the costs of infrastructure which is necessary as a consequence of that development. This may include the cumulative effect of a number of small developments.
- 12.9 In the case of applications requiring developer contributions, every agreement will be negotiated on its own merits and the final level of contribution sought will be based on an assessment of the impacts on the recipient community undertaken jointly with the developer and planning authority.
- 12.10 These assessments will be based on environmental and community needs assessments and the community planning process. Detailed discussions with service providers, including the five local authorities, will also be required to ensure the appropriate level of provision is sought, and consequentially secured. In some cases, contributions may be sought on the basis of the cumulative effect of a number of small developments. In such cases, the contributions would be held by the relevant planning authority until such time as sufficient funds became available to allow work to progress.

12.11 In the implementation of this policy, a pragmatic approach will be taken to the payment of contributions against the phasing of the developments. This is to ensure proposals can progress and adequate account is taken of particular economic constraints or funding regimes affecting development proposals. Supplementary Guidance will be provided to assist in the understanding of this policy and how it will apply to developments.

### **How it will be monitored**

12.12 The policy will be monitored by assessing the contributions received and analysing their impact in eliminating or compensating the negative impacts of developments. It will also be monitored through review of planning consents and housing needs surveys.

# Community Information



Cromdale

# 13 Community Information

## The settlement hierarchy

- 13.1 The information in this section is intended to assist communities in reaching their aspirations for the development of their settlements and wider communities.
- 13.2 Each community or settlement sits within a hierarchy which establishes three tiers of settlement; strategic, intermediate and rural community. The majority of development and provision of facilities should be provided within strategic settlements. This is supportive of sustainable approaches to site selection and ensures that the key areas of growth are focused in a number of areas where development pressure can be managed appropriately. Within intermediate settlements, developments should support the local communities and ensure their sustainability for the future. Small areas of housing land are included for this purpose. Within rural communities, there are opportunities for limited growth which helps consolidate the community. New facilities which support the community are also encouraged.
- 13.3 The community plans identify parcels of land where development can help provide support for and maintain sustainable communities across the Park. These sites include a mix of existing operations and uses which are key to the future sustainability of that community, and new sites which are important to attract investment, to provide additional housing, business opportunity and community facilities for the future.
- 13.4 It is also important to support existing uses which, although not specifically identified, are vitally important to the community. Proposals to change uses away from the existing use to another without clear justification and suitable alternatives being provided will be resisted.
- 13.5 The key proposal types identified are:
- housing
  - economy
  - tourism
  - community
  - investment opportunities
  - mixed use
  - open space
- 13.6 Within these proposal types, mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward development proposals.
- 13.7 The plans also identify settlement boundaries, outwith which it is expected that proposals will require justification for their selected location. Where no locational need exists, development on the periphery of settlements will be resisted. All proposals must consolidate the existing urban form, where it exists, and not result in ribbon development or sprawl of development into the countryside. The plans also identify village cores where the key retail and commercial activity in the village should be focused.
- 13.8 In addition, other key designations that may influence the detail of development proposals are shown for information. Sites with significant planning consents are also shown for information only. These are intended to give a clearer picture of how settlements will develop during the life of the Plan.



## **Housing**

- 13.9 Housing sites are identified to provide land for strategic parcels of new development. Development of these sites must comply with the policies of the Plan and any specific requirements for the site noted in the proposal text. The identification of these sites within settlements does not preclude the development of other windfall sites, both elsewhere within settlements and in other locations within the Park.
- 13.10 The proposals include indicative house density information. This information should be used as a guide to the capacity of the site. Proposals should not be constrained by these figures and should seek to create attractive urban environments, with a range of house designs working within the site.

## **Economy**

- 13.11 Sites suitable for economic development are identified where new proposals have come to light, or have been earmarked as key to providing additional economic provision within settlements or where existing uses help to sustain communities. The importance of the existing businesses and business sites is recognised and existing businesses will be protected where they provide key services to communities in the Park.

## **Tourism**

- 13.12 Sites are identified where they provide important facilities to support the tourism sector. These existing facilities will be protected from adverse development and proposals which would result in a reduction in the provision of facilities on these sites will not be supported.

## **Community**

- 13.13 Sites for new community use have been identified at a number of sites to help communities develop proposals which support their needs. A wide range of uses are considered to fall into this category, including play areas, community halls, sports facilities, schools, affordable housing or other uses to sustain the community. Where sites have been identified under this category, proposals will be considered on their merits, with particular reference to how they add to the community in which they are sited.

## **Open space**

- 13.14 Land is identified where it is important to the amenity, setting and the overall fabric of settlements. These areas also provide locally important habitats or landscape features, or are important recreational resources within settlements. They are protected from development. Settlements also have networks of open spaces, paths and recreational spaces that are not identified but that would be material considerations in the determination of planning applications that affected them.

### Other considerations

- 13.15 The information provides additional information to assist in the preparation of development proposals which may not fall within an identified site.
- 13.16 All development proposals must demonstrate how they meet the objectives set out for each community. They must also comply with the detailed requirements established for each community looking at natural heritage, landscape, cultural heritage, developer contributions and infrastructure requirements and flood risk, water and drainage.
- 13.17 In addition all proposals must comply with the policies set out in the Plan as a whole.

### Maps and legend

- 13.18 The legend that describes the proposal plans is the same for each map. The underlying base maps are provided by and are the property of Ordnance Survey. Any unlawful use or copying other than for the purposes of viewing and printing is prohibited. The information provided is for reference purposes only. No further copies may be made. The information provided by Ordnance Survey may not always be up to date, particularly in areas where there has been recent building.
- 13.19 Constraints to development not shown on the proposals maps include listed buildings and scheduled ancient monuments. Accurate data regarding these and other non-designated cultural heritage sites can be obtained directly from the National Park Authority, the relevant local authority, Historic Scotland and RCAHMS.
- 13.20 The representation of features or boundaries in which the Cairngorms National Park Authority or others have an interest does not necessarily imply their true positions. For further information please contact the appropriate authority.

# 14 An Camas Mòr

## Living in An Camas Mòr

- I4.1 The settlement of An Camas Mòr will be a new sustainable community. With links to the Aviemore community, the people living in An Camas Mòr will form a community of their own which is inclusive and vibrant with a demographically balanced population.

## Role within the settlement hierarchy

- I4.2 The development of An Camas Mòr forms a strategic part of the overall settlement hierarchy and settlement strategy for the Badenoch and Strathspey part of the Park. While it will take many years to be completed, it will then be a main settlement where larger scale development will be focused.
- I4.3 In the meantime it will continue to rely on the services of Aviemore. However, it will progressively act in a way to relieve development pressure from Aviemore, becoming a new community in its own right.

## Objectives

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

## General design guidance

- I4.4 Development of the new settlement and its community are based on a number of key principles. All development must accord with these principles.

## Fit for a National Park

- I4.5 An Camas Mòr will have the distinction of being the only new community planned for a National Park. It will make a significant contribution to the delivery of the National Park aims and set an outstanding example of what is possible in a National Park context. It will help to deliver the Cairngorms National Park Partnership Plan. It will reflect the special qualities of the National Park and incorporate a wide range of sustainability measures in its design, layout and function. An Camas Mòr will be internationally acclaimed as an exemplar of sustainable development and building design in a very sensitive location. It will be an inspiration and a delight.

## Climate change

- I4.6 An Camas Mòr offers an opportunity for a real community-wide contribution to the challenge of climate change. It will offer an exemplar of living with the weather: coping with exposure and maximising solar gain, capturing higher rainfall and dealing with longer dry spells. It will offer an opportunity to maximise use of existing technology and test new solutions to climate change issues including energy efficiency, use of a range of renewable sources for heat and power, water and waste minimisation/recycling.



## Delivery

- 14.7 An Camas Mòr will show how private and public investment and a range of small and large developers will consistently work together when the land is no longer in one ownership, over all phases of the development, to create a new community with a distinct and cohesive identity and sense of place. It will demonstrate how the scale of growth is linked to social development of the new community.

## The built environment and public realm

- 14.8 An Camas Mòr will reflect consistently high standards of design at all levels in terms of both quality and sustainability in its widest sense. It will have regard to the building traditions of the area in terms of form and materials, but will reflect its time. It will maximise use of locally sourced materials, particularly timber. It will create an An Camas Mòr distinctiveness that reflects its location in the Cairngorms National Park. It will show how higher density is compatible with the landscape context, the provision of good quality housing and a place where folk will enjoy living and working. The design and location of spaces will be as important as the buildings. It will include landmark buildings and structures to contribute to its distinctiveness. Lighting on roads, paths and throughout the development will be designed to minimise impact on the night sky, to conserve energy and to provide for people's actual needs.

## Masterplan

- 14.9 The development will be based on a detailed masterplan. Within this, the requirements to create a sustainable community including a mix of housing and economic development opportunities, community facilities and other forms of development will be detailed, with design guidance for all forms of development, which should attain the highest design and sustainable development credentials. The masterplan will also include mitigation measures required as a result of the development. The development presents an excellent opportunity to provide opportunities for large and small scale developers and builders to work together to bring forward the delivery of the settlement. This will also be recognised in the masterplan.
- 14.10 Development of the site will require a detailed transport assessment which should examine the various access issues facing the site, including the impact of the development on the trunk road and local road network, the impact on the nearby rail network, and the need for non-motorised access across the Spey to link the community with Aviemore.
- 14.11 Development of the An Camas Mòr site has potential to have significant effects on a number of Natura 2000 sites. Permission for development will only be permitted if the planning authority is satisfied that proposals have been designed to the highest standards that do not adversely affect the integrity of these sites.
- 14.12 The whole of An Camas Mòr also sits within the Cairngorm Mountains National Scenic Area. As such, development will only be permitted if the planning authority

is satisfied that proposals have been designed to the highest standards that avoid and mitigate any significant adverse effects on the environment and protect the overall integrity of the Cairngorm Mountains National Scenic Area.

### **Natural heritage**

- 14.13 A number of formal natural heritage designations may affect possible new development proposals at An Camas Mòr.
- 14.14 Development on land allocated in the Plan has potential to have an effect on a number of European designated sites:
- Abernethy Forest SPA
  - Cairngorms SPA
  - Cairngorms SAC
  - Kinveachy Forest SPA
  - River Spey SAC
- 14.15 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:
- water abstraction
  - disturbance to otters
  - pollution and siltation from construction sites
  - requirement for SUDS
  - disturbance to capercaillie
  - pollution from wastewater
- 14.16 In addition, detailed habitat mapping of compensation areas is required to inform where planting could occur without adversely impacting upon qualifying habitats. Planting should avoid areas of scarcer qualifying features, eg blanket bog and wet heath.
- 14.17 Biodiversity – An Camas Mòr will be expected to demonstrate how a development of this size and quality can both conserve and enhance the biodiversity of the site and surrounding area. This will include a comprehensive range of mitigation measures integrated at every level within the development and enhancement of habitat networks throughout the area within and surrounding it. Where mitigation is not possible within the site boundary, enhancement works beyond the site will be expected to ensure a net enhancement to the natural heritage of the Park.

### **Landscape priorities and opportunities**

- 14.18 Landscape Context – An Camas Mòr will take account of and respond to the wider landscape context. The development will incorporate a sequence of spaces that integrate it effectively with its surroundings. There will be a strategy for long-term management of shared space and landscape. There will be a strategy of pre-planting from the outset both within and outside the site to ensure full integration with the landscape from an early stage.

## Cultural heritage

- 14.19 Whilst the allocated site for the new settlement does not contain any formal cultural heritage assets, there are assets around the site which may be impacted upon by the development. Any proposal must therefore consider the impact on cultural heritage resources, including disturbance above and below ground, and any impact made both to individual resources and in a cumulative manner.

## Developer contributions and infrastructure requirements

- 14.20 The development of An Camas Mòr will require significant developer contributions towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## Flood risk, water and drainage

- 14.21 A flood risk assessment has shown part of the site to be affected by flooding. Any future development proposals must avoid the area identified at flood risk or provide further detailed information demonstrating the proposal will not increase flood risk elsewhere.
- 14.22 Connection to the public sewer will be required once the first phase of development is complete. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 14.23 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## Linkages and connections

- 14.24 Relationship with Aviemore – An Camas Mòr will be a community in its own right, but by virtue of its location, it will have a special relationship with Aviemore. Many of the services used by residents of the community will be in Aviemore and over time this will be reciprocated. There is a longstanding expectation locally, that the land on either side of the River Spey should be made available as a resource for the Aviemore and An Camas Mòr communities for recreation and leisure with potential, inter alia, for sports facilities, playing fields, paths, woodland, and allotments. Various parties are currently active in pursuing the realisation of this aspiration. Fundamental to its delivery is a new foot/cycle bridge across the River Spey with a path directly linking central Aviemore and An Camas Mòr to ensure

that the communities are true partners. The masterplan for An Camas Mòr will be expected to acknowledge this objective and demonstrate how An Camas Mòr, with other parties, will directly contribute to its delivery.

- 14.25 Movement – An Camas Mòr will seek to actively discourage the use of private cars through detailed design, early provision of regular and affordable public transport links, and provision of a network of paths for walkers and cyclists giving effective links within the community and with the surrounding area. Roads within the development will safely give priority to walkers/cyclists of all abilities and will seek to establish new standards for informal layout and design which The Highland Council will accept for adoption.

## Proposals

### A Real Cairngorms Community

- 14.26 An Camas Mòr will be an inclusive and vibrant community with a demographically balanced resident population. It will embrace diversity and provide for all abilities. It will be recognisably 'Cairngorms'. It will be a real community, not a holiday village or second home enclave, and will provide the range of facilities commensurate with that status. It will be a healthy community with access to the full range of recreation and sports facilities. It will have a distinct cultural identity that takes account of existing traditions and way of life in the surrounding area.

### Affordable Housing

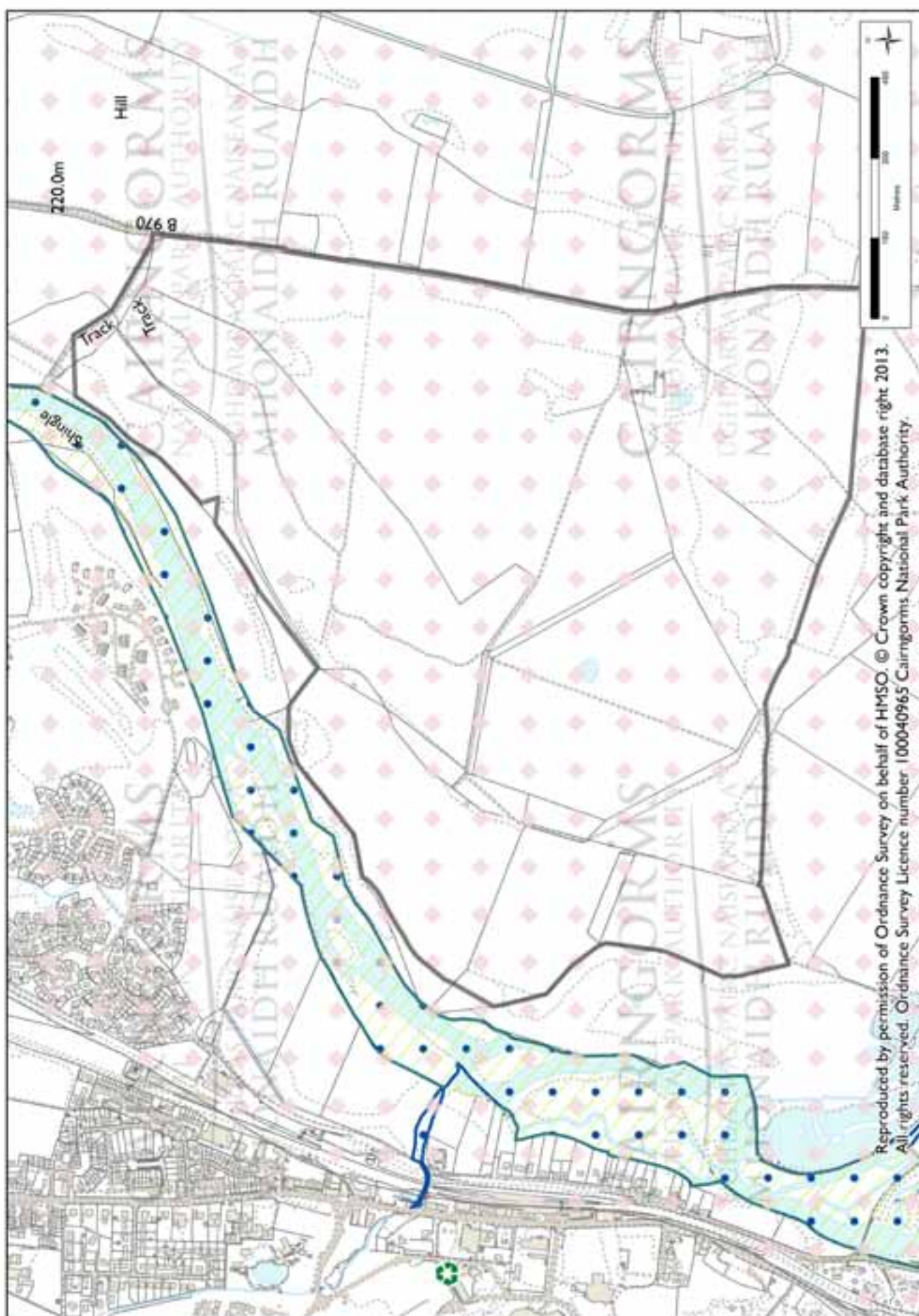
- 14.27 An Camas Mòr will make a significant contribution throughout its development to the provision of the full range of affordable housing to meet local needs within the National Park. It will demonstrate how both the public and private sectors will work together to deliver affordable housing. It will show how such housing will remain affordable and available for local people.

### A Place to Work

- 14.28 An Camas Mòr will be designed and promoted to actively encourage the provision of jobs within the community and seek to minimise levels of commuting. It will incorporate space that is designed for or can be easily adapted for employment uses. It will facilitate home working. It will have a strategy for attracting and stimulating a wide range of business opportunities that complement the ethos of the community.



# An Camas Mòr



# 15 Angus Glens

## Living in the Angus Glens

15.1 The Angus area of the Cairngorms National Park covers the isolated upper parts of the Angus Glens. Residents here value their landscape and its vistas of high hills, glens and forests both as a special feature of life here and as a resource for tourism, creative employment, and active forestry and estate activities. Traditional building styles and community buildings are also important to those who live here.

15.2 The cost of housing and the provision of affordable accommodation which is energy efficient is a priority. Vital to supporting a viable community it is seen as the key issue to be addressed. Supporting this there is also a need to grow existing and new businesses and improve local services, infrastructure and facilities.

## Role within the settlement hierarchy

15.3 The Angus Glens comprise a dispersed rural community. All development here will support the needs of the community, and will promote sustainable growth in a way which conserves and enhances the special qualities of the Glens.

## Objectives

- To ensure new development respects the dispersed nature of development in the Angus Glens.
- To ensure development contributes to the economic wellbeing of the remote community living in the Angus Glens.

- To retain the Angus Glens as a sparsely populated community where creative solutions to employment and economic growth can thrive.
- To ensure the new housing can progress in a way that helps the community remain sustainable.

## General design guidance

15.4 All new development will, where appropriate:

- Development should seek to consolidate the existing small settlements.
- Development should seek to maximise use of existing local services and infrastructure.
- The quality of surrounding woodland, and sensitive valuable habitats should not be compromised.
- Proposals to enhance and diversify the local economy will be supported in principle.
- New housing proposals should reflect the existing house positions, density and scale.
- Where in an existing building group, development must maintain building lines, plot sizes, building sizes and building orientation.
- New developments should respect the traditional design of buildings found in the Glens.
- Existing businesses should be protected and new development should respect their current operations.
- Proposals for new and improved community facilities will be supported.

## Natural heritage

- 15.5 A number of formal natural heritage designations may affect possible new development proposals in the Angus Glens.
- Glen Clova is largely designated as a Special Protection Area. The River South Esk is designated a Special Area of Conservation.
  - The top of Glen Clova, Glen Doll also lies within a National Scenic Area.
  - In Glen Prosen, the Prosen Water is designated a Special Area of Conservation.
  - There are also areas of woodland registered in the Ancient Woodland Inventory.
- 15.6 Developments which affect any European designated site must supply as part of the application, the necessary information to allow the Planning Authority to carry out a Habitats Regulation Appraisal which will inform the final decision on the application.

## Landscape priorities and opportunities

- 15.7 The CNPA Landscape Character Assessment considers The Angus Glens in 6 parts: Upper Glen Esk; Glen Doll; Upper Glen Clova; Mid Glen Clova; Glen Prosen and Glen Isla.
- 15.8 Development proposals must consider the possible impact on:
- the landscape character;
  - the landscape experience;
  - the relationship with adjacent character areas; and
  - an assessment of the distinctiveness of the area.
- 15.9 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

## Cultural heritage

- 15.10 The Glens contain a number of listed buildings and all new developments must ensure no adverse impact on these.
- 15.11 The Glens are littered with archaeological remains. Both formally recognised and those of local interest, it is important for the development of cultural heritage in the Glens that these are protected from adverse development.
- 15.12 The area also contains a number of derelict properties which could usefully be renovated to retain their contribution to the local cultural heritage, while providing much needed additional housing.



## **Developer contributions and infrastructure requirements**

- 15.13 In the Angus Glens, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## **Flood risk, water and drainage**

- 15.14 There are areas of the Angus Glens at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 15.15 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 15.16 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## **Linkages and connections**

- 15.17 Linkages and connections between existing and proposed development within the Angus Glens should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

## **Proposals**

### **Housing**

No housing allocations are identified in the Angus Glens. However, infill and windfall housing which supports the needs of the community and meets the objectives for the area will be supported.

### **Economy and tourism**

No economy or tourism allocations are identified in the Angus Glens. However, infill and windfall development which supports the needs of the community and meets the objectives for the area will be supported.

# 16 Aviemore and vicinity

## Living in Aviemore and its vicinity

- 16.1 Aviemore is recognised internationally as a mountain sports resort which offers an increasingly large number and variety of sports and activities. It plays a vital part in the Scottish tourist industry and is the economic driver for the National Park. Along with its focus as a tourism centre, it has also seen a rise in residential numbers and has become a focus for conservation activity.
- 16.2 The community wish to see a number of key projects come to fruition, including an indoor sports centre, riverside park, a new supermarket and integration with the new development at An Camas Mòr. Further afield, a fully integrated transport system and responsible open access on Cairngorm Mountain are seen as key projects.
- 16.3 Within the village, residents would like to bring nature into the built environment, and improve the public realm. To support, there is also a desire to improve employment opportunities which is seen as key to encouraging young people to stay in the village.

## Role within the settlement hierarchy

- 16.4 Aviemore plays a strategic role in Badenoch and Strathspey and is a main settlement within the settlement hierarchy. Aviemore has seen considerable growth in recent years and while new development should meet the needs of the local and wider communities and visitors to the area, it should be undertaken in a way which consolidates the village.

## Objectives

- To consolidate Aviemore's role as a main settlement in the settlement hierarchy.
- To ensure that development contributes to a clear definition between settlement and countryside.
- To forge links with the new settlement of An Camas Mor, facilitating its role as a pressure release to Aviemore in the future.
- To protect the role of Aviemore in providing services and economic growth to the wider region.
- To promote Aviemore's role as an international venue for conferences and events.
- To protect those parts of the village that are important to its character and setting.
- To improve the environment of the village with more landscaping and enhancements to the public realm.
- To support Aviemore's role as a centre for recreation and tourism.

## General design guidance

16.5 All new development will, where appropriate:

- consolidate the existing settlement;
- maximise use of existing local services and infrastructure;
- ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Aviemore;
- take full advantage of Aviemore's riverside location;
- enhance and diversify the local economy;
- reflect existing housing development in terms of positions, density and scale;
- maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
- protect existing shops and businesses and their normal operations;
- add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability.

## Natural heritage

16.6 A number of formal natural heritage designations may affect possible new development proposals in Aviemore.

- The east of the village lies within the National Scenic Area.
- Land to the west, at Craigellachie is a National Nature Reserve.
- Around the settlement there are pockets

of woodland included in the Ancient Woodland Inventory.

- Much of the western edge of Aviemore is also covered by a Tree Preservation Order. Many of the attractive and mature trees enhance local amenity are therefore the subject of explicit and statutory protection. Any development in this area must therefore ensure that adequate provision is made for their preservation and for the planting of new trees.

16.7 In addition, development on land allocated in the Plan and that with extant planning consent has potential to have an effect on a number of European designated sites:

- Abernethy Forest SPA
- Cairngorms SPA
- Kinveachy Forest SPA
- River Spey SAC

16.8 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:

- water abstraction
- disturbance to otters
- pollution and siltation from construction sites
- requirement for SUDS
- disturbance to capercaillie
- pollution from wastewater

## Landscape priorities and opportunities

- 16.9 The Cairngorms Landscape Toolkit sets out a number of priorities, which aim to maintain and enhance the landscape of the village and its setting.
- 16.10 Developments must therefore be considered in the context of these priorities and the way in which your development contributes to them. This includes:
- conserving and enhancing existing views of the mountains;
  - creating new opportunities for viewing the mountains in appropriate environments;
  - facilitating access across settlement edges and into surrounding landscapes; and
  - expanding out from woodland pockets to create simple networks through built up areas for people and wildlife.

## Cultural heritage

- 16.11 There are a large number of historical sites, listed buildings and structures in the area. Within Aviemore itself, of particular note are the Railway Station and footbridge (1852, Category A) and the ring cairn in Muirton.
- 16.12 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

## Developer contributions and infrastructure requirements

- 16.13 In Aviemore, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## Flood risk, water and drainage

- 16.14 There are areas of Aviemore at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 16.15 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 16.16 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## Linkages and connections

- 16.17 Linkages and connections between existing and proposed development within Aviemore should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.
- 16.18 Development must also ensure no adverse impact on the safe crossing of the railway. This includes vehicular and pedestrian links.

## Proposals

### Housing

Developments which already have planning permission are expected to provide for housing demand in the next five years and for the longer term. During the Plan period only infill and windfall housing will therefore be supported.

### Economy

- EDI:** The existing Dalfaber Industrial Estate and Cairngorm Technology Park provide opportunities for economic development proposals to support the economy of Aviemore and the surrounding area. An area of 0.5Ha to the north of Dalfaber Industrial Estate is included to allow for future expansion when the current site reaches capacity. Currently used for informal recreation, pedestrian links through the site should be protected.

**ED2:** This 3.5Ha site south of Dalfaber Industrial Estate and the Cairngorm Technology Park allows for its future expansion when the current site reaches capacity. This flexibility to grow will support future expansion options within Aviemore and allow for adequate choice in site identification.

**ED3:** Opportunities for small economic growth to complement the existing Myrtlefield Industrial Estate exist, and any new developments should also seek to enhance the area and its surroundings.

**ED4:** The current occupier of this site has consent to relocate within Aviemore. This creates an opportunity to redevelop this key site within the village core. New developments should create a live frontage to Grampian Road. Developments should help improve the choice and quality of retail provision in the village.

### Investment opportunities

Aviemore Highland Resort will continue to develop and enhance its facilities and permission exists to carry on this investment. In the event of further development proposals closer links with the village centre should be developed. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any further development proposals for this site. Any further development should ensure all access arrangements do not affect the A9 as a trunk road, and should use the local road network.

### Mixed uses

Mixed uses which support sustainable developments and communities and meets the objectives for Aviemore will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

The housing at Highburnside to the west of the A9 exploited a brownfield site to provide additional housing to meet the needs of the community. No further development on this site is supported, with all new housing to be provided within the settlement boundary.

### Open space

A number of open spaces and land which contribute to the setting of Aviemore are identified and will be protected from development.

In addition, proposals for new development at Aviemore Highland Resort include the retention of a number of key areas of open space. This includes land fronting Grampian Road between the entrance to Aviemore Highland Resort and Grampian Court. These areas, which form part of the wider masterplanned site, should be retained as open space, enhanced with landscaping and tree planning as required by the existing planning consent.

### Surrounding land uses

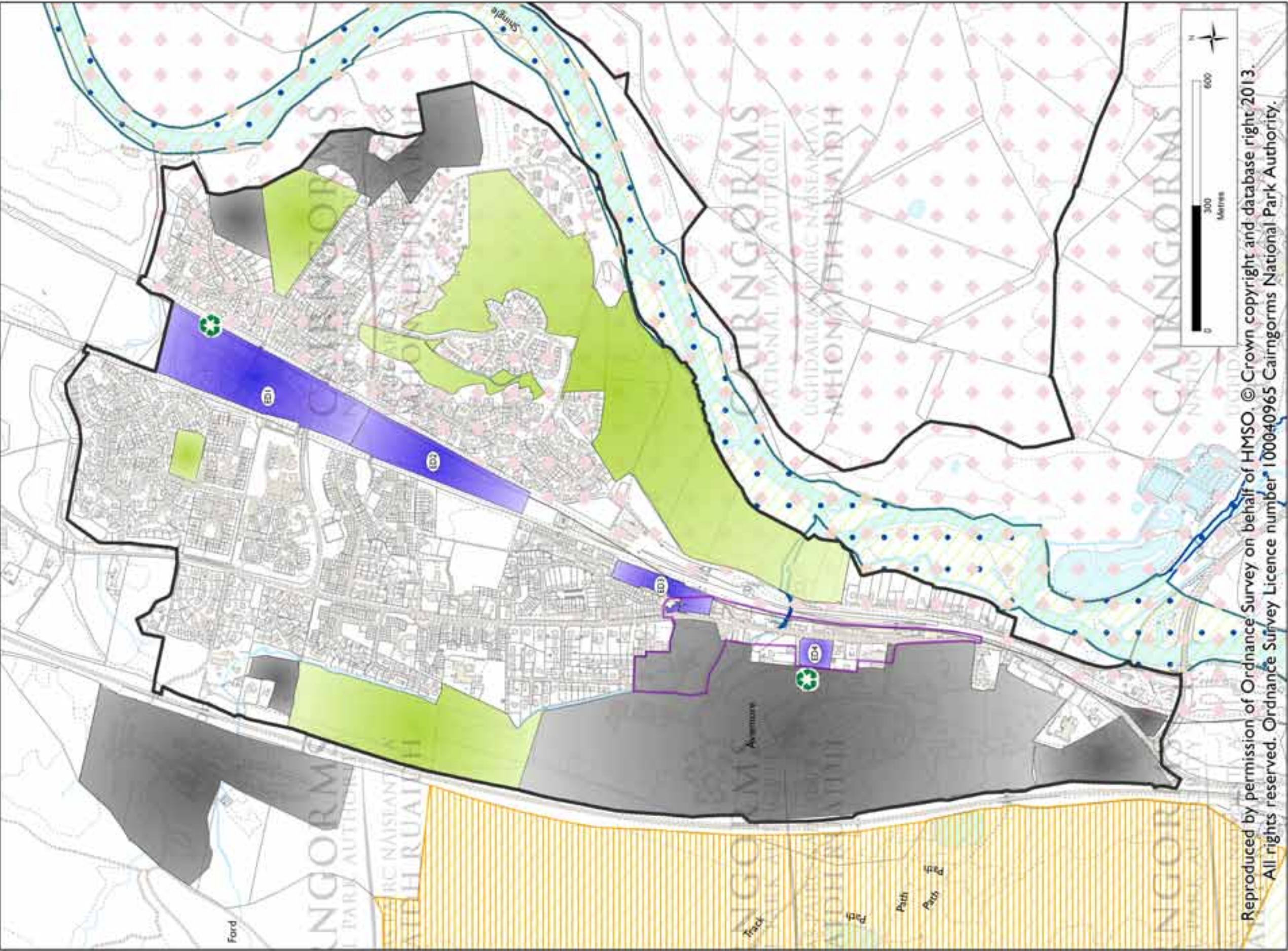
Outside the settlement boundary there are a number of developments which play an intrinsic role in serving the needs of the community.

Included within these is the campsite to the south which provides valuable tourism accommodation on the edge of the settlement. New development should have no adverse impact on the role of the campsite and its contribution to the overall supply of tourism accommodation to serve the village.





Aviemore and vicinity



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# 17 Ballater

## Living in Ballater

- 17.1 The Ballater community is proud of its community spirit, quality of life and exceptional, unspoilt environment. The community want to ensure that the same advantages they enjoy are passed on to future generations.
- 17.2 To make this happen, quality and affordable housing to meet local needs is seen as a priority, provided using redevelopment opportunities where possible.
- 17.3 New, varied and sustainable employment opportunities for all ages are needed, primarily through the development of small business and tourism related employment which protects the special qualities of the village that are so attractive to residents and visitors.
- To protect the role of Ballater in providing services to the wider region.
  - To ensure Ballater's built heritage is preserved and enhanced.
  - To identify sufficient housing land to meet the requirements of the community.
  - To facilitate appropriate economic growth which supports a thriving community.
  - To protect those parts of the village that are important to its character and setting.
  - To support Ballater's role as a centre for recreation and tourism in Upper Deeside.

## Role within the settlement hierarchy

- 17.4 Ballater is the largest settlement in the Aberdeenshire part of the Park, playing a strategic role in this part of Upper Deeside. It is a main settlement within the settlement hierarchy and development should therefore meet the needs of the local and wider communities and visitors to the area. This should be undertaken in a way which complements the existing village and enhances its role as a tourism centre for visitors to this part of the Park.

## Objectives

- To consolidate Ballater's role as a main settlement in the settlement hierarchy.
- To ensure that development contributes to a clear definition between settlement and countryside.
- To protect the role of Ballater in providing services to the wider region.
- To ensure Ballater's built heritage is preserved and enhanced.
- To identify sufficient housing land to meet the requirements of the community.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the village that are important to its character and setting.
- To support Ballater's role as a centre for recreation and tourism in Upper Deeside.

## General design guidance

- 17.5 All new development will, where appropriate:
- consolidate the existing settlement, maintaining its special character;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
  - protect existing shops and businesses and their normal operations;
  - add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
  - promote energy efficiency and sustainability.

## Natural heritage

- 17.6 A number of formal natural heritage designations may affect possible new development proposals in Ballater:
- Surrounding the village are areas of woodland registered in the Ancient Woodland Inventory. In places this falls within the settlement boundary.
  - Woodland to the north at Craigendarroch is designated as a Site of Special Scientific Interest.
- 17.7 In addition, development on land allocated in the Plan has potential to have an effect on the River Dee SAC.
- 17.8 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:
- water abstraction
  - disturbance to otters
  - pollution and siltation from construction sites
  - requirement for SUDS
  - pollution from wastewater
- 17.9 Developments which affect any European designated site must supply as part of the application, the necessary information to allow the Planning Authority to carry out a Habitats Regulation Appraisal which will inform the final decision on the application.

## Landscape priorities and opportunities

- 17.10 The Cairngorms Landscape Toolkit sets out a number of priorities, which aim to maintain and enhance the landscape of the village and its setting.
- 17.11 Developments must therefore be considered in the context of these priorities and the way in which your development contributes to them. This includes:
- enriching the experience of Ballater in its natural setting, for example by identifying and interpreting key features of the landscape from right within the centre of the village;
  - identifying key views within wooded areas and ensure that wherever possible these are kept open for the enjoyment of all;
  - identifying those individual features of the village landscape that are most valued and prioritise their maintenance and enhancement, for example veteran street trees, monuments, walls and familiar historic landmarks;
  - using tranquillity mapping to assess this quality and identify actions to enhance it. (Tranquillity mapping is based on features that positively contribute to tranquillity and negative ones that detract);
  - attaining 'Dark Sky Place' status for Ballater. Dark Sky Places are areas or sites that have been officially recognised for their low levels of light pollution and good public access; and
  - improving the quality and range of 'river-side-spots'. Enhancing opportunities for safe access and avoid restriction of existing access.

## Cultural heritage

- 17.12 Ballater Conservation Area includes the Victorian heart of the village. Reflecting the origins of the village, established at the start of the 19th century to accommodate visitors to the nearby Pannanich Wells Spa, it also includes the role of the village as the site for the railway station servicing Balmoral Castle. For a century this station serviced the needs of the Royal family and their guests, and visitors to Deeside. Focused around the Green and Church, all new development must ensure that it properly reflects the special characteristics of the village. The Conservation Area protects the planned nature of the village and new development must reflect this and the many fine granite buildings, many of which are listed. There is also a tradition of backhouses which are ancillary to the primary dwelling. It is important that this tradition is not lost or adversely affected.
- 17.13 The village also contains a number of known and formally recognised archaeological remains.
- 17.14 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

## Developer contributions and infrastructure requirements

- 17.15 In Ballater, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## Flood risk, water and drainage

- 17.16 There are areas of Ballater at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 17.17 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 17.18 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## Linkages and connections

17.19 Linkages and connections between existing and proposed development within Ballater should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walk able and well connected into the existing village.

## Proposals

### Housing

**H1:** Monaltrie Park – provides an opportunity for housing and mixed use. The site has a capacity for around 50 units to meet the needs of the community for the Plan period. Should future needs require, land adjacent to the site will be released to consolidate the development with the village.

Development of the site and its adjacent land will require the preparation of a masterplan looking at the long term expansion options for this part of Ballater. This should be founded on the work already published by the Prince's Foundation. The masterplan will include:

- Clarity that no development will take place below the 193.8 metre contour and minimum finished floor level of 194.3 metres or above OD.
- Details of all mixed use proposed for the site as a whole, including scope for the provision of services for residents, day visitors and tourists.
- Design details which reflect Ballater's special character. This should include an innovative approach to design and layout including access and movement within the site, with a variety of densities and designs and pockets of mixed uses.

- The method to ensure appropriate protection of the historic quality of the existing conservation area and Listed buildings, including the B listed Monaltrie House, and their settings.
- The approach to incorporate and enhance Monaltrie Park as a core part of the new development, ensuring adequate space for the use of existing sports pitches and parking for events including the Ballater Games.
- The way in which the development will link to the existing paths network, and in particular the way the development links to the core of the village, the primary school and the Deeside Way.
- The sustainability measures to be incorporated.
- The provision made for habitat protection and enhancement.
- Landscaping and structure planting to ensure integration of the development with the existing landscape.

**H2:** Sir Patrick Geddes Way – this site has capacity for around eight dwellings. With current land ownership falling within the public sector, this site has been identified as one suitable for the development of 100 per cent affordable housing.

### Economy

**ED1:** The existing business units owned by Aberdeenshire Council will remain, with vacant space reserved for business uses. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposal for this site.

## Tourism

**TI:** The existing caravan and camping site provides continued support for the provision of tourism accommodation within Ballater and will be protected from adverse development. Where appropriate, enhancement opportunities will be supported. The site lies wholly within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposal for this site.

## Community

**CI:** The site of the old school presents an opportunity for investment in the heart of the village. Listed and within the conservation area, redevelopment will be challenging, and any new development proposals must benefit the community in some way. This may include affordable housing, open market housing, mixed use including employment provision, recreation and tourism development.

## Mixed uses

Mixed uses which support sustainable developments and communities and meets the objectives for Ballater will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

## Open space

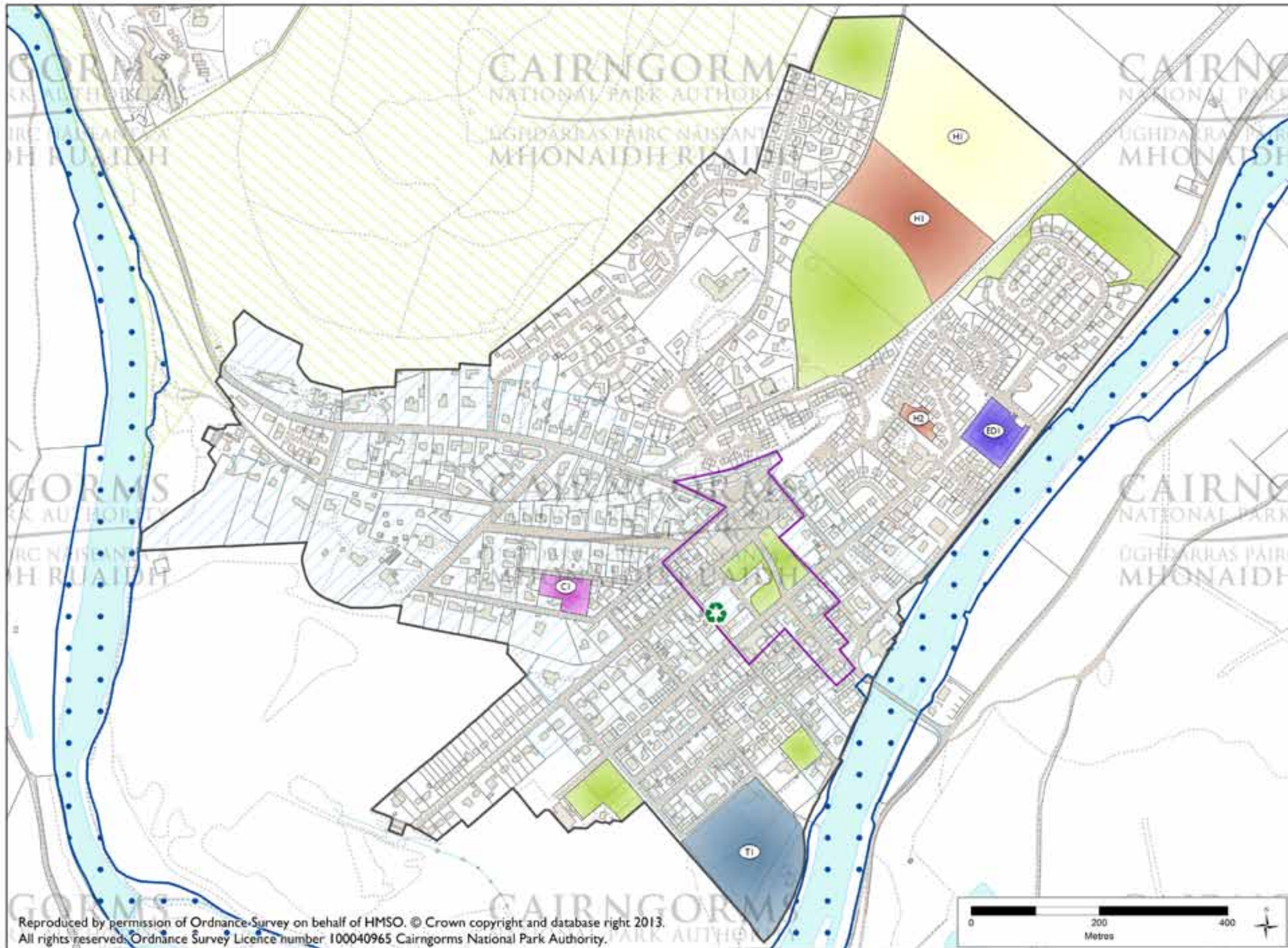
A number of open spaces and land which contribute to the setting of Ballater are identified and will be protected from development.







Ballater







# 18 Blair Atholl

## Living in Blair Atholl

- 18.1 Blair Atholl is greatly influenced by Blair Castle and its related activities. This ancient seat of the Dukes and Earls of Atholl with its private army, is probably one of the best known of the Scottish castles and the magnificent building is an iconic centrepiece in the landscape.
- 18.2 The community is keen to maintain its traditional character, evident in the look and layout of the main street, the village hall, the working mill and the Atholl Arms Hotel.
- 18.3 Residents recognise the need for growth in housing, job opportunities for younger people and the strengthening service and tourist industries. They are eager to promote Blair Atholl as a gateway to the National Park, using this to increase its tourism potential.

## Role within the settlement hierarchy

- 18.4 Blair Atholl plays an important role as a tourism gateway to this part of the Park, and is home to Blair Castle which attracts a huge number of visitors annually. It is an intermediate settlement within the settlement hierarchy and as such development should meet the needs of the local community. However the important role it plays as a focus for visitors must also be considered and all development must complement the settlement and its character.

## Objectives

- To consolidate Blair Atholl's role as an intermediate settlement in the settlement hierarchy.
- To ensure that development contributes to a clear definition between settlement and countryside.
- To protect the role of Blair Atholl in providing services to the wider region.
- To ensure Blair Atholl's built heritage is preserved and enhanced.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the village that are important to its character and setting
- To support Blair Atholl's role as a key gateway centre for recreation and tourism in this part of the National Park.

## General design guidance

- 18.5 All new development will, where appropriate:
- consolidate the existing settlement;
  - respect the unique character of existing buildings and the setting of the village in relation to the Castle;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Blair Atholl;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;

- maintain building lines, plot sizes, building sizes and building orientation;
- protect existing shops and businesses and their normal operations;
- add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability.

## Natural heritage

- 18.6 A number of formal natural heritage designations may affect possible new development proposals in Blair Atholl.
- Surrounding the village are areas of woodland registered in the Ancient Woodland Inventory.
- 18.7 In addition, development on land allocated in the Plan has potential to have an effect on the River Tay SAC.
- 18.8 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:
- water abstraction
  - disturbance to otters
  - pollution and siltation from construction sites
  - requirement for SUDS
  - pollution from wastewater

## Landscape priorities and opportunities

- 18.9 The CNPA Landscape Character Assessment considers Blair Atholl as part of a wider area covering Glen Garry: Lower Glen and Blair Atholl.
- 18.10 Development proposals must consider the possible impact on:
- the landscape character
  - the landscape experience
  - the relationship with adjacent character areas
  - an assessment of the distinctiveness of the area
- 18.11 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

## Cultural heritage

- 18.12 The conservation area of Blair Atholl recognises the special character of the planned village which grew in the 19th century around the original village core. The core of the village is a planned linear development along the main road flanking the southern boundary wall of the Blair Castle grounds. The grouping of listed parish church and school, drill hall, cottages and Atholl Arms hotel create a single-aspect high street facing north towards the listed estate wall, gates and lodges and the 1920s War memorial with the designated landscape of the castle grounds beyond. All new development must take account of the designation of the conservation area, and reflect the special characteristics highlighted in the conservation area appraisal ([www.pkc.gov.uk](http://www.pkc.gov.uk)).

- 18.13 The village also contains a number of listed buildings and archaeological remains. All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

### **Developer contributions and infrastructure requirements**

- 18.14 In Blair Atholl, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

### **Flood risk, water and drainage**

- 18.15 There are areas of Blair Atholl at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 18.16 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 18.17 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

### **Linkages and connections**

- 18.18 Linkages and connections between existing and proposed development within Blair Atholl should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.
- 18.19 Development must also ensure no adverse impact on the safe crossing of the railway. This includes vehicular and pedestrian links.

## Proposals

### Housing

Options for development in Blair Atholl are constrained because of the flood risk posed by the various water courses running through the village. As a result no housing allocations are identified. However, infill and windfall housing which supports the needs of the community and meets the objectives for the village will be supported.

### Economy

**EDI:** This existing business site has consent for additional capacity and provides an important economic focus within the village. New development should complement the existing operations within the site.

The majority of the site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any planning application for this site.

### Tourism

**TI:** Blair Castle stands as one of the most iconic cultural heritage sites within the National Park. It provides a popular tourism destination and within its grounds the Estate seeks to enhance and diversify the tourism aspects of its business. All new development must enhance this tourism function, having particular regard to the sensitive location within the grounds of the Castle.

### Community

**CI:** As an existing tourism site, the site provides an opportunity for redevelopment. Redevelopment proposals must benefit the community in some way. This may include affordable housing, open market housing, mixed use including employment provision, and recreation and tourism development.

The site is adjacent to SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposal for this site.

### Mixed uses

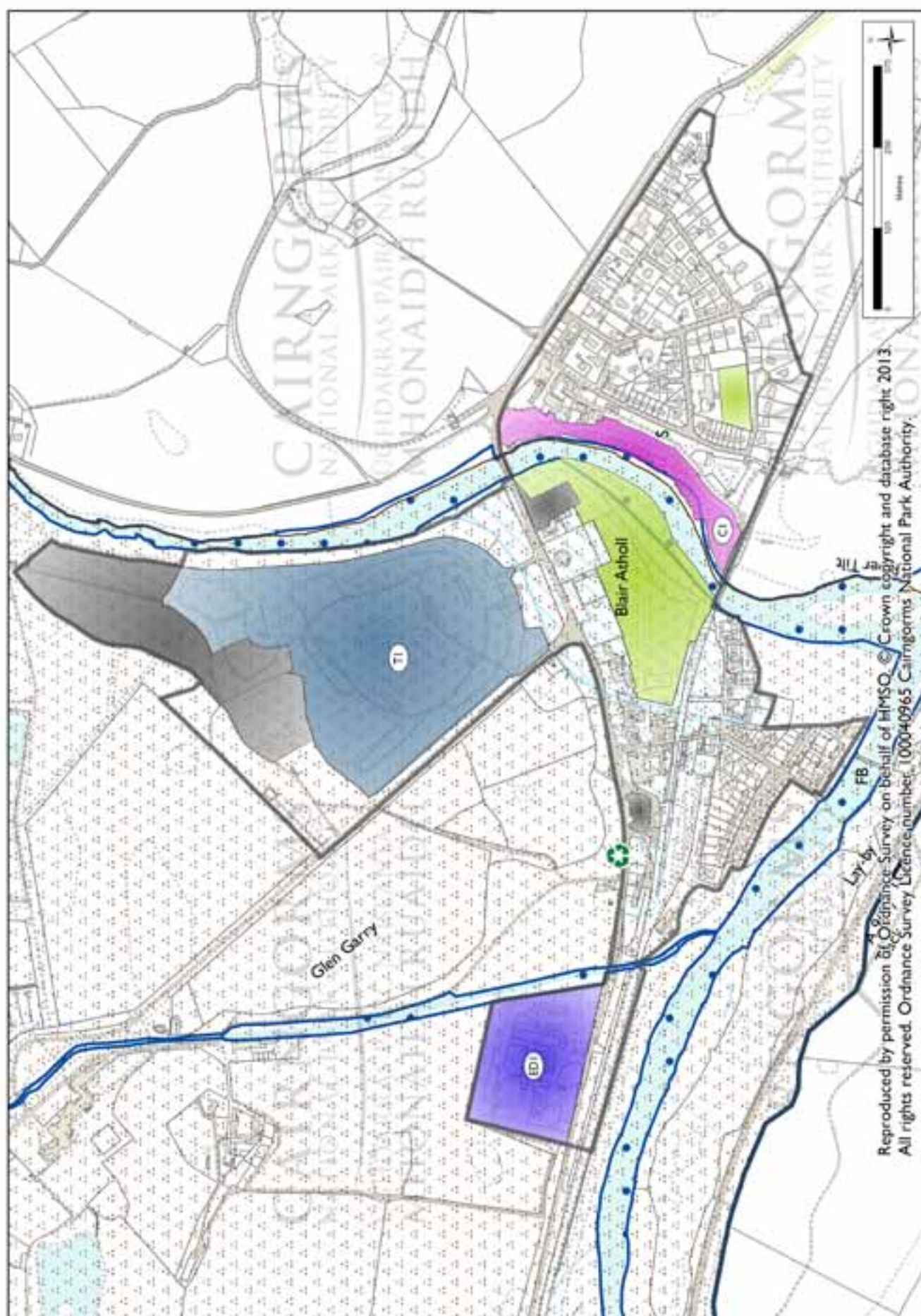
Mixed uses which support sustainable developments and communities and meets the objectives for the village will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

### Open space

A number of open spaces and land which contributes to the setting of Blair Atholl are identified and will be protected from development



## Blair Atholl



# 19 Boat of Garten

## Living in Boat of Garten

- 19.1 Boat of Garten takes its name from the former ferry over the River Spey and is usually referred to as 'the Boat' by locals. It came into being with the arrival of the Highland Railway in the 19th century and tourism is still important to the village.
- 19.2 Residents have two main concerns – any loss of tourist business in the village and the inability to encourage young people and families in particular to stay and keep the village thriving. They would like to see business expand further and the tourism sector expanded. Together with this there is a need for appropriate sized housing in an affordable price bracket.

## Role within the settlement hierarchy

- 19.3 Boat of Garten is a thriving community and the village plays a key role in providing for the local services needed. It is an intermediate settlement in the settlement hierarchy and as such development should meet the needs of the local community. This should be undertaken in a way which complements the sensitive woodland setting of the village, and also enhances its character and appearance as a tourism centre.

## Objectives

- To consolidate Boat of Garten's role as an intermediate settlement in the settlement hierarchy.
- To ensure that development contributes to a clear definition between settlement and countryside.
- To protect the role of Boat of Garten as an important provider of local services.
- To ensure new housing can progress in a way that helps the community remain

sustainable and is compatible with neighbouring designated sites.

- To facilitate appropriate economic growth which supports a thriving community.
- To support improvements to community facilities to the benefit of all.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

- 19.4 All new development will, where appropriate:
- consolidate the existing settlement;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Boat of Garten;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
  - protect existing shops and businesses and their normal operations;
  - add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
  - promote energy efficiency and sustainability.

## Natural heritage

- 19.5 A number of formal natural heritage designations may affect possible new development proposals in Boat of Garten:
- Woodland to the south is registered in the Ancient Woodland Inventory.
  - The Spey and its associated bank area is designated as a Site of Special Scientific Interest and is a Special Area of Conservation.
- 19.6 In addition, development on land allocated in the Plan has potential to have an effect on a number of European designated sites:
- River Spey SAC
  - Kinveachy Forest SPA
  - Abernethy SPA
  - Craigmore Wood Spa
  - Cairngorm SPA
- 19.7 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:
- water abstraction
  - disturbance to otters
  - pollution and siltation from construction sites
  - requirement for SUDS
  - disturbance to capercaillie
  - pollution from wastewater

- 19.8 The village is leading the way in facilitating new development in a way which protects the requirements of capercaillie which live and breed in the surrounding woodland. All new development proposals must be framed within the ongoing monitoring associated with them and any limits to capacity for new development must be adhered to.

## Landscape priorities and opportunities

- 19.9 The CNPA Landscape Capacity for Housing Report establishes opportunities and constraints for development in Boat of Garten.
- 19.10 Whilst your proposal may not fall within an area identified as having opportunity for expansion, you should, none the less, ensure your development considers the possible impact on:
- the landscape character and experience.
  - the settlement form.
  - the landscape setting.
  - the sense of arrival.
  - the immediate settlement edge.
  - the views and visual features.
- 19.11 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

## Cultural heritage

- 19.12 Boat of Garten did not exist as an identifiable community until the opening of the railway station in 1866, and it is from then on that the village developed. The railway station was named 'Boat of Garten' after the chain operated ferry that ran across the River Spey at Gartenmore. The ferry was replaced with a bridge in 1899, but the name 'Boat of Garten' remained. The railway station closed to passengers in 1965 but since 1978, the line and station has been used by the Strathspey Railway Company which operates a steam railway between Aviemore and Broomhill.
- 19.13 One significant archaeological feature lies to the north of the village on the left bank of the Spey. The fort of Tom Pitlac is scheduled and new development must ensure it, and its setting, are conserved.
- 19.14 The area around the village has a number of other archaeological features. There are also a number of listed buildings and a number of significant buildings identified by the community as having particular local cultural significance. (See <http://neptune.tsohost.co.uk/~boatofga/o/wp-content/uploads/2011/11/Boat-of-Garten-Full-Plan.pdf> for detailed information from the community)
- 19.15 The built heritage subdivides into a number of groupings:
- pre railway
  - railway infrastructure
  - associated with the railway
  - key community buildings
- 19.16 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.
- ### Developer contributions and infrastructure requirements
- 19.17 In Boat of Garten, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision
- ### Flood risk, water and drainage
- 19.18 There are areas of Boat of Garten at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.



- 19.19 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 19.20 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

### Linkages and connections

- 19.21 Linkages and connections between existing and proposed development within Boat of Garten should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

## Proposals

### Housing

- HI:** Land to the west of the village has capacity for 30 dwellings. The proposal must include mitigation to ensure appropriate account is taken of protected species found in the adjacent woodland. The design must also include a landscape buffer between housing and community hall.

### Other housing

The possible impact of development on capercaillie is considered to be significant and detailed information suggests a maximum of 30 dwellings to be acceptable as additions to the village, subject to detailed mitigation measures. The site at HI provides for the number. Any infill or windfall development must therefore take full account of the latest information available on the monitoring of capercaillie. Applications for infill or windfall will only be considered favourably if the planning authority can be satisfied that monitoring of capercaillie populations indicate further capacity without adverse impact.

### Economy

- EDI:** The Steam Railway Station – land at the station provides an opportunity for further economic development in support of the village. Any new development should ensure the enhancement of this important tourism facility where appropriate.

### Tourism

- TI:** The existing caravan and camping site provides continued support to the provision of tourism accommodation within Boat of Garten and will be protected from adverse development. Where appropriate, enhancement opportunities will be supported.

## Community

The community holds an aspiration to develop a new school within the settlement, replacing the current facility at Deshar School. Whilst no land is allocated for such development, in the event the aspiration becomes a proposal, it should be located within close proximity to the existing settlement, where possible sharing services and facilities provided at the Community Hall.

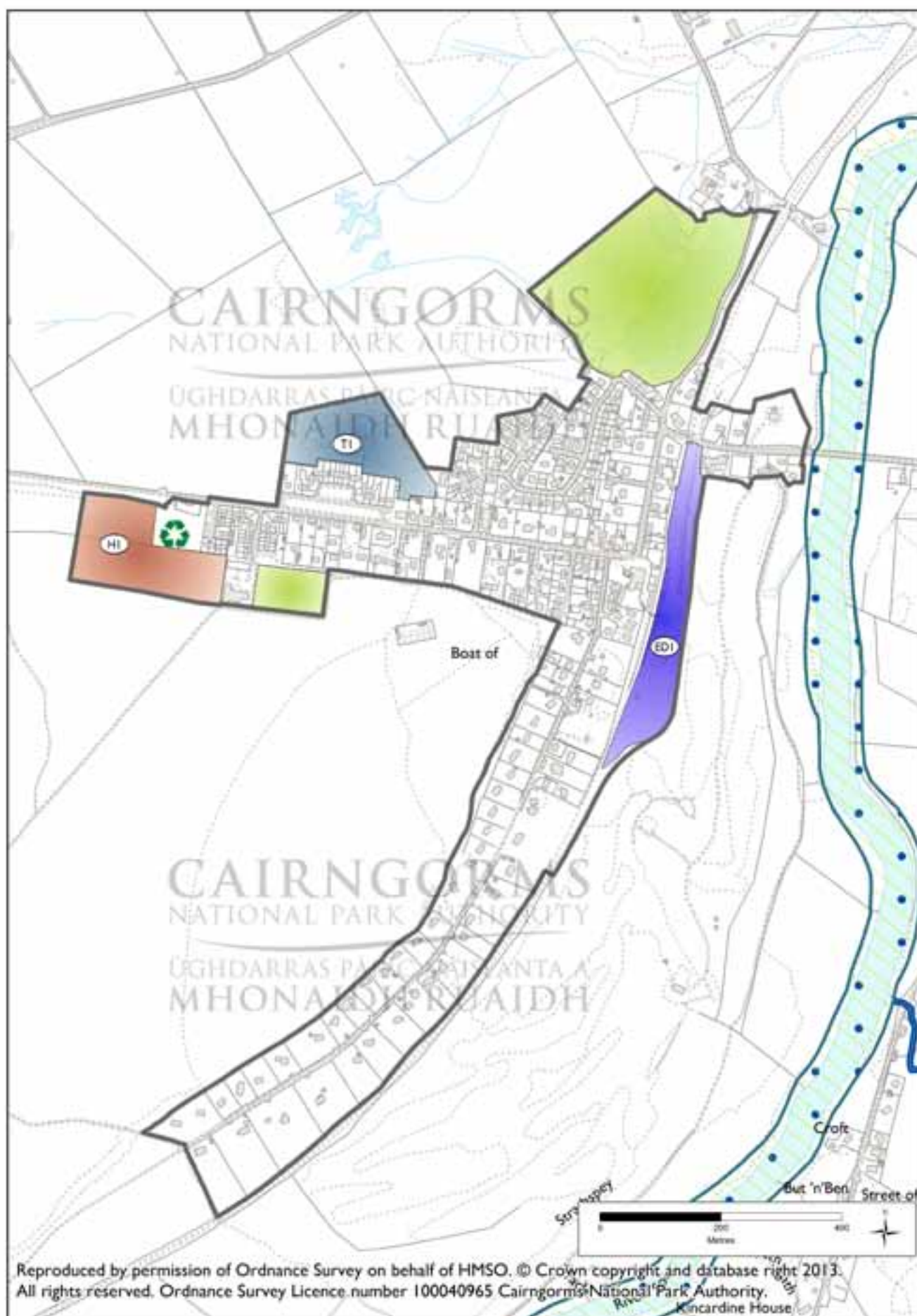
## Mixed uses

Mixed uses which support sustainable developments and communities and meets the objectives for the village will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

## Open space

A number of open spaces and land which contributes to the setting of Boat of Garten are identified and will be protected from development.

## Boat of Garten





# 20 Braemar

## Living in Braemar

- 20.1 Braemar is a tight-knit and vibrant community that serves a wide area with small outlying settlements and a huge tract of wild and beautiful landscape that forms the heart of the Cairngorms National Park. The village itself is steeped in tradition and has been a thriving community for centuries and people are proud of their heritage and environment.
- 20.2 The community wishes to remain a vibrant viable community, while maintaining its heritage within the context of the modern world.
- 20.3 Retaining local families and young people is considered by residents as key to the success of the community. Housing to support those working in and around the village is paramount to sustainability. This needs to be genuinely affordable.

## Role within the settlement hierarchy

- 20.4 Braemar is an active community and the village plays a key role in providing for the local services needed. It is an intermediate settlement in the settlement hierarchy and as such development should meet the needs of the local community. This should be undertaken in a way which complements the sensitive landscape setting of the village, its conservation area, and also enhances its character and appearance as a tourism centre.

## Objectives

- To consolidate Braemar's role as an intermediate settlement in the settlement hierarchy.
- To ensure that development contributes to a clear definition between settlement and countryside.
- To protect the role of Braemar as an important provider of local services.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the village that are important to its character and setting.
- To ensure Braemar's built heritage is preserved and enhanced.

## General design guidance

- 20.5 All new development will, where appropriate:
- consolidate the existing settlement;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Braemar;
  - enhance and diversify the local economy;
  - take advantage of Braemar's role as the 'Heart of the Park' and a 'gateway' to the mountains;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This

should be done in a way which raises architectural and design quality;

- protect existing shops and businesses and their normal operations;
- add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability.

### Natural heritage

20.6 A number of formal natural heritage designations may affect possible new development proposals in Braemar:

- The village lies within a National Scenic Area.
- Surrounding the village are areas of woodland registered in the Ancient Woodland Inventory. In places this falls within the settlement boundary.
- Land to the south west is designated as a Site of Special Scientific Interest and is a National Nature Reserve.
- The River Dee is designated as a Special Area of Conservation (SAC). This includes the Clunie Water running through the village.
- Morrone Birkwood is also designated as a SAC.

20.7 In addition, development on land allocated in the Plan has potential to have an effect on a number of European designated sites:

- Ballochbuie SPA
- River Dee SAC

20.8 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:

- water abstraction
- disturbance to otters
- pollution and siltation from construction sites
- requirement for SUDS
- disturbance to capercaillie
- pollution from wastewater

### Landscape priorities and opportunities

20.9 The CNPA Landscape Capacity for Housing Report establishes opportunities and constraints for development in Braemar:

20.10 Whilst your proposal may not fall within an area identified as having opportunity for expansion, you should, none the less, ensure your development considers the possible impact on the:

- landscape character and experience
- settlement form
- landscape setting
- sense of arrival
- immediate settlement edge
- views and visual features

20.11 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

### **Cultural heritage**

20.12 Famous for its links with Queen Victoria and the Royal Family, Braemar is known throughout the world for its Games and the Games Field stands as a key tourism focus within the centre of the village.

20.13 Much of Braemar is included within the Conservation Area which gained 'outstanding' status in 1997. Originally two settlements set on either side of the Clunie Water, the Victoria expansion of the village brought a focus to the village. The conservation area includes the large hotels on either side of the river, the churches originally associated with the two settlements, and their respective halls. All new development must ensure that it properly reflects the special characteristics of the village. The Conservation Area protects the Victorian heart of the village and new development must reflect this and the many fine granite buildings, many of which are listed. There is also a tradition of backhouses which are ancillary to the primary dwelling. It is important that this tradition is not lost or adversely affected.

20.14 The village also contains a number of known and formally recognised archaeological remains.

20.15 All listed buildings and structures, archaeological remains and sites, and features which are notable for their Local cultural heritage will be protected and enhanced.

20.16 On the edge of the village Braemar Castle stands as an increasingly important tourist attraction. There are also community lead projects to build on the role of the village as a tourism focus for Upper Deeside. New developments must ensure that the cultural heritage that exists in the village is protected, and where possible, enhanced to the benefit of residents and tourists.

### **Developer contributions and infrastructure requirements**

20.17 In Braemar, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:

- education provision
- library facilities
- healthcare provision
- recycling provision
- roads infrastructure related to the proposed new development
- travel improvements
- community facilities
- open space
- strategic landscaping
- connection to the path network
- natural heritage
- affordable housing provision

## Flood risk, water and drainage

- 20.18 There are areas of Braemar at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 20.19 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 20.20 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## Linkages and connections

- 20.21 Linkages and connections between existing and proposed development within Braemar should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

## Proposals

### Housing

Developments which already have planning permission are expected to provide for the bulk of housing demand in the next five years.

**HI:** Chapel Brae – this site has capacity for around four units. With limited opportunity for housing to meet local need, and large amounts of open market development in recent years, this site has been identified as one suitable for the development of 100 per cent affordable housing.

### Economy

**ED1:** The Ambulance Station – provides opportunity for small scale economic development, particularly where this supports the economic growth of the community.

**ED2:** The Mews – is a key facility within the centre of the village and has capacity to support additional retail and business units to consolidate the current development.

### Tourism

**TI:** The existing caravan and camping site provides continued support to the provision of tourism accommodation within Braemar and will be protected from adverse development. Where appropriate, enhancement opportunities will be supported.

### Community

**CI:** A site north of St Andrew's Terrace will be reserved for use by the community to provide a Community Health Centre, associated facilities or other appropriate community use. Part of the site is within the indicative 1 in 200 year flood risk area. Prospective developers will be required to prepare more detailed flood risk assessments to demonstrate that the site is not at risk of flooding.

### Investment opportunities

There are opportunities to create a significant opportunity for inward investment on land outwith the settlement boundary to the north of the village, adjacent to the Invercauld Arms. This option is an aspiration at present with no clarity on the nature of development, or size of site required. However, if this aspiration becomes a proposal, it should be located within close proximity to the existing built development, and be designed in a way which enhances this sensitive entrance to the village.

### Mixed uses

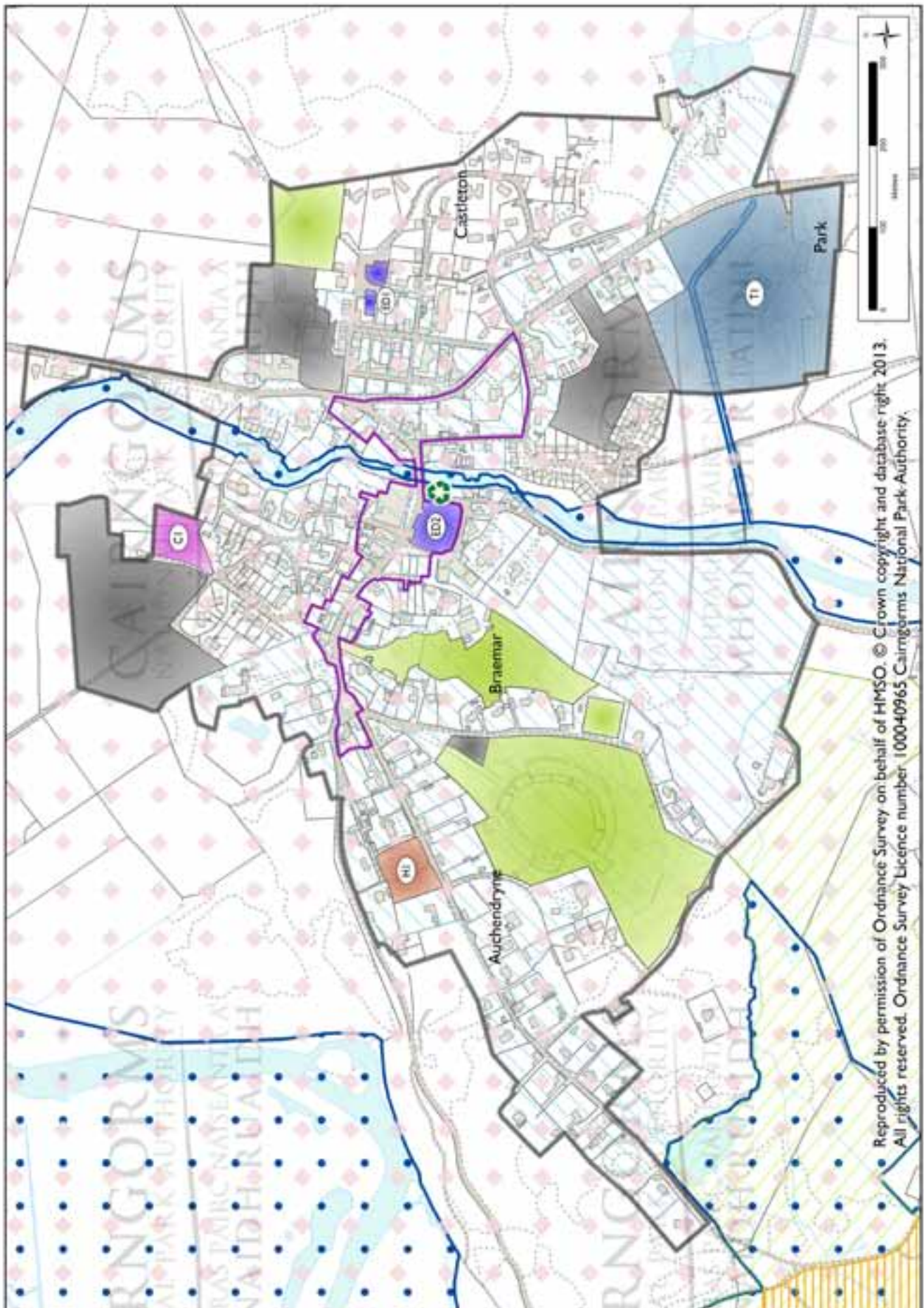
Mixed uses which support sustainable developments and communities and meets the objectives for the village will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

### Open space

A number of open spaces and land which contributes to the setting of Braemar are identified and will be protected from development.



## Braemar



# 21 Bruar and Pitagowan

## Living in Bruar and Pitagowan

21.1 Four miles north of Blair Atholl the hamlets of Bruar and Pitagowan lie where the glens of Bruar and Errochty meet. These small communities rely on tourism, land based employment, and the popular House of Bruar to support their economy.

## Role within the settlement hierarchy

21.2 Bruar and Pitagowan are dispersed communities thriving on an economy based on tourism and retail. They form a rural community within the settlement hierarchy and development should therefore be limited to that which meets the needs of the community. This includes development which enhances the important economic role played by the House of Bruar.

## Objectives

- To consolidate the role of Bruar and Pitagowan as rural community in the settlement hierarchy.
- To protect the role of Bruar and Pitagowan as a focus for their rural communities.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To support the strategically important development at The House of Bruar and ensure its benefits are felt within the community.
- To protect those parts of these villages that are important to their character and setting.

## General design guidance

21.3 All new development will, where appropriate:

- consolidate the existing settlement;
- maximise use of existing local services and infrastructure;
- ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Bruar and Pitagowan;
- enhance and diversify the local economy;
- reflect existing housing development in terms of positions, density and scale;
- maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
- Protect existing shops and businesses and their normal operations;
- Add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- Promote energy efficiency and sustainability.

## Natural heritage

21.4 A number of formal natural heritage designations may affect possible new development proposals in Bruar and Pitagowan:

- To the north is an area of woodland registered in the Ancient Woodland Inventory.
- In addition, the Bruar Water and River Garry and bank areas are designated as a Special Area of Conservation (SAC).



- 21.5 Developments which affect any European designated site must supply as part of the application, the necessary information to allow the Planning Authority to carry out a Habitats Regulation Appraisal which will inform the final decision on the application.

### **Landscape priorities and opportunities**

- 21.6 The CNPA Landscape Character Assessment considers Bruar and Pitagowan as part of a wider area covering Glen Garry: Mid Glen.

Development proposals must consider the possible impact on:

- the landscape character
- the landscape experience
- the relationship with adjacent character areas
- an assessment of the distinctiveness of the area

- 21.7 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

### **Cultural heritage**

- 21.8 The most notable site of cultural heritage is at the Falls of Bruar; a series of waterfalls immortalised in a poem by Robert Burns.
- 21.9 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

### **Developer contributions and infrastructure requirements**

- 21.10 In Bruar and Pitagowan, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:

- education provision
- library facilities
- healthcare provision
- recycling provision
- roads infrastructure related to the proposed new development
- travel improvements
- community facilities
- open space
- strategic landscaping
- connection to the path network
- natural heritage
- affordable housing provision

### **Flood risk, water and drainage**

- 21.11 There are areas of Bruar and Pitagowan at risk from flooding (1:200 year event). There is also a watercourse running through the site of the House of Bruar. A flood risk assessment may therefore be required in support of any future planning applications.

- 21.12 It is also worth noting that the watercourse has historically been straightened. An appropriate buffer strip should therefore be incorporated into any proposals which would affect it.

- 21.13 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the

Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.

- 21.14 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

### **Linkages and connections**

- 21.15 Linkages and connections between existing and proposed development within Bruar and Pitagowan should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

### **Proposals**

#### **Housing**

No housing allocations are identified in Bruar and Pitagowan. However infill and windfall housing which supports the needs of the community and meets the objectives for the village will be supported.

### **Economy and tourism**

The House of Bruar provides a significant economic development and has a number of outstanding permissions. Support for this development continues and further expansion will be considered in line with their impact on the special qualities of the National Park and the relevant planning policies. However, existing planning consents should be implemented in the first instance.

No further economy or tourism allocations are identified in Bruar and Pitagowan. However, infill and windfall development which supports the needs of the community will be supported.

### **Open space**

No areas of open space have been formally identified for protection. However, development proposals must ensure that they respect those areas of Bruar and Pitagowan which contribute to its overall setting.

# 22 Calvin

## Living in Calvin

22.1 Calvin lies north of Blair Atholl where the A9 and railway to Inverness leaves the valley of Strathgarry and begins their ascent to the Drumochter Pass. The road from Calvin to Tummel Bridge and Kinloch Rannoch crosses the River Garry by an 18th century stone bridge, unusual in that two railway bridges also cross both the road and the river at the same point. It is also the start of the ancient route to Badenoch through the steep Minigaig Pass.

## Role within the settlement hierarchy

22.2 Calvin is a small community in the south of the Park focused on tourism. It forms a rural community within the settlement hierarchy and development should therefore be limited to that which meets the needs of the community.

## Objectives

- To consolidate Calvin's role as a rural community in the settlement hierarchy.
- To protect the role of Calvin as a focus for its rural community.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

22.3 All new development will, where appropriate:

- consolidate the existing settlement;
- maximise use of existing local services and infrastructure;
- ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Calvin;
- enhance and diversify the local economy;
- reflect existing housing development in terms of positions, density and scale;
- maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
- protect existing shops and businesses and their normal operations;
- add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability.

## Natural heritage

22.4 A number of formal natural heritage designations may affect possible new development proposals in Calvin.

- Surrounding and within the village are areas of woodland registered in the Ancient Woodland Inventory.
- In addition an area of land adjacent to the River Garry is designated as a Site of Special Scientific Interest.

## **Landscape priorities and opportunities**

- 22.5 The CNPA Landscape Character Assessment considers Calvine as part of a wider area covering Glen Garry: Mid Glen.
- 22.6 Development proposals must consider the possible impact on:
- the landscape character
  - the landscape experience
  - the relationship with adjacent character areas
  - an assessment of the distinctiveness of the area
- 22.7 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

## **Cultural heritage**

- 22.8 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

## **Developer contributions and infrastructure requirements**

- 22.9 In Calvine, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## **Flood risk, water and drainage**

- 22.10 There are areas of Calvine at risk from flooding (1:200 year event). There are also small watercourses running through the settlement. Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 22.11 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 22.12 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## Linkages and connections

- 22.13 Linkages and connections between existing and proposed development within Calvin should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

## Proposals

### Housing

No housing allocations are identified in Calvin. However infill and windfall housing which supports the needs of the community and meets the objectives for the village will be supported.

### Economy and tourism

No economy or tourism allocations are identified in Calvin. However, infill and windfall development which supports the needs of the community and meets the objectives for the village will be supported.

### Open space

No areas of open space have been formally identified for protection. However, development proposals must ensure that they respect those areas of Calvin which contribute to its overall setting.

# 23 Carr-Bridge

## Living in Carr-Bridge

- 23.1 Carr-Bridge is a popular tourism village home to a number of activities enjoyed by both tourists and locals alike. It has a vibrant and outward looking community, who take pride in their achievements and also value their local facilities such as the Carr-Bridge Hotel, the local shop and garage, village pub and the primary school which are all well supported by locals.
- 23.2 Residents are keen to hold on to the community's strong identity and protect the special qualities of the village. Natural and organic growth is seen as the way forward.
- 23.3 Support for the younger generation is needed to ensure a well balanced community. To do this more housing is needed which should be sympathetic and small-scale in design. Improvements to facilities and infrastructure is also needed.

## Role within the settlement hierarchy

- 23.4 Carr-Bridge is a popular and active community which forms a focus for local people and tourists to the area. The village plays an important role in providing for the local services needed. It is an intermediate settlement in the settlement hierarchy and as such development should meet the needs of the local community. This should be undertaken in a way which complements the sensitive woodland setting of the village, and also enhances its character and appearance as a tourism centre.

## Objectives

- General design to consolidate Carr-Bridge's role as an intermediate settlement in the settlement hierarchy.
- To ensure that development contributes to a clear definition between settlement and countryside.
- To protect the role of Carr-Bridge as an important provider of local services.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the village that are important to its character and setting.

## Guidance

- 23.5 All new development will, where appropriate:
- consolidate the existing settlement
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Carr-Bridge;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
  - protect existing shops and businesses and their normal operations;



- add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability.

### Natural heritage

- 23.6 A number of formal natural heritage designations may affect possible new development proposals in Carr-Bridge.
- Surrounding the village are areas of woodland registered in the Ancient Woodland Inventory. This includes small areas within the settlement boundary.
- 23.7 In addition, development on land allocated in the Plan has potential to have an effect on a number of European designated sites:
- Kinveachy Forest SPA
  - River Spey SAC
- 23.8 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:
- water abstraction
  - disturbance to otters
  - pollution and siltation from construction sites
  - requirement for SUDS
  - disturbance to capercaillie
  - pollution from wastewater
- ### Landscape priorities and opportunities
- 23.9 The CNPA Landscape Capacity for Housing Report establishes opportunities and constraints for development in Carr-Bridge.
- 23.10 Whilst your proposal may not fall within an area identified as having opportunity for expansion, you should, none the less, ensure your development considers the possible impact on the:
- landscape character and experience
  - settlement form
  - landscape setting
  - sense of arrival
  - immediate settlement edge
  - views and visual features
- 23.11 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.
- ### Cultural heritage
- 23.12 Carr-Bridge's most famous landmark is the old packhorse bridge built in 1717. It is the oldest stone bridge in the Highlands and stands in the heart of the village.
- 23.13 A number of other listed buildings and structures also exist in the village including those associated with the railway.
- 23.14 The village also contains a number of archaeological remains, both formally identified and also those more locally significant.
- 23.15 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

## **Developer contributions and Infrastructure requirements**

- 23.16 In Carr-Bridge, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## **Flood risk, water and drainage**

- 23.17 There are areas of Carr-Bridge at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 23.18 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 23.19 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## **Linkages and connections**

- 23.20 Linkages and connections between existing and proposed development within Carr-Bridge should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.
- 23.21 Development must also ensure no adverse impact on the safe crossing of the railway. This includes vehicular and pedestrian links.

## **Proposals**

### **Housing**

- H1:** Carr Road – this site has capacity for 72 dwellings. The detail of any development proposals must take account of the woodland setting and should be designed in a way which promotes the highest standards of access, layout, building design and public realm.
- There are areas of wet dwarf shrub heath on peat on the site. A NVC will therefore be required to accompany any planning application.
- H2:** Crannack Park – this site has capacity for 22 dwellings. The detail of any development proposals must take account of the woodland setting and should be designed in a way which promotes the highest standards of access, layout, building design and public realm.
- A watercourse runs through the site which has historically been straightened. Space should be provided to allow

restoration and development of natural processes in future. An appropriate buffer strip should be incorporated into the detailed design to allow for this.

In addition there may be constraints due to the presence of wetland. A NVC survey will be required to accompany any development proposals for this site.

### Economy

**ED1:** Land associated with the Railway station and siding presents an opportunity for investment. Development should help promote Carr-Bridge as a tourist destination and help link the railway with the rest of the village.

**ED2:** This site makes an important contribution to the local economy, and should be retained.

Part of this site lies within SEPA's indicative 1:200 year flood risk area. A detailed flood risk assessment may be required to accompany any further development proposals on this site.

### Tourism

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

### Mixed uses

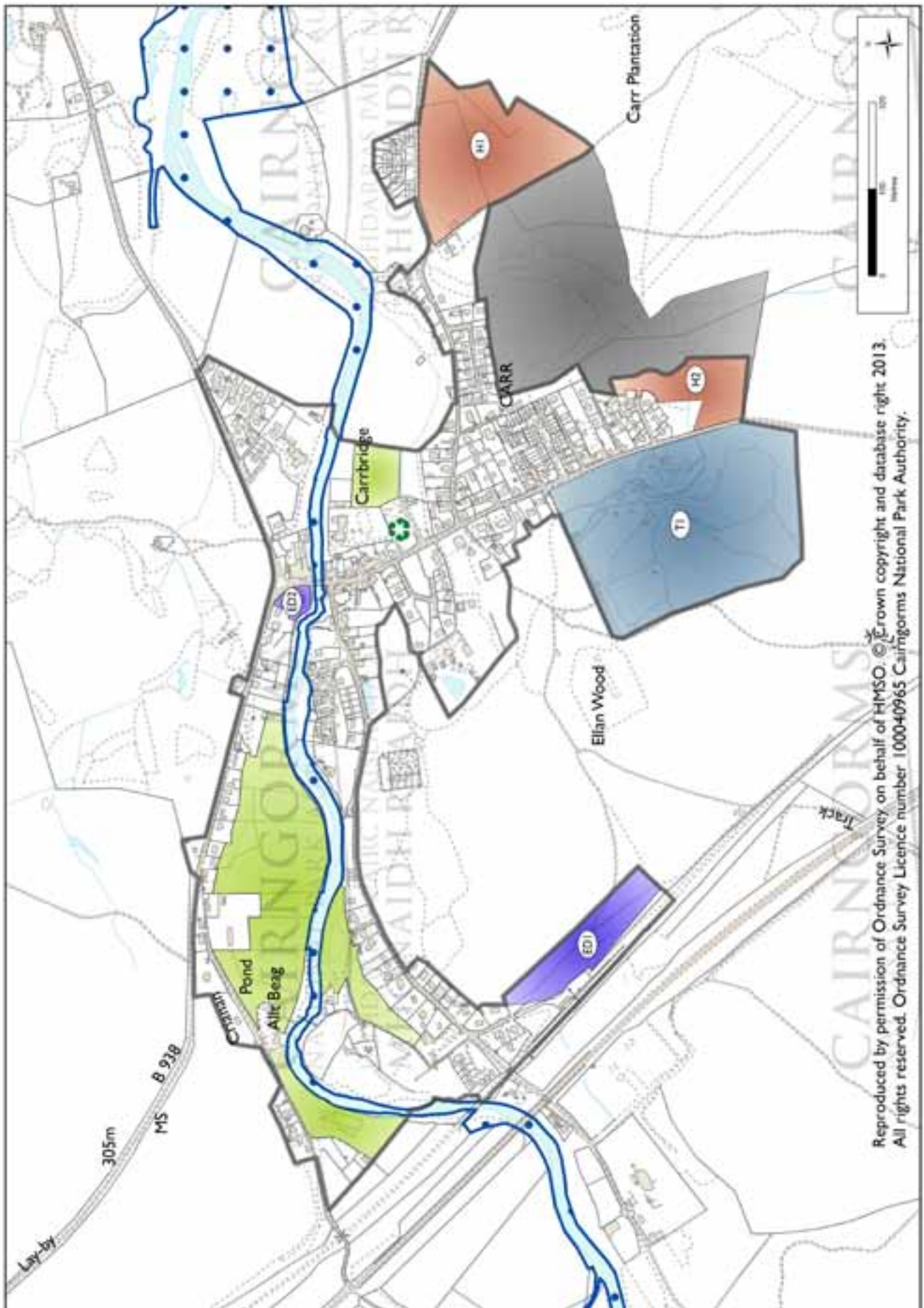
Mixed uses which support sustainable developments and communities and meets the objectives for the village will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

### Open space

A number of open spaces and land which contributes to the setting of Carr-Bridge are identified and will be protected from development.



## Carr-Bridge



# 24 Cromdale and Advie

## Living in Cromdale and Advie

- 24.1 Cromdale spans the A95 road where it crosses the Cromdale Burn with Advie to the north east. The area is known historically for the Battle of Cromdale, a piece of history that has left a legacy up to the present day in attracting visitors to the area. The Speyside Way passes through the village which also attracts many visitors.
- 24.2 Residents want Cromdale and Advie to progress and to do this affordable housing for local young people to encourage them to stay in the area is top of the list of priorities identified. Sheltered housing for older residents who do not wish to leave the village would also support a vibrant and mixed community.
- 24.3 New business opportunities and improved tourism facilities should also be established making the most of links to the Speyside Way and A93.

## Role within the settlement hierarchy

- 24.4 Cromdale is a small village which commands a strategic location on the A95 and is on the route of the Speyside way. It is an intermediate settlement in the settlement hierarchy and as such development should meet the needs of the local community. This should be undertaken in a way which complements existing development and services, and helps the village achieve its tourism potential.

## Objectives

- To consolidate Cromdale's role as an intermediate settlement in the settlement hierarchy.
- To ensure that development contributes to a clear definition between settlement and countryside.
- To protect the role of Cromdale as an important provider of local services.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

- 24.5 All new development will, where appropriate:
- consolidate the existing settlement;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Cromdale;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
  - protect existing shops and businesses and their normal operations;



- add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability.

### Natural heritage

- 24.6 A number of formal natural heritage designations may affect possible new development proposals in Cromdale.
- Surrounding the village are areas of woodland registered in the Ancient Woodland Inventory.
  - In addition, the River Spey and its bank area are also designated as a Special Area of Conservation (SAC) and Site of Special Scientific Interest.
- 24.7 In addition, Development on land allocated in the Plan has potential to have an effect on a number of European designated sites:
- Anagach Woods SPA
  - Craigmore Wood SPA
  - River Spey SAC
- 24.8 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:

- water abstraction
- disturbance to otters
- pollution and siltation from construction sites
- requirement for SUDS
- disturbance to capercaillie
- pollution from wastewater

### Landscape priorities and opportunities

- 24.9 The CNPA Landscape Capacity for Housing Report establishes opportunities and constraints for development in Cromdale.
- 24.10 Whilst your proposal may not fall within an area identified as having opportunity for expansion, you should, none the less, ensure your development considers the possible impact on the:
- landscape character and experience
  - settlement form
  - landscape setting
  - sense of arrival
  - immediate settlement edge
  - views and visual features
- 24.11 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

## **Cultural heritage**

- 24.12 There are a number of historical sites, listed buildings and structures in the area. Of particular note are Cromdale Parish Church (1809) and Manse (1834), both B listed; and the remains of Lethendry Castle (late 16th century) which is C listed and was a Jacobite shelter following the Battle of Haughs of Cromdale in 1690.
- 24.13 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

## **Developer contributions and infrastructure requirements**

- 24.14 In Cromdale and Advie, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## **Flood risk, water and drainage**

- 24.15 There are areas of Cromdale and Advie at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 24.16 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 24.17 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## **Linkages and connections**

- 24.18 Linkages and connections between existing and proposed development within Cromdale should be provided. This includes linking into existing core paths and the wider path network, including the long distance Speyside Way route. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

## Proposals

### Housing

Developments which already have planning permission should be implemented in the first instance.

- HI:** Kirk Road – once land with extant permission has been completed, additional development on this site should be developed to help consolidate the village. Suitable for around 30 units, the detailed design of any development proposals must take account of the setting of the village, and should be designed in a way which promotes the highest standards of access, layout, building design and public realm. Part of this site lies within SEPA's indicative 1:200 year flood risk area. A detailed flood risk assessment will be required to accompany any further development proposals on this site.

### Economy

- EDI:** A small site at the Smoke-House has some potential to provide for economic development in the village and any proposals must ensure that issues regarding contamination and access are adequately addressed.

Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any further development proposals for this site.

### Mixed uses

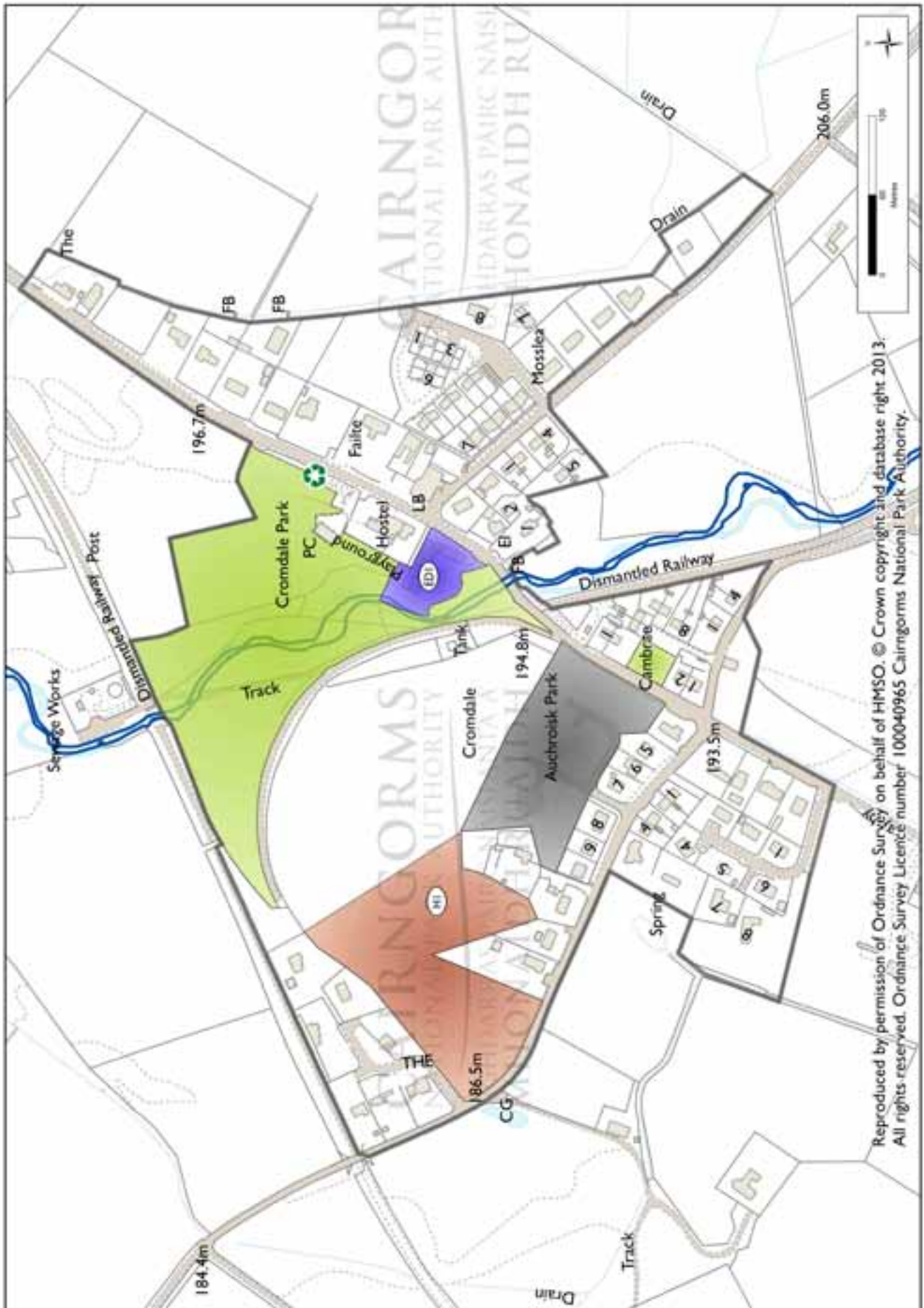
Mixed uses which support sustainable developments and communities and meets the objectives for the village will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

### Open space

A number of open spaces and land which contributes to the setting of Cromdale are identified and will be protected from development.



## Cromdale and Advie



# 25 Dalwhinnie

## Living in Dalwhinnie

- 25.1 Dalwhinnie is a small village situated at the southern end of Badenoch, near the foot of Ben Alder. Its wide, open wilderness provides a healthy environment that residents value highly and also encourages many visitors to return to the area year after year.
- 25.2 Dalwhinnie enjoys close links with the surrounding estates who provide a mainstay of employment for the area and the estates. With limited and fragile facilities, Dalwhinnie would like to see new housing initiatives introduced, which will allow young families to move into and remain in the area long-term. Better transport links to other communities both north and south of the village, are seen as additionally necessary to improve Dalwhinnie's chances of remaining a viable 'lived in' community, providing work and leisure opportunities to help it thrive as a location of choice.

## Role within the settlement hierarchy

- 25.3 Dalwhinnie is a remote and, in the main, dispersed community. It forms a key focus for the rural community and provides some of the necessary local services. It is an intermediate settlement in the settlement hierarchy and as such development should meet the needs of the local community. This should be done in a way which complements the sensitive exposed setting of the village, and also enhances its character and appearance as a tourism centre.

## Objectives

- To consolidate Dalwhinnie's role as an intermediate settlement in the settlement hierarchy.
- To ensure that development contributes to a clear definition between settlement and countryside.
- To protect the role of Dalwhinnie as an important provider of local services.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

- 25.4 All new development will, where appropriate:
- consolidate the existing settlement;
  - maximise use of existing local services and infrastructure;
  - ensure the wild and exposed nature of the surrounding landscape and its valuable habitats is not be compromised;
  - ensure the quality of sensitive valuable habitats is not be compromised;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
  - Protect existing shops and businesses and their normal operations;



- Add to and improve community facilities including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- Promote energy efficiency and sustainability.

### Natural heritage

- 25.5 A number of formal natural heritage designations may affect possible new development proposals in Dalwhinnie.
- The River Spey is designated as a Special Area of Conservation (SAC). This includes the River Truim.
  - Land to the south east is also identified as a Special Protection Area and Site of Scientific Interest.
- 25.6 In addition, Development on land allocated in the Plan has potential to have an effect on the River Spey SAC.
- 25.7 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:
- water abstraction
  - disturbance to otters
  - pollution and siltation from construction sites
  - requirement for SUDS
  - pollution from wastewater

### Landscape priorities and opportunities

- 25.8 The CNPA Landscape Capacity for Housing Report establishes opportunities and constraints for development in Dalwhinnie.
- 25.9 Whilst your proposal may not fall within an area identified as having opportunity for expansion, you should, none the less, ensure your development considers the possible impact on the:
- landscape character and experience
  - settlement form
  - landscape setting
  - sense of arrival
  - immediate settlement edge
  - views and visual features
- 25.10 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

### Cultural heritage

- 25.11 There are a number of notable assets in the area. Dalwhinnie Distillery is B listed dating from 1890s; the Wade Bridge over the river Truim is B listed and dates from 1730; and Crubenmore Bridge is also B listed and dates from 1800-1810.
- 25.12 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

## Developer contributions and infrastructure requirements

- 25.13 In Dalwhinnie, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## Flood risk, water and drainage

- 25.14 There are areas of Dalwhinnie at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 25.15 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 25.16 All developments must also demonstrate how an appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## Linkages and connections

- 25.17 Linkages and connections between existing and proposed development within Dalwhinnie should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.
- 25.18 There are also opportunities to seek the retention of the existing contractor's car park to provide a community facility.

## Proposals

- 25.19 All developments must ensure no new accesses onto the trunk road are created.

## Housing

Developments which already have planning permission should be implemented in the first instance.

- H1:** A site suitable for around six dwellings opposite and to the north west of the community hall.

Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. In addition there may be constraints due to the presence of wetland. A detailed flood risk assessment and NVC survey will be required to accompany any development proposals for this site.

- H2:** A site opposite Ben Alder cottages suitable for around five dwellings. Development on this site should retain, where possible the existing mature trees.

### Economy

**EDI:** The site provides an important contribution to the local economic position, and should be retained.

### Mixed uses

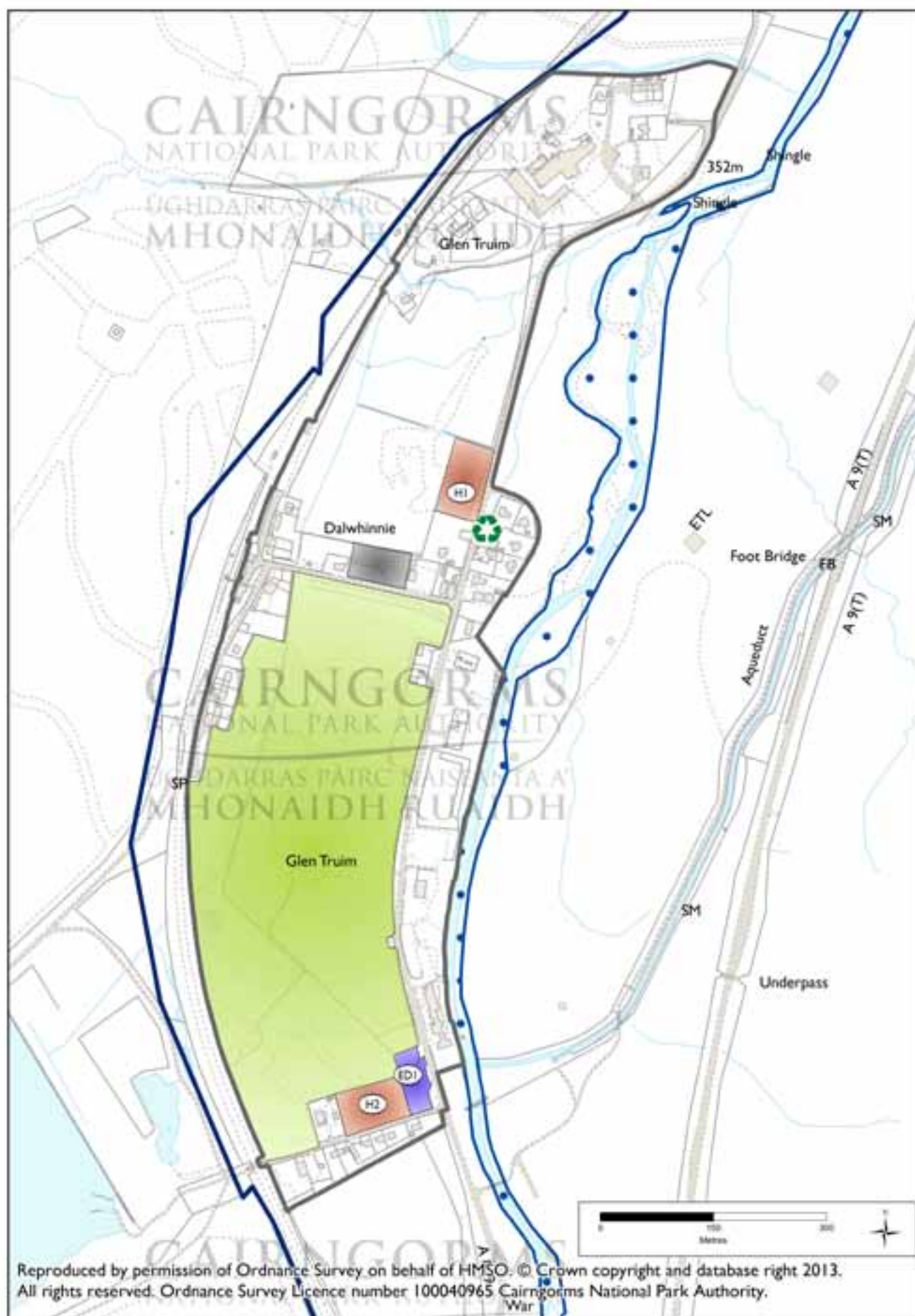
Mixed uses which support sustainable developments and communities and meets the objectives for the village will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

### Open space

The large open space area in the centre of the village should be protected from development and proposals to enhance it and improve facilities for the community will be supported.



## Dalwhinnie



# 26 Dinnet

## Living in Dinnet

26.1 Dinnet commands an important location at one of the key entrances to the National Park. A tiny settlement, the local economy is largely land based. However there are opportunities to enhance tourism and recreation facilities, and consolidate the settlement, providing additional housing to secure a sustainable community.

## Role within the settlement hierarchy

26.2 Dinnet is a small community in the east of the Park focused on tourism. It forms a rural community within the settlement hierarchy and development should therefore be limited to that which meets the needs of the community. This should include development which enhances its role as a gateway to the Park from the east.

## Objectives

- To consolidate Dinnet's role as a rural community in the settlement hierarchy.
- To protect the role of Dinnet as a focus for its rural community.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To support the role of Dinnet as a key gateway into the National Park from the east.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

- 26.3 All new development will, where appropriate:
- consolidate the existing settlement;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Dinnet;
  - enhance and diversify the local economy;
  - take opportunity to enhance the role of Dinnet as a 'gateway' into the National Park;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
  - protect existing businesses and their normal operations;
  - add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
  - promote energy efficiency and sustainability.

## Natural heritage

- 26.4 A number of formal natural heritage designations may affect possible new development proposals in Dinnet.
- Surrounding the village are areas of woodland registered in the Ancient Woodland Inventory.
  - In addition, land to the north is designated as a Site of Special Scientific Interest.



- The River Dee is designated as a Special Area of Conservation (SAC). This includes the Clarack Burn adjacent to the northern boundary of Dinnet.

26.5 In addition, development on land allocated in the Plan has potential to have an effect on a number of European designated sites:

- River Dee SAC
- Muir of Diinet Ramsar site

26.6 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:

- water abstraction
- disturbance to otters
- pollution and siltation from construction sites
- requirement for SUDS
- pollution from wastewater

### **Landscape priorities and opportunities**

26.7 The CNPA Landscape Capacity for Housing Report establishes opportunities and constraints for development in Dinnet.

26.8 Whilst your proposal may not fall within an area identified as having opportunity for expansion, you should, none the less, ensure your development considers the possible impact on the:

- landscape character and experience
- settlement form
- landscape setting
- sense of arrival
- immediate settlement edge
- views and visual features

26.9 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

### **Cultural heritage**

26.10 The church, whilst no longer in active use, does stand at the heart of the settlement, at the crossroads around which Dinnet has grown.

26.11 There are also a number of archaeological remains of interest.

26.12 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

### **Developer contributions and infrastructure requirements**

26.13 In Dinnet, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:

- education provision
- library facilities
- healthcare provision
- recycling provision
- roads infrastructure related to the proposed new development

- travel improvements
- community facilities
- open space
- strategic landscaping
- connection to the path network
- natural heritage
- affordable housing provision

### **Flood risk, water and drainage**

- 26.14 There are areas of Dinnet at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 26.15 Connection to the public sewer will be required of all new development. Waste water treatment capacity is approaching capacity. An interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 26.16 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

### **Linkages and connections**

- 26.17 Linkages and connections between existing and proposed development within Dinnet should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

## **Proposals**

### **Housing**

**H1:** This site has capacity for around four dwellings. The detailed design any development proposals must take account of the woodland setting of the village, and should be designed in a way which promotes the highest standards of access, layout, building design and public realm.

Part of this site lies adjacent to SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any future planning application for this site.

**H2:** This site should be developed only when site H1 is complete. With capacity for around 15 dwellings, any development proposals must take account of the woodland setting of the village, and should be designed in a way which promotes the highest standards of access, layout, building design and public realm.

### **Economy and tourism**

No economy or tourism allocations are identified in Dinnet. However, infill and windfall development which supports the needs of the community and meets the objectives for the village will be supported.

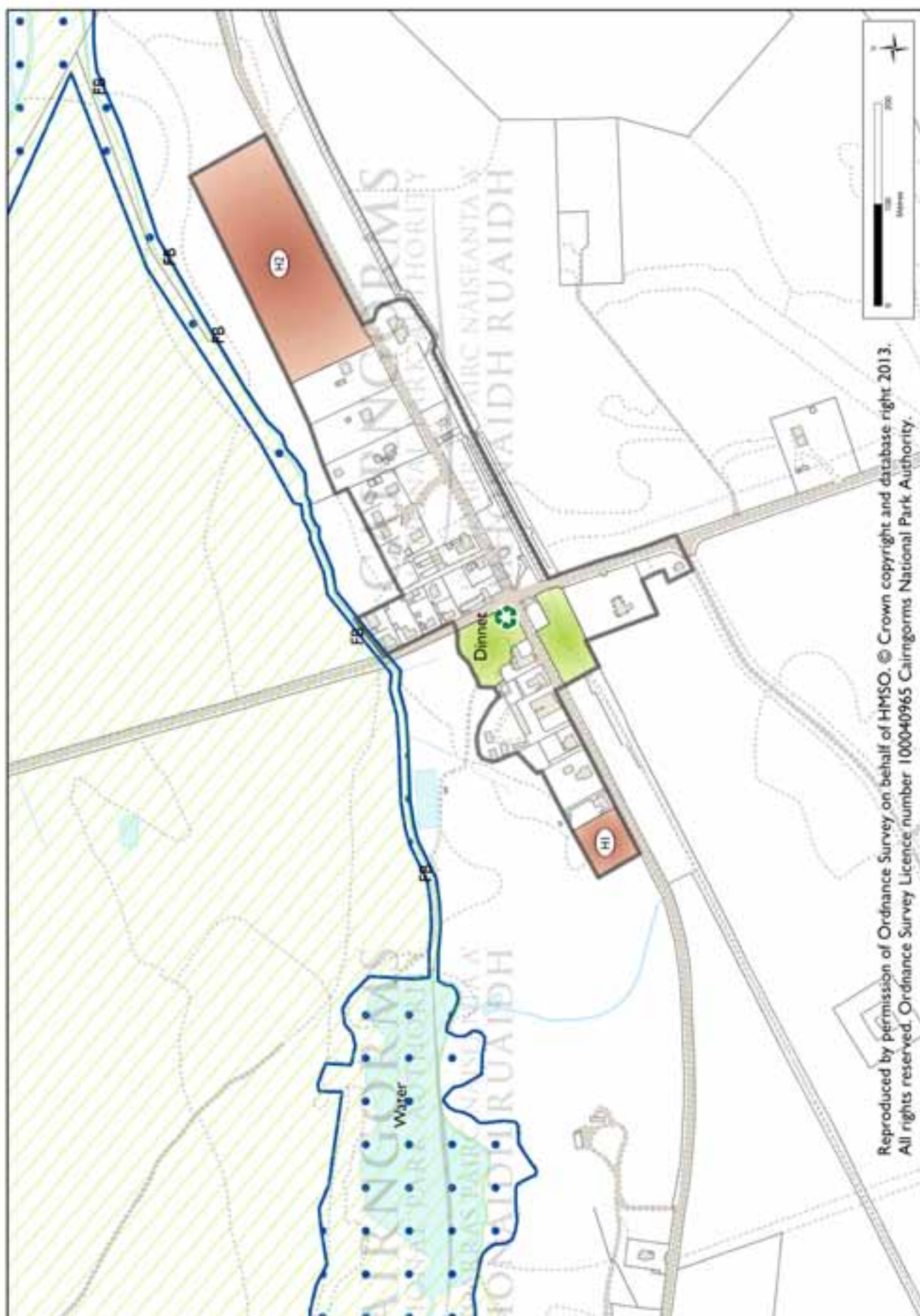
### **Mixed uses**

Mixed uses which support sustainable developments and communities and meets the objectives for the village will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

### **Open space**

A number of open spaces and land which contributes to the setting of Dinnet are identified and will be protected from development.

## Dinnet



# 27 Dulnain Bridge

## Living in Dulnain Bridge

- 27.1 Dulnain Bridge and vicinity is a friendly, quiet village situated to the west of Grantown-on-Spey and north of the busy A95.
- 27.2 The village currently contains buildings of diverse design, which blend well into the surrounding landscape. Residents are keen to ensure that any future development evolves sympathetically, so allowing for the growth necessary to sustain the village whilst guarding against intrusive or extreme architecture.
- 27.3 Whilst Dulnain Bridge would like to keep its safe country feel, residents recognise they would benefit from improved links with other communities such as creating a permanent cycle path to local villages.

## Role within the settlement hierarchy

- 27.4 Dulnain Bridge is a busy and compact village providing for local services. It is an intermediate settlement in the settlement hierarchy and as such development should meet the needs of the local community. This should be undertaken in a way which complements the sensitive woodland setting of the village, and also enhances its character and appearance as a tourism centre.

## Objectives

- To consolidate Dulnain Bridge's role as an intermediate settlement in the settlement hierarchy.
- To ensure that development contributes to a clear definition between settlement and countryside.

- To protect the role of Dulnain Bridge as an important provider of local services.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

- 27.5 All new development will, where appropriate:
- consolidate the existing settlement;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Dulnain Bridge;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
  - protect existing shops and businesses and their normal operations;
  - add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
  - promote energy efficiency and sustainability.

## Natural heritage

- 27.6 A number of formal natural heritage designations may affect possible new development proposals in Dulnain Bridge:
- Surrounding the village are areas of woodland registered in the Ancient Woodland Inventory. This includes areas within the settlement boundary.
  - In addition the River Dulnain and its bank area are designated as a Special Area of Conservation (SAC).
- 27.7 In addition, development on land allocated in the Plan has potential to have an effect on a number of European designated sites:
- Craigmore Wood SPA
  - River Spey SAC
- 27.8 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:
- water abstraction
  - disturbance to otters
  - pollution and siltation from construction sites
  - requirement for SUDS
  - pollution from wastewater
  - disturbance to capercaillie

## Landscape priorities and opportunities

- 27.9 The CNPA Landscape Capacity for Housing Report establishes opportunities and constraints for development in Dulnain Bridge.
- 27.10 Whilst your proposal may not fall within an area identified as having opportunity for expansion, you should, none the less, ensure your development considers the possible impact on the:
- landscape character and experience
  - settlement form
  - landscape setting
  - sense of arrival
  - immediate settlement edge
  - views and visual features
- 27.11 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

## Cultural heritage

- 27.12 There are a number of notable sites and buildings in the area. Of particular note are Muckrach Castle, A listed which dates from 1598, and the Dulnain Bridge itself which dates from 1830.
- 27.13 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.



## Developer contributions and infrastructure requirements

27.14 In Dulnain Bridge, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:

- education provision
- library facilities
- healthcare provision
- recycling provision
- roads infrastructure related to the proposed new development
- travel improvements
- community facilities
- open space
- strategic landscaping
- connection to the path network
- natural heritage
- affordable housing provision

## Flood risk, water and drainage

27.15 There are areas of Dulnain Bridge at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.

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

27.17 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## Linkages and connections

27.18 Linkages and connections between existing and proposed development within Dulnain Bridge should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

## Proposals

### Housing

Developments which already have planning permission should be implemented in the first instance.

**HI:** The 1.51Ha field to the west of the play area would be suitable for the development of around 30 dwellings.

There may be constraints due to the presence of wetland. A NVC survey will be required to accompany any development proposals for this site.

### Economy

**EDI:** The existing commercial business operating on the site provides an important contribution to the local economic position, and should be supported and retained.

### Mixed uses

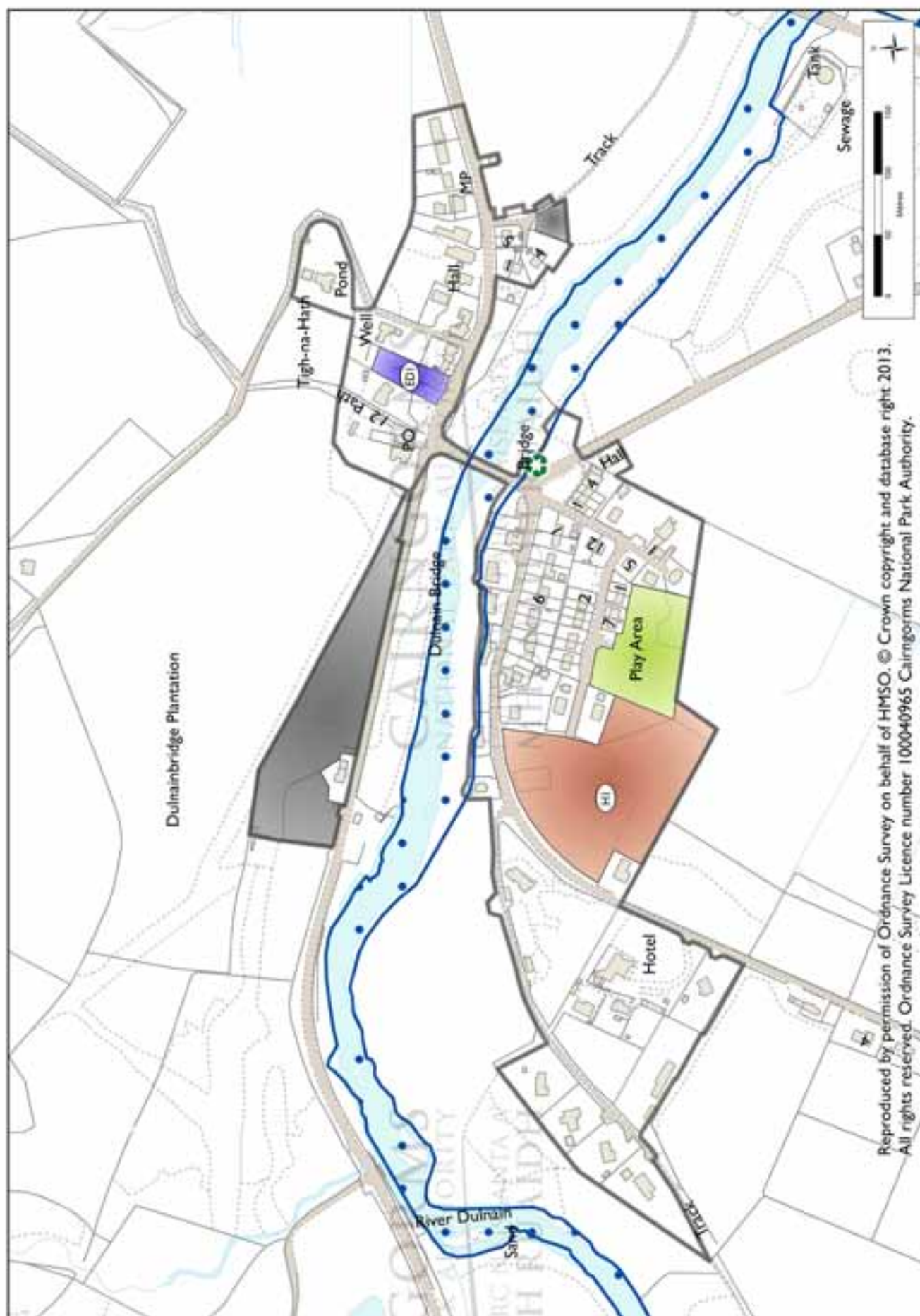
Mixed uses which support sustainable developments and communities and meets the objectives for the village will also be supported where evidence indicates this to be the most appropriate way to take forward proposals

### Open space

A number of open spaces and land which contributes to the setting of Dulnain Bridge are identified and will be protected from development.



## Dulnain Bridge



# 28 Glenlivet

## Living in Glenlivet

- 28.1 Glenlivet residents value their traditional community, its beautiful scenery and wildlife, its history and culture and its remote feel.
- 28.2 They realise the challenges of maintaining this lifestyle and way of life into the future: keeping young people in the glen, accessing public services and the challenges of dealing with winter weather. Some feel the need for improved employment possibilities of home working and rural skills and many are concerned about poor transport links. They therefore want support to maintain and improve services and infrastructure.

## Role within the settlement hierarchy

- 28.3 Glenlivet is a small community with an economy based on tourism and the whisky industry. It forms a rural community within the settlement hierarchy and development should therefore be limited to that which meets the needs of the community. This includes development which builds on its reputation as a focus for the whisky industry.

## Objectives

- To consolidate Glenlivet's role as a rural community in the settlement hierarchy.
- To protect the role of Glenlivet as a focus for its rural community.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

- 28.4 All new development will, where appropriate:
- consolidate the existing settlement;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Glenlivet;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
  - protect existing shops and businesses and their normal operations;
  - add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
  - promote energy efficiency and sustainability

## Natural heritage

- 28.5 A number of formal natural heritage designations may affect possible new development proposals in Glenlivet.
- There are areas of woodland registered in the Ancient Woodland Inventory.
  - The River Avon, the River Livet and Conglass Water and associated bank areas are also designated as a Special Area of Conservation (SAC).

- 28.6 Developments which affect any European designated site must supply as part of the application, the necessary information to allow the Planning Authority to carry out a Habitats Regulation Appraisal which will inform the final decision on the application.

### **Landscape priorities and opportunities**

- 28.7 The CNPA Landscape Character Assessment considers Glenlivet as part of 7 character areas: Strath Avon – Mid Strath Avon area; Streath Avon – Lower Atrath Avon; Glen Livet; Glen Livet – Braes of Glen Livet; Glen Livet – Inchnacape; Glen Livet – Delnabo; Glen Livet – Conglass Water.
- 28.8 Development proposals must consider the possible impact on
- the landscape character
  - the landscape experience
  - the relationship with adjacent character areas
  - an assessment of the distinctiveness of the area
- 28.9 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

### **Cultural heritage**

- 28.10 The area has a history of illegal distilling and cattle-lifting, with the routes through the river valleys having acted as runs for the movement of 'goods'. The abundant churches and former religious buildings reflect a turbulent history which is marked by the Battle of Glenlivet in 1594 – a confrontation between Protestant and Roman Catholic forces.
- 28.11 Most of the rural area has been held by the Crown Estate since 1937.
- 28.12 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

### **Developer contributions and infrastructure requirements**

- 28.13 In Glenlivet, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## **Flood risk, water and drainage**

- 28.14 There are areas of Glenlivet at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 28.15 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 28.16 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## **Linkages and connections**

- 28.17 Linkages and connections between existing and proposed development within Glenlivet should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

## **Proposals**

### **Housing**

No housing allocations are identified in Glenlivet. However, infill and windfall housing which supports the needs of the community and meets the objectives for the village will be supported.

### **Economy and tourism**

No Economy or Tourism allocations are identified in Glenlivet. However, infill and windfall development which supports the needs of the community and meets the objectives for the village will be supported.

### **Open space**

No areas of open space have been formally identified for protection. However, development proposals must ensure that they respect those areas of Glenlivet which contribute to its overall setting.

# 29 Glenmore

## Living in Glenmore

- 29.1 Glenmore has grown up within the Caledonian Forest, focused on Loch Morlich. It is a focus for outdoor activities and the village provides a springboard for people to access the wider pinewoods and mountains.
- 29.2 Glenmore is a popular destination within the National Park and combines an outstanding environment with a significant cluster of visitor facilities.

## Role within the settlement hierarchy

- 29.3 Glenmore is a small community in the heart of the Park with an economy focused on tourism and outdoor leisure. It forms a rural community within the settlement hierarchy and development should therefore be limited to that which meets the needs of the community. This should include development which enhances the visitor experience and complements the role of Glenmore as a focus for visitors.

## Objectives

- To enhance the outstanding visitor experience in Glenmore and its surroundings, supporting the strategic role Glenmore plays in the tourism economy of the National Park.
- To protect and enhance the outstanding environment in Glenmore and its surroundings.
- To consolidate Glenmore's role as a rural community in the settlement hierarchy.
- To protect the role of Glenmore as a focus for its rural community.

- To ensure new housing can progress in a way that helps the community remain sustainable
- To facilitate appropriate economic growth which supports a thriving community, including improving the year round economy.
- To protect those parts of the village that are important to its character, setting and visitor experience.
- To consolidate and enhance the visitor experience.

## General design guidance

- 29.4 All new development will, where appropriate:
- consolidate the existing settlement;
  - enhance the high quality sense of place, arrival and visitor experience, improving the standard of design;
  - maximise use of existing local services and infrastructure;
  - improve the path network and rationalise car parking facilities to provide better ease of access and visitor experience;
  - ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Glenmore;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;
  - protect existing shops and businesses and their normal operations; and
  - promote energy efficiency and sustainability.

## Natural heritage

- 29.5 A number of formal natural heritage designations may affect possible new development proposals in Glenmore.
- The whole area falls within a National Scenic Area.
  - There are large areas of woodland registered in the Ancient Woodland Inventory.
  - The area is designated a National Nature Reserve.
  - The area also contains and is surrounded by land designated as Special Area of Conservation (SAC), Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI).
- 29.6 Developments which affect any European designated site must supply as part of the application, the necessary information to allow the Planning Authority to carry out a Habitats Regulation Appraisal which will inform the final decision on the application.

## Landscape priorities and opportunities

- 29.7 The CNPA Landscape Capacity for Housing Report establishes opportunities and constraints for development in Glenmore.
- 29.8 Whilst your proposal may not fall within an area identified as having opportunity for expansion, you should, none the less, ensure your development considers the possible impact on the:
- landscape character and experience
  - settlement form
  - landscape setting
  - sense of arrival
  - immediate settlement edge
  - views and visual features

- 29.9 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

## Cultural heritage

- 29.10 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

## Developer contributions and infrastructure requirements

- 29.11 In Glenmore, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision



## Flood risk, water and drainage

- 29.12 There are areas of Glenmore at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 29.13 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 29.14 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## Linkages and connections

- 29.15 Linkages and connections between existing and proposed development within Glenmore should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walk able and well connected into the existing village
- 29.16 The management of visitor traffic should be considered as part of any new development. The rationalisation of existing formal and informal car parking areas is seen as a priority to enhancing the visitor experience.

## Proposals

### Housing

No housing allocations are identified in Glenmore. However infill and windfall housing which supports the needs of the community and meets the objectives for the village will be supported. This should be designed in a way to consolidate the existing village. Sporadic development which leads to further dispersal of built development will not be supported.

### Economy

No economy allocations are identified in Glenmore. However infill and windfall development which supports the needs of the community and meets the objectives for the village will be supported.

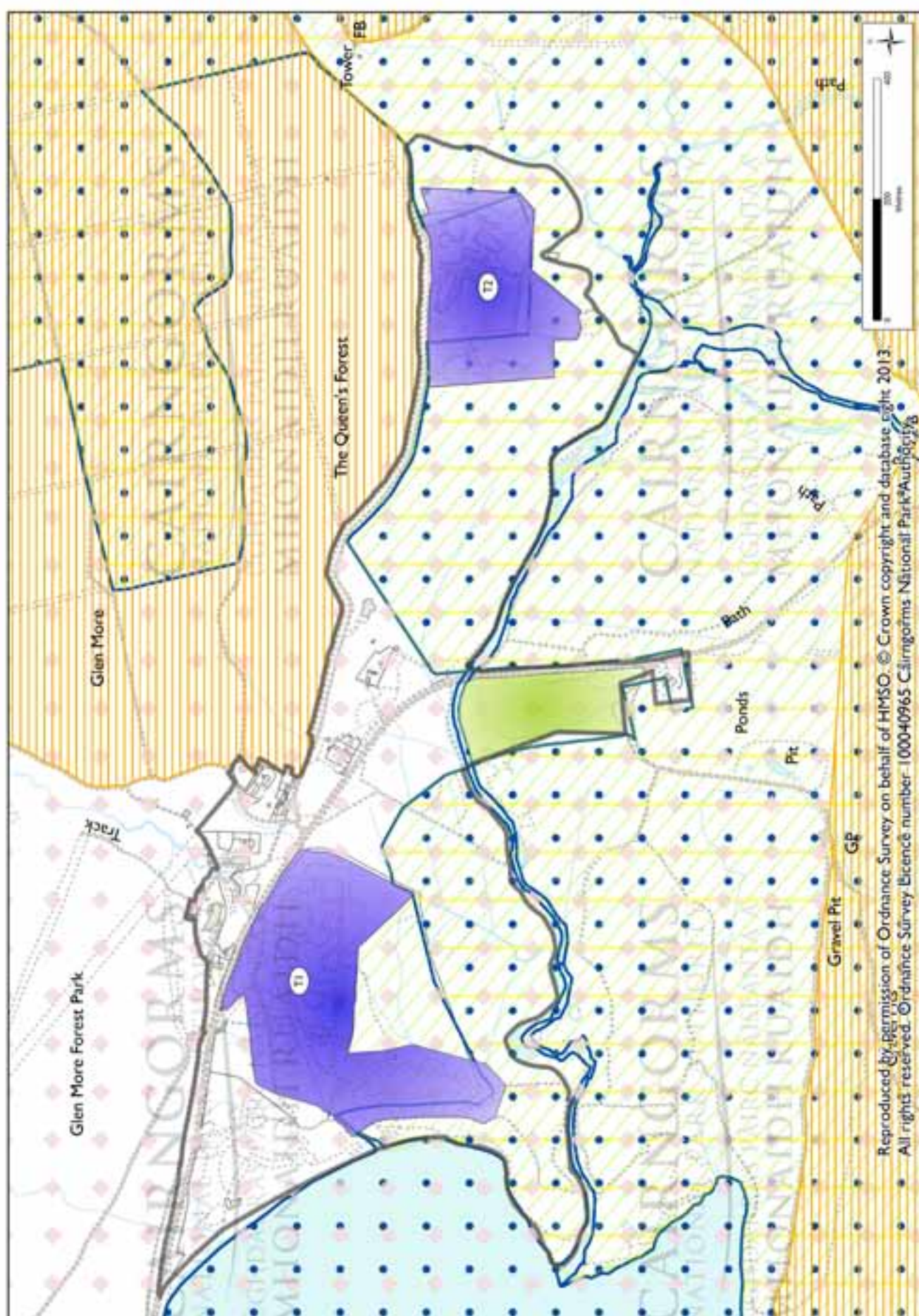
### Tourism

- T1: The camp site – the existing caravan and camping site provides continued support to the provision of tourism accommodation within Glenmore and will be protected from adverse development. Where appropriate, enhancement opportunities will be supported.
- T2: Glenmore Lodge – Glenmore Lodge provides an important facility to support tourism in Glenmore and across the wider area. Its role as Scotland's National Outdoor Training Centre, providing a national resource to the outdoor industry and community is supported and will be protected from adverse development. Where appropriate, enhancement opportunities will be supported.

## Open space

One key area of open spaces and land which contributes to the setting of Glenmore has been identified and will be protected from development. Glenmore also contains a number of other areas of open space not formally identified. Development proposals must ensure that they respect those areas of Glenmore which contribute to its overall setting.

## Glenmore



# 30 Glenshee

## Living in Glenshee

- 30.1 Glenshee's community is proud of its strategic location at one of the southern entrances to the Cairngorms National Park, forming as it does a gateway to the Highlands, Royal Deeside, the largest ski area in the UK and the Grampian and Cairngorm mountain ranges. The dwellings are largely scattered along the Glen, and community gatherings are often centred on the Spittal of Glenshee Hotel, which provides a much needed focal point.
- 30.2 If the area is to thrive and continue to welcome visitors, there is a recognisable need to support local and tourism developments that may take place in the coming years, particularly with regard to small-scale housing development.
- 30.3 An ageing population, combined with limited employment and housing opportunities for young people in the area, are real issues that are likely to become more acute if Glenshee is to thrive, prosper and grow in the years to come.

## Role within the settlement hierarchy

- 30.4 Glenshee is a small community in the east of the Park, on the route to the ski centre at Glenshee. A focus for the skiing and outdoor leisure industry it forms a rural community within the settlement hierarchy. Development should therefore be limited to that which meets the needs of the community. This should include development which enhances the visitor experience and complements the role of Glenshee as a focus for visitors.

## Objectives

- To consolidate Glenshee's role as a rural community in the settlement hierarchy.
- To protect the role of Glenshee as a focus for its rural community.
- To ensure new housing can progress in a way that helps the community remain sustainable .
- To facilitate appropriate economic growth which supports a thriving community.
- To support the strategically important role Glenshee plays in terms of tourism and recreation and ensure its benefits are felt within the community.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

- 30.5 All new development will, where appropriate:
- consolidate the existing settlement;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding landscape, and sensitive valuable habitats is not compromised;
  - enhance and diversify the local economy
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
  - protect existing shops and businesses and their normal operations;



- add to and improve community facilities including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability.

### Natural heritage

- 30.6 A number of formal natural heritage designations may affect possible new development proposals in Glenshee.
- Land to the north is designated as a Special Protection Area.
  - In addition, the Shee Water and its bank area are designated as a Special Area of Conservation (SAC).
  - In addition, woodland to the south is designated as a Special Protection Area (SPA).
- 30.7 Developments which affect any European designated site must supply as part of the application, the necessary information to allow the Planning Authority to carry out a Habitats Regulation Appraisal which will inform the final decision on the application.

### Landscape priorities and opportunities

- 30.8 The CNPA Landscape Character Assessment considers Glenshee as part of 2 character areas: Glen Shee – Upper Glen; and Glen Shee – Head of Glen Shee.
- 30.9 Development proposals must consider the possible impact on:
- the landscape character
  - the landscape experience
  - the relationship with adjacent character areas
  - an assessment of the distinctiveness of the area
- 30.10 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

### Cultural heritage

- 30.11 For centuries the Spittal of Glenshee has provided accommodation at an important point along the routes through the mountains. A standing stone and stone circle indicate the role of the settlement since Neolithic times.
- 30.12 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

## **Developer contributions and infrastructure requirements**

- 30.13 In Glenshee, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## **Flood risk, water and drainage**

- 30.14 There are areas of Glenshee at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 30.15 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 30.16 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## **Linkages and connections**

- 30.17 Linkages and connections between existing and proposed development within Glenshee should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

## **Proposals**

### **Housing**

No housing allocations are identified in Glenshee. However, infill and windfall housing which supports the needs of the community and meets the objectives for the village will be supported.

### **Economy and tourism**

No economy or tourism allocations are identified in Glenshee. However, infill and windfall development which supports the needs of the community will be supported.

### **Open space**

No areas of open space have been formally identified for protection. However development proposals must ensure that they respect those areas of Glenshee which contribute to its overall setting.



# 3 | Grantown-on-Spey

## Living in Grantown-on-Spey

- 31.1 Grantown-on-Spey was designed as a planned town with a distinctive grid style layout. It lies on the River Spey and is approached in all directions by scenic woodland roads, which residents feel add to the impression of entering a special place. It has a wide range of businesses, facilities and an attractive high street, all of which add to the quality of life for residents.
- 31.2 The successful extension of the Strathspey Steam Railway to Grantown-on-Spey is seen as essential to fulfil the town's role in attracting visitors and providing improved transport links so enabling people to live in Grantown and access job opportunities in surrounding areas.
- 31.3 Residents feel that a low impact small-scale amount of accommodation is needed to encourage young people to stay in the town. They are hopeful that in the next 10 to 15 years they will see a town that continues to be busy, safe and confident in its ability to provide a special place for locals and visitors.

## Role within the settlement hierarchy

- 31.4 Grantown-on-Spey is a thriving and pivotal community which provides a focus for local services and facilities. It is a main settlement in the settlement hierarchy and as such development should meet the needs of the local and wider communities and visitors to the area. This should be done in a way which complements the existing village and its historic core, and enhances its role as a tourism centre for visitors to this part of the Park.

## Objectives

- To consolidate Grantown on Spey's role as a main settlement in the settlement hierarchy.
- To ensure that development contributes to a clear definition between settlement and countryside.
- To protect the role of Grantown-on-Spey in providing services to the wider region
- To ensure Grantown-on-Spey's built heritage is preserved and enhanced.
- To identify sufficient housing land to meet the requirements of the community and ensure it can progress in a way to support a sustainable community.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

- 31.5 All new development will, where appropriate:
- consolidate the existing settlement;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Grantown-on-Spey;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;

- protect existing shops and businesses and their normal operations;
- add to and improve community facilities , including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability.

## Natural heritage

- 31.6 A number of formal natural heritage designations may affect possible new development proposals in Grantown-on-Spey.
- Surrounding the village are areas of woodland registered in the Ancient Woodland Inventory.
  - The River Spey and its bank area are also designated as a Special Area of Conservation (SAC) and Site of Special Scientific Interest.
  - In addition Anagach Wood to the south is designated as a Special Protection Area (SPA).
- 31.7 In addition, development on land allocated in the Plan has potential to have an effect on a number of European designated sites:
- Anagach Woods SPA
  - Craigmore Wood SPA
  - River Spey SAC
- 31.8 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:

- water abstraction
- disturbance to otters
- pollution and siltation from construction sites
- requirement for SUDS
- disturbance to capercaillie
- pollution from wastewater

## Landscape priorities and opportunities

- 31.9 The Cairngorms Landscape Toolkit sets out a number of priorities, which aim to maintain and enhance the landscape of the village and its setting.
- 31.10 Developments must therefore be considered in the context of these priorities and the way in which your development contributes to them. This includes:
- Opportunities to include a strong traditional element into a village design statement and to encourage the recycling and reuse of local traditional building materials that may otherwise be being used as fill or sitting un-used in farmyards or on brown field sites.
  - Ensuring that The Square remains Grantown's crowning glory, and that the trees, grass, street furniture and built features of the Square are managed in a way that reflects the importance of this space. In particular, the health, longevity and succession of the trees should be secured.
  - Maintaining the visual permeability of the settlement, and replicating this in areas of new development.
  - The fact that trees and woodland around Grantown are vital to its capacity to absorb development. The continued presence and health of these should be secured.

- The fact that local woods should continue to be managed to meet the multiple objectives of both people and the local wildlife.
- That there are opportunities to make more of the River Spey as a key landscape feature, for more people, through physical enhancements and information provision.
- Caring for an eventually replacing existing significant trees within the settlement and that large-growing tree species are planted on new streets and in new gardens as the settlement expands.
- The fact that copses that punctuate the approaches to Grantown and the woodlands that frame the entry points to the settlement should be managed for their long-term landscape and visual significance.
- Enhancing the quality and appeal of existing and new parks and green spaces.

### Cultural heritage

- 31.11 Founded in 1765 as a planned settlement beside the River Spey, there are a large number of historical sites, listed buildings and structures and a designed garden in the area. Within the town itself of particular note are the former orphanage which dates from 1825 and is A listed, and a collection of listed houses in Castle Road all dating circa 1800.
- 31.12 The conservation area includes the planned elements of the village, and offer protection to its grid pattern and the characteristic way in which the plots for development were divided.
- 31.13 All listed buildings and structures, archaeological remains and sites, and

features which are notable for their local cultural heritage will be protected and enhanced.

### Developer contributions and infrastructure requirements

- 31.14 In Grantown-on-Spey, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

### Flood risk, water and drainage

- 31.15 There are areas of Grantown-on-Spey at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 31.16 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.

- 31.17 All developments must also demonstrate how an appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

### Linkages and connections

- 31.18 Linkages and connections between existing and proposed development within Grantown-on-Spey should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

### Proposals

#### Housing

- H1:** Beachen Court – this site has capacity for around 50 dwellings. The site is known to be used by wading birds and would require more detailed survey to establish the ecological importance of the site and the impact of any development.
- H2:** Castle Road – this site has capacity for around 20 dwellings. A flood risk assessment has shown this site to lie adjacent to an area affected by flooding. A further flood risk assessment will be required to ensure development avoids any area identified as being at flood risk, and also to ensure that flood risk is not increased downstream.

#### Economy

- EDI:** Opportunities for economic growth to complement the existing Woodlands Industrial Estate exist, and any new developments should complement existing uses, and also seek to enhance the area and its surroundings.

#### Tourism

- TI:** The existing caravan and camping site provides continued support to the provision of tourism accommodation within Grantown-on-Spey and will be protected from adverse development. Where appropriate, enhancement opportunities will be supported. A flood risk assessment for the adjacent site has shown this site to be partially affected by flooding. A detailed flood risk assessment may be required to accompany any further development proposals for this site.

#### Community

- CI:** This site, adjacent to an existing play area has opportunity to provide development which supports the needs of the community.

#### Mixed uses

Mixed uses which support sustainable developments and communities and meets the objectives for the village will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

#### Open space

A number of open spaces and land which contributes to the setting of Grantown-on-Spey are identified and will be protected from development.

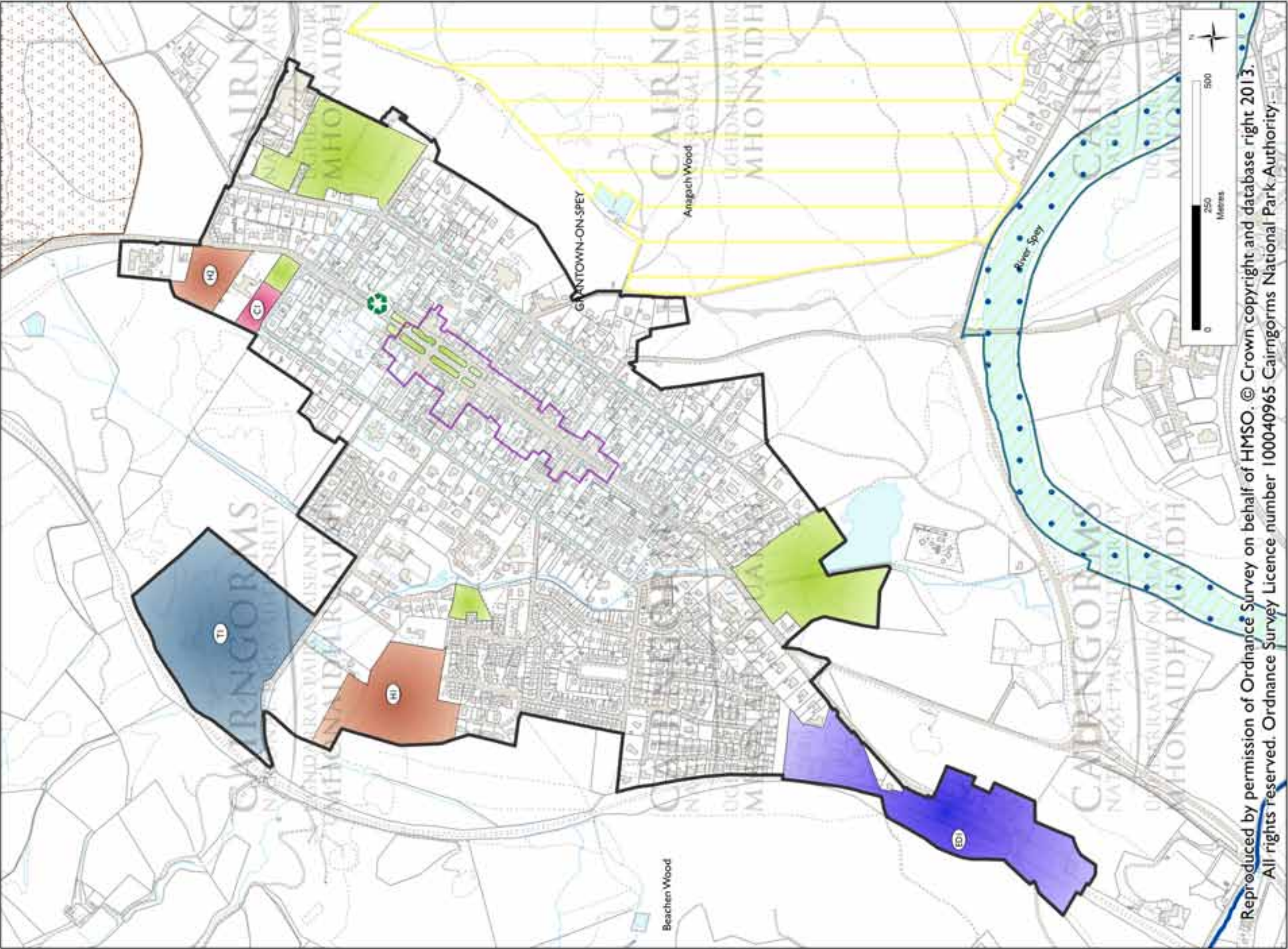
#### Surrounding land uses

Options to develop a terminus on land to the west of the village to support the growth of the Strathspey Railway will be supported.

Opportunities for additional economic growth to complement Achnaganolin Industrial Estate exist, and any new developments should complement existing uses, and also seek to enhance the area and its surroundings.



Grantown-on-Spey







# 32 Insh

## Living in Insh

32.1 Lying east of Insh Marshes, which is a national nature reserve and is one of the most important wetlands in Europe, the village is on the back road from Kingussie to Kincraig and its woodland setting makes it an attractive and popular small settlement.

## Role within the settlement hierarchy

32.2 Insh is a small community in the heart of the Park with an economy focused on tourism and outdoor leisure. It forms a rural community within the settlement hierarchy and development should therefore be limited to that which meets the needs of the community. This should include development which enhances the visitor experience and complements the role of Insh as a focus for visitors.

## Objectives

- To consolidate Insh's role as a rural community in the settlement hierarchy.
- To protect the role of Insh as a focus for its rural community.
- To ensure the new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

32.3 All new development will, where appropriate:

- consolidate the existing settlement;
- maximise use of existing local services and infrastructure;
- ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Aviemore;
- enhance and diversify the local economy
- reflect existing housing development in terms of positions, density and scale;
- maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
- protect existing businesses and their normal operations;
- add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability

## Natural heritage

32.4 A number of formal natural heritage designations may affect possible new development proposals in Insh.

- Land to the north is designated as a Ramsar Convention site, a Site of Scientific Interest, a Special Protection Area and a Special Area of Conservation.
- Insh Marshes is designated as a National Nature Reserve.
- There are also pockets of Ancient Woodland surrounding the village.

- 32.5 However, there are no formal designations within the village itself.
- 32.6 Developments which affect any European designated site must supply as part of the application, the necessary information to allow the Planning Authority to carry out a Habitats Regulation Appraisal which will inform the final decision on the application.

### **Landscape priorities and opportunities**

- 32.7 The CNPA Landscape Capacity for Housing Report establishes opportunities and constraints for development in Insh.
- 32.8 Whilst your proposal may not fall within an area identified as having opportunity for expansion, you should, none the less, ensure your development considers the possible impact on the:
- landscape character and experience
  - settlement form
  - landscape setting
  - sense of arrival
  - immediate settlement edge
  - views and visual features
- 32.9 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

### **Cultural heritage**

- 32.10 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

### **Developer contributions and infrastructure requirements**

- 32.11 In Insh, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## **Flood risk, water and drainage**

- 32.12 There are areas of Insh at risk from flooding (1:200 year event). There are several watercourses running through the village and it is adjacent to the 1:200 fluvial floodplain of the Spey. Any future proposals within the 1:200 fluvial floodplain must be avoided.
- 32.13 For other developments in areas that are at risk from flooding, a flood risk assessment may be required to accompany any application.
- 32.14 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 32.15 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## **Linkages and connections**

- 32.16 Linkages and connections between existing and proposed development within Insh should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

## **Proposals**

### **Housing**

No housing allocations are identified in Insh. However infill and windfall housing which supports the needs of the community and meets the objectives for the village will be supported.

### **Economy and tourism**

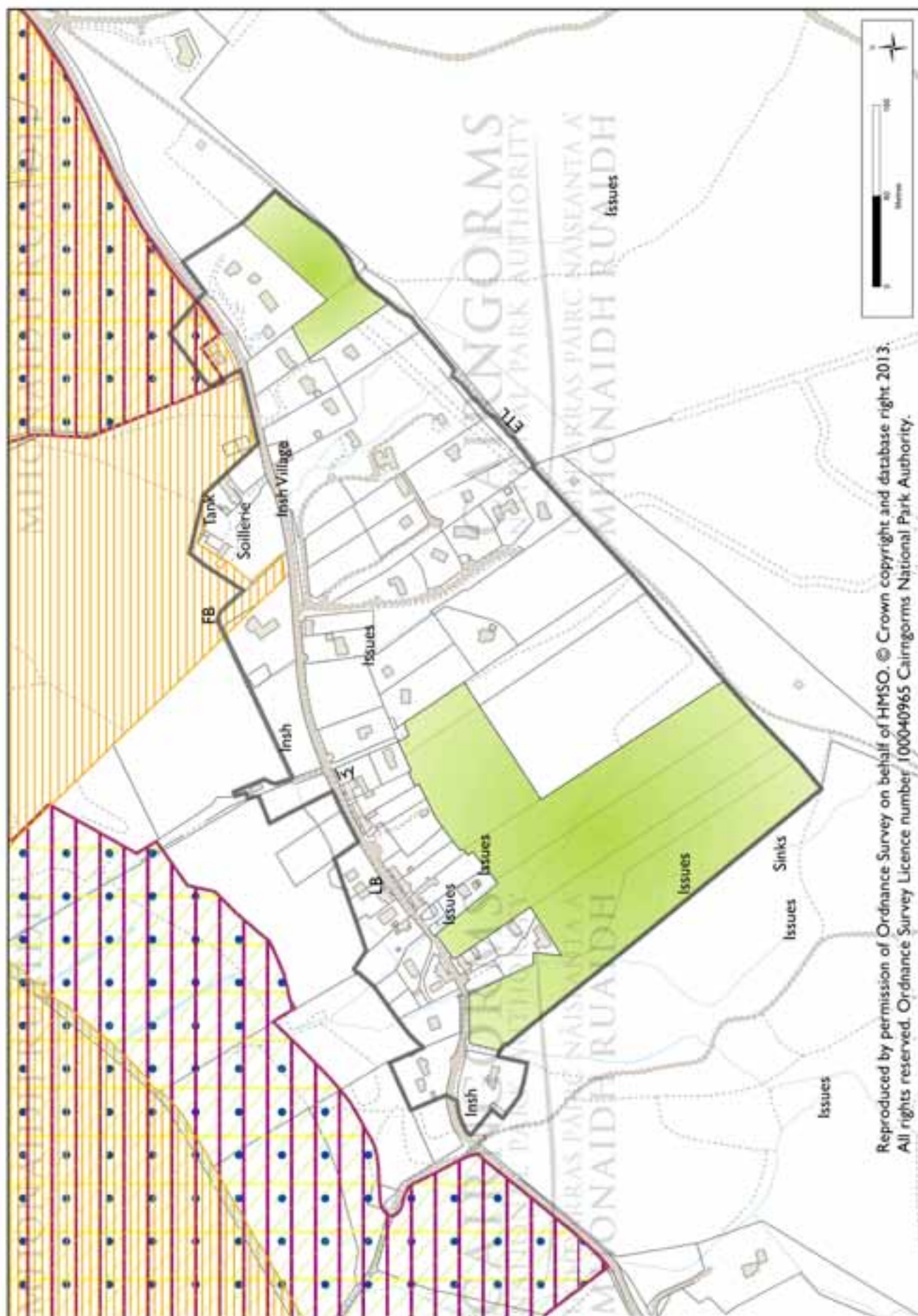
No economy or tourism allocations are identified in Insh. However, infill and windfall development which supports the needs of the community and meets the objectives for the village will be supported.

### **Open space**

A number of open spaces and land which contributes to the setting of Insh are identified and will be protected from development.



Insh



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# 32 Inverdrue and Coylumbridge

## Living in Inverdrue and Coylumbridge

33.1 The community is on the edge of Aviemore leading to the popular tourist attractions at Rothiemurchus, Cairngorms Mountain and Glenmore. The area is characterised by woodland much of which is recorded under the Ancient Woodland and Semi-Natural Woodland Inventories and the wider area contains remnants of past Caledonian Pine woodland.

## Role within the settlement hierarchy

33.2 Inverdrue and Coylumbridge are small communities in the heart of the Park with an economy focused on tourism and outdoor leisure. It forms a rural community within the settlement hierarchy and development should therefore be limited to that which meets the needs of the community. This should include development which enhances the visitor experience and complements the role of Inverdrue and Coylumbridge as a focus for visitors.

## Objectives

- To consolidate the role of Inverdrue and Coylumbridge as rural community in the settlement hierarchy.
- To protect the role of Inverdrue and Coylumbridge as a focus for its rural community.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.

- To support the important role Inverdrue and Coylumbridge play in terms of tourism and recreation and ensure its benefits are felt within the community.
- To protect those parts of these villages that are important to their character and setting.

## General design guidance

33.3 All new development will, where appropriate:

- consolidate the existing settlement;
- maximise use of existing local services and infrastructure;
- ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure;
- enhance and diversify the local economy;
- reflect existing housing development in terms of positions, density and scale;
- maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
- protect existing shops and businesses and their normal operations;
- add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability



## Natural heritage

- 33.4 A number of formal natural heritage designations may affect possible new development proposals in Inverdrue and Coylumbridge.
- The whole area falls within a National Scenic Area.
  - The River Drue forms part of the River Spey Special Area of Conservation (SAC).
  - The area is also affected by the Cairngorms SAC and Cairngorms SPA.
  - Land to the south and west is also identified as a Site of Special Scientific Interest.
- 33.5 Developments which affect any European designated site must supply as part of the application, the necessary information to allow the Planning Authority to carry out a Habitats Regulation Appraisal which will inform the final decision on the application.

## Landscape priorities and opportunities

- 33.6 The CNPA Landscape Capacity for Housing Report establishes opportunities and constraints for development in Inverdrue and Coylumbridge.
- 33.7 Whilst your proposal may not fall within an area identified as having opportunity for expansion, you should, none the less, ensure your development considers the possible impact on the:
- landscape character and experience
  - settlement form
  - landscape setting
  - sense of arrival
  - immediate settlement edge
  - views and visual features

- 33.8 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

## Cultural heritage

- 33.9 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

## Developer contributions and infrastructure requirements

- 33.10 In Inverdrue and Coylumbridge, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## **Flood risk, water and drainage**

- 33.11 There are areas of Inverdrue and Coylumbridge at risk from flooding (1:200 year event). It is also within the 1:200 year fluvial floodplain of the River Spey and River Druie. Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals. Application proposals must be avoided for those areas within the fluvial floodplain
- 33.12 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 33.13 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## **Linkages and connections**

- 33.14 Linkages and connections between existing and proposed development within Inverdrue and Coylumbridge should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

## **Proposals**

### **Housing**

No housing allocations are identified in Inverdrue and Coylumbridge. However infill and windfall housing which supports the needs of the community and meets the objectives for the village will be supported.

### **Economy**

No economy or tourism allocations are identified in Inverdrue and Coylumbridge. However, infill and windfall development which supports the needs of the community and meets the objectives for the village will be supported.

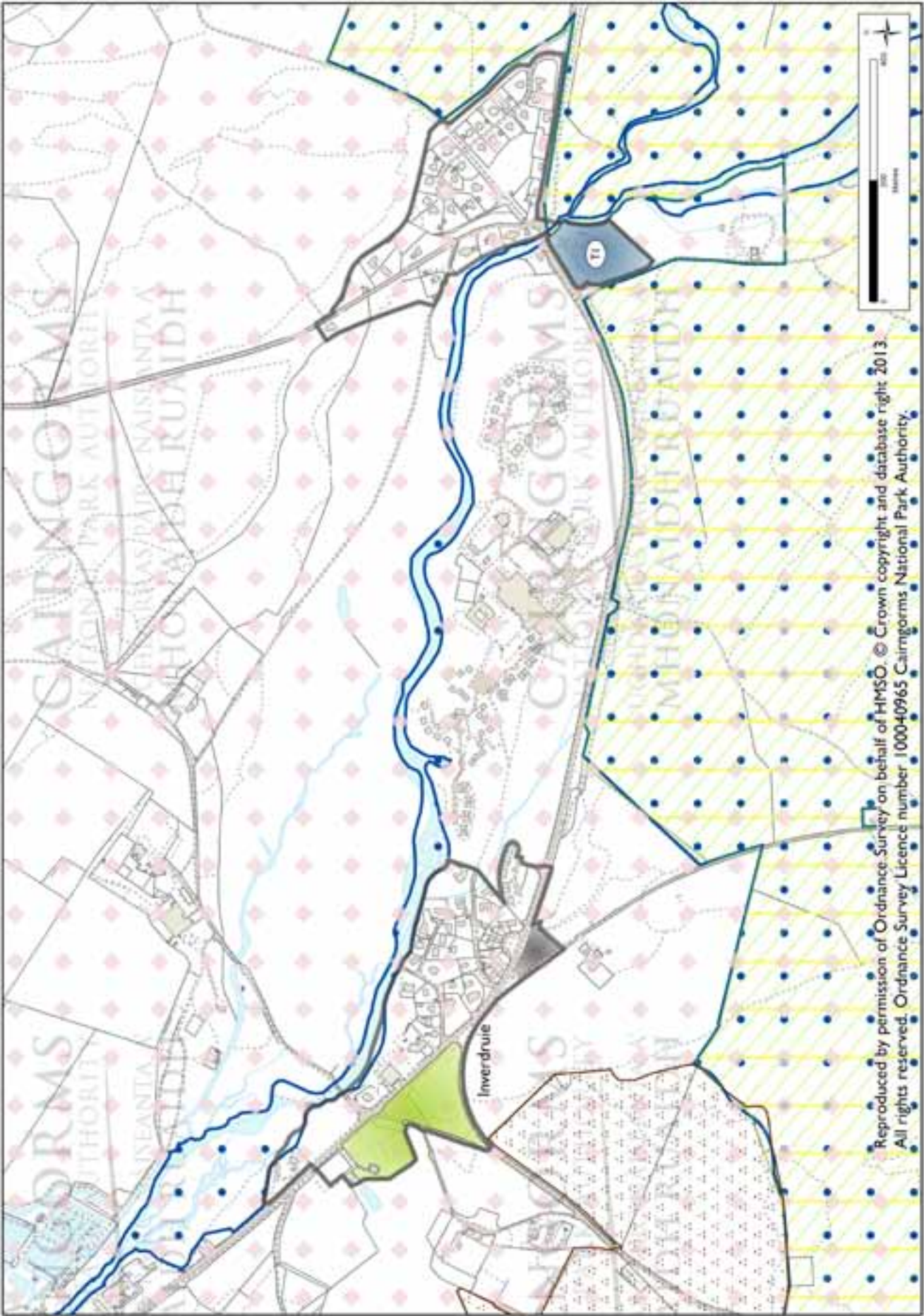
### **Tourism**

- TI:** The existing caravan and camping site provides continued support to the provision of tourism accommodation within Inverdrue and Coylumbridge will be protected from adverse development. Where appropriate, enhancement opportunities will be supported.

### **Open space**

A small area of land which contributes to the setting of Inverdrue and Coylumbridge is identified and will be protected from development.

Inverdrue and Coylumbridge



# 34 Killiecrankie

## Living in Killiecrankie

34.1 Killiecrankie is a small village in Highland Perthshire lying on the River Garry at the Pass of Killiecrankie and marking the southernmost entrance to the Cairngorms National Park. Killiecrankie attracts visitors throughout the year for walking, cycling and horse riding, but particularly in autumn when the hillsides are ablaze with spectacular colour.

34.2 The unique beauty of the area and the increasing numbers of visitors that it attracts needs careful management to ensure a balance with the interests of residents. The need to maintain a thriving tourist trade must be balanced with local housing both for holiday letting and for people who wish to stay and work in the area. Such new housing must be targeted for residential use primarily and be sympathetic in design.

## Role within the settlement hierarchy

34.3 Killiecrankie is a small community in the south of the Park with an economy focused on tourism and outdoor leisure. It forms a rural community within the settlement hierarchy and development should therefore be limited to that which meets the needs of the community. This should include development which enhances the visitor experience and complements the role of Killiecrankie as a focus for visitors.

## Objectives

- To consolidate Killiecrankie's role as a rural community in the settlement hierarchy.
- To protect the role of Killiecrankie as a focus for its rural community.

- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To support the important role Killiecrankie plays in terms of tourism and recreation and ensure its benefits are felt within the community.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

34.4 All new development will, where appropriate:

- consolidate the existing settlement;
- maximise use of existing local services and infrastructure;
- ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Killiecrankie;
- enhance and diversify the local economy;
- reflect existing housing development in terms of positions, density and scale;
- maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
- protect existing shops and businesses and their normal operations;
- add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability.



## Natural heritage

- 34.5 A number of formal natural heritage designations may affect possible new development proposals in Killiecrankie.
- Killiecrankie lies within a National Scenic Area.
  - Surrounding and within the village are areas of woodland registered in the Ancient Woodland Inventory.
  - The River Tay, including the Allt Girmaig which runs through the village is a Special Area of Conservation (SAC).
  - The Pass of Killiecrankie Site of Special Scientific Interest also lies to the south and east.
  - Woodland to the south is designated as a Special Protection Area.
- 34.6 In addition, development on land allocated in the Plan has potential to have an effect on the River Tay SAC.
- 34.7 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:
- water abstraction
  - disturbance to otters
  - pollution and siltation from construction sites
  - requirement for SUDS
  - pollution from wastewater

## Landscape priorities and opportunities

- 34.8 The CNPA Landscape Character Assessment considers Killiecrankie as part of a wider character area covering Glen Garry: Lower Glen and Blair Atholl.
- 34.9 Development proposals must consider the possible impact on:
- the landscape character
  - the landscape experience
  - the relationship with adjacent character areas
  - an assessment of the distinctiveness of the area
- 34.10 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

## Cultural heritage

- 34.11 The battle of Killiecrankie was fought in 1689 and the battlefield has now been formally protected by Historic Scotland.
- 34.12 The village lies at the Pass of Killiecrankie and the Soldier's Leap is a popular tourist destination.
- 34.13 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

## **Developer contributions and infrastructure requirements**

- 34.14 In Killiecrankie, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## **Flood risk, water and drainage**

- 34.15 There are areas of Killiecrankie at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 34.16 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 34.17 All developments must also demonstrate how an appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## **Linkages and connections**

- 34.18 Linkages and connections between existing and proposed development within Killiecrankie should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

## **Proposals**

### **Housing**

- HI:** This site has capacity for around 12 dwellings. A small watercourse runs along the boundary of the site and opportunities to create an appropriate buffer strip to this should be taken. Access to the site is restricted. Any development must ensure that adequate access arrangements are put in place as part of the development scheme.

### **Economy and tourism**

No economy or tourism allocations are identified in Killiecrankie. However, infill and windfall development which supports the needs of the community and meets the objectives for the village will be supported.

### **Open space**

A number of areas of land which contributes to the setting of Killiecrankie are identified and will be protected from development.





# 35 Kincaig and vicinity

## Living in Kincaig and vicinity

35.1 Working the land is still a major way of life and source of employment in this part of the National Park and therefore needs to be supported, although tourism is the major driver in the local economy. It offers quality tourist attractions, and is surrounded by magnificent views which together with the recreational and sporting opportunities, are important reasons why people come to visit and stay here and therefore these too must be protected.

35.2 Things considered essential to the continued prosperity of the community include the retention of amenities; appropriate scale and affordability of housing in keeping with local needs and character; excellent communications and an effective; well maintained transport system; and diversification in the local economy. Development should be organic, respecting the traditional heart of the village, allowing it to retain its rural feel.

## Role within the settlement hierarchy

35.3 Kincaig is a small community between Aviemore and Kingussie which acts largely as a dormitory village. It is an intermediate settlement and supporting its role in providing for the local services is important. Development should meet the needs of the local community. This should be undertaken in a way which complements the sensitive woodland setting of the village, and also enhances its character and appearance as a tourism centre.

## Objectives

- To consolidate Kincaig's role as an intermediate settlement in the settlement hierarchy.

- To ensure that development contributes to a clear definition between settlement and countryside.
- To protect the role of Kincaig as an important provider of local services.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

35.4 All new development will, where appropriate:

- consolidate the existing settlement;
- maximise use of existing local services and infrastructure;
- ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Kincaig;
- enhance and diversify the local economy;
- reflect existing housing development in terms of positions, density and scale;
- maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
- protect existing shops and businesses and their normal operations ;
- add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability.

## Natural heritage

- 35.5 A number of formal natural heritage designations may affect possible new development proposals in Kincaig.
- The village is surrounded by areas of woodland included in the Ancient Woodland Inventory. This includes areas within the settlement boundary.
  - Outside the settlement boundary, to the south east land is designated under the Ramsar convention, is a Site of Special Scientific Interest, a Special Protection Area and Special Area of Conservation.
- 35.6 In addition, development on land allocated in the Plan has potential to have an effect on a number of European designated sites:
- Insh Marshes SAC
  - River Spey – Insh Marshes SPA and Ramsar site
  - River Spey SAC
- 35.7 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:
- water abstraction
  - disturbance to otters
  - pollution and siltation from construction sites
  - requirement for SUDS
  - pollution from wastewater

## Landscape priorities and opportunities

- 35.8 The CNPA Landscape Capacity for Housing Report establishes opportunities and constraints for development in Kincaig.
- 35.9 Whilst your proposal may not fall within an area identified as having opportunity for expansion, you should, none the less, ensure your development considers the possible impact on the:
- landscape character and experience
  - settlement form
  - landscape setting
  - sense of arrival
  - immediate settlement edge
  - views and visual features
- 35.10 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

## Cultural heritage

- 35.11 All listed buildings and structures, archaeological remains and sites, and features which are notable for their Local cultural heritage will be protected and enhanced.

## Developer contributions and infrastructure requirements

- 35.12 In Kincaig, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision

- roads infrastructure related to the proposed new development
- travel improvements
- community facilities
- open space
- strategic landscaping
- connection to the path network
- natural heritage
- affordable housing provision

### **Flood risk, water and drainage**

- 35.13 There are areas of Kincaig at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 35.14 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 35.15 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

### **Linkages and connections**

- 35.16 Linkages and connections between existing and proposed development within Kincaig should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walk able and well connected into the existing village.

## **Proposals**

### **Housing**

- HI:** This 5.7Ha site will consolidate the housing in Kincaig around the school. It would be suitable for around 40 dwellings, 25 of which are considered effective for this Plan period. Development of the site will have to incorporate the wetland area towards the south of the site into a Sustainable Urban Drainage System (SUDS).

### **Economy**

- EDI:** The site of the Baldow Smiddy and land to the rear provide some opportunity for growth in economic development in the settlement. This is a prominent site and proposals will be required to take account of the prominent nature of the site. A small watercourse runs through this site. A flood risk assessment may be required in support of any future planning application on this site.

### **Mixed uses**

Mixed uses which support sustainable developments and communities and meets the objectives for the village will also be supported where evidence indicates this to be the most appropriate way to take forward proposals

### **Open space**

No areas of open space have been formally identified for protection. However, development proposals must ensure that they respect those areas of Kincaig which contribute to its overall setting.



## Kinraig and vicinity



# 36 Kingussie

## Living in Kingussie

- 36.1 The oldest settlement in Badenoch, Kingussie is a traditional Highland town situated by the River Spey. Kingussie is a popular destination for visitors with a variety of important assets that make it special.
- 36.2 Residents appreciate the way the town has not changed significantly over time and would like to protect its physical appearance and atmosphere. There is however a need to improve the amount and quality of tourism facilities in the town. With a large number of new houses already with permission, there is also concern around the provision of adequate infrastructure and opportunities for employment.

## Role within the settlement hierarchy

- 36.3 Kingussie is a thriving and pivotal community which provides a focus for local services and facilities. It is a main settlement in the settlement hierarchy and as such development should meet the needs of the local and wider communities and visitors to the area. This should be undertaken in a way which complements the existing village and its historic core, and enhances its role as a tourism centre for visitors to this part of the Park.

## Objectives

- To consolidate Kingussie's role as a main settlement in the settlement hierarchy.
- To ensure that development contributes to a clear definition between settlement and countryside.
- To protect the role of Kingussie in providing services to the wider region.

- To ensure Kingussie's built heritage is preserved and enhanced.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

- 36.4 All new development will, where appropriate:
- consolidate the existing settlement;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Kingussie;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
  - protect existing shops and businesses and their normal operations;
  - add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
  - promote energy efficiency and sustainability.



## Natural heritage

- 36.5 A number of formal natural heritage designations may affect possible new development proposals in Kingussie.
- The Gynack Burn which flows through the village and its banks are also designated as a Special area of Conservation (SAC).
  - Adjacent to the village, but not within the settlement boundary, the woodland to the north is largely included in the Ancient Woodland inventory.
  - Land south of the railway to the west of Ruthven Road is designated as a Ramsar Convention Site, a Special Area of Conservation and a Special Protection Area and Site of Special Scientific Interest.
- 36.6 In addition, Development on land allocated in the Plan has potential to have an effect on a number of European designated sites:
- Insh Marshes SAC
  - River Spey – Insh Marshes SPA and Ramsar site
  - River Spey SAC
- 36.7 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:
- water abstraction
  - disturbance to otters
  - pollution and siltation from construction sites
  - requirement for SUDS
  - pollution from wastewater

## Landscape priorities and opportunities

- 36.8 The Cairngorms Landscape Toolkit sets out a number of priorities, which aim to maintain and enhance the landscape of the village and its setting.
- 36.9 Developments must therefore be considered in the context of these priorities and the way in which your development contributes to them. This includes:
- enhancing the contribution that the river Spey, its floodplain and wildlife make to the experience of Kingussie residents and visitors;
  - maintaining and developing the visual permeability of settlement, and especially views out to the mountains and strath;
  - continuing the parks and gardens tradition in new public spaces as the settlement expands. An old value, a new interpretation;
  - identifying those individual features of the village landscape that are most valued and prioritise their maintenance and enhancement, for example walls, signposts, veteran trees and familiar historic landmarks;
  - maintaining and enhancing the contribution of trees and woodland within the settlement;
  - maintaining and enhancing woodland access around the village, managing access corridors for both people and wildlife; and
  - enriching the experience of the Gynack walks to broaden the user base.

## Cultural heritage

- 36.10 The historical significance of Kingussie is reflected in its many listed buildings. The traditional capital of Badenoch it was founded in the late 18th century by the Duke of Gordon as a traditional model village. The arrival of the railway transformed its fortunes into a prosperous town known as a holiday resort. The conservation area includes the planned elements of the settlement and its finest buildings.
- 36.11 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

## Developer contributions and infrastructure requirements

- 36.12 In Kingussie, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## Flood risk, water and drainage

- 36.13 There are areas of Kingussie at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 36.14 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 36.15 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## Linkages and connections

- 36.16 Linkages and connections between existing and proposed development within Kingussie should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.
- 36.17 Development must also ensure no adverse impact on the safe crossing of the railway. This includes vehicular and pedestrian links.

## Proposals

### Housing

Developments which already have planning permission are expected to provide for housing demand in the next five years. During the Plan period only infill and windfall housing will be therefore supported.

### Economy

**ED1:** A small area of land to the west of Spey Street and adjacent to the railway line could also provide some opportunity to support the economic development of the settlement. Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any development proposals for this site.

**ED2:** Council Depot and **ED3:** McCormack's Garage provide much needed economic development in the community. These should be protected from adverse development or any reduction in facilities which support the wider economy.

### Tourism

**TI:** The existing caravan and camping site provides continued support to the provision of tourism accommodation within Kingussie and will be protected from adverse development. Where appropriate, enhancement opportunities will be supported.

### Community

**C1, C2 and C3:** Community car parks have been identified in recognition of the important role they serve in supporting the needs of community. These will be protected from development.

### Investment opportunities

The current hospital provides an important facility to support the needs of the community. In the event that this facility is replaced with a new facility, any redevelopment of this site should retain the current community focus and provide new development to support their needs.

### Mixed uses

Mixed uses which support sustainable developments and communities will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

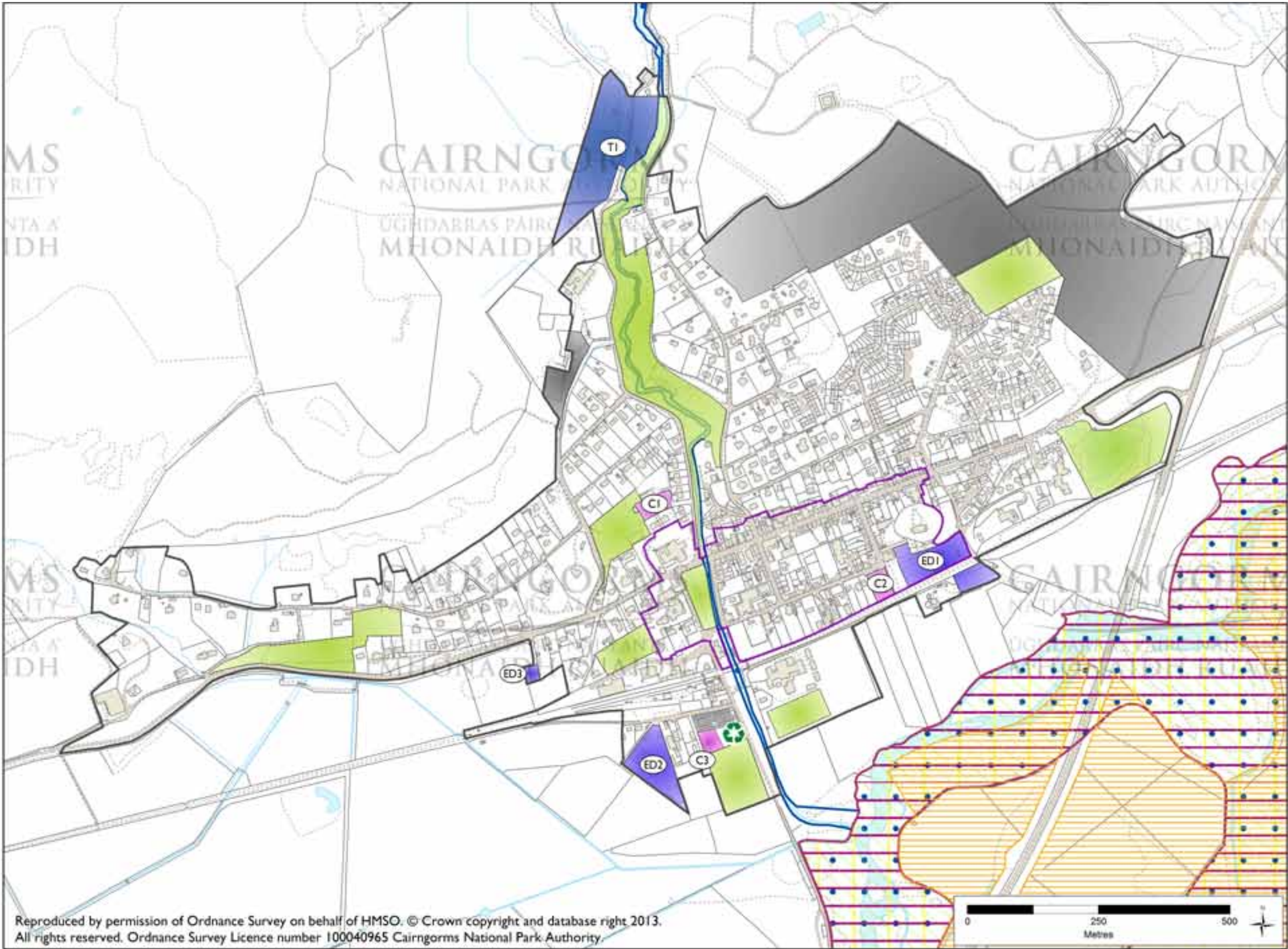
### Open space

A number of open spaces and land which contributes to the setting of Kingussie are identified and will be protected from development.





Kingussie







# 37 Laggan

## Living in Laggan

- 37.1 Laggan lies in the most western part of the Cairngorms National Park, surrounded by the Monadhliath and Grampian mountain ranges and it welcomes over 30,000 visitors a year. A popular visitor destination, it has seen an increase in its resident population over the last decade. The mix of traditional crofters and farmers and new residents is regarded as an important asset combining the rich knowledge of local traditions with a wealth of new ideas and energy.
- 37.2 A number of issues are preventing expansion of the local economy including trunk road restrictions, planning legislation and affordable accommodation for seasonal employees.
- 37.3 A year round tourist trade, appropriate public transport system, maximised use of community assets (eg its forest, tourism) and a mixed economic base are seen as important priorities to ensure the future livelihoods of Laggan residents. These will encourage the community's young people to stay or return to the area, where they have a reasonable prospect of getting a job and somewhere affordable to live, maybe in housing that is sympathetic and innovative to match Laggan's outlook.

## Role within the settlement hierarchy

- 37.4 Laggan is a small community in the west of the Park with an economy focused on tourism and outdoor leisure. It forms a rural community within the settlement hierarchy and development should therefore be limited to that which meets the needs of the community. This should include development which enhances the visitor experience and complements the role of Laggan as a focus for visitors.

## Objectives

- To consolidate Laggan's role as a rural community in the settlement hierarchy.
- To protect the role of Laggan as a focus for its rural community.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community
- To protect those parts of the village that are important to its character and setting.

## General design guidance

- 37.5 All new development will, where appropriate:
- consolidate the existing settlement;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding landscape, and sensitive valuable habitats is not compromised;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
  - protect existing shops and businesses and their normal operations;
  - add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
  - promote energy efficiency and sustainability.

## Natural heritage

- 37.6 A number of formal natural heritage designations may affect possible new development proposals in Laggan.
- The River Spey and its bank area are designated as a Special Area of Conservation and Site of Special Scientific Interest.
- 37.7 Developments which affect any European designated site must supply as part of the application, the necessary information to allow the Planning Authority to carry out a Habitats Regulation Appraisal which will inform the final decision on the application.

## Landscape priorities and opportunities

- 37.8 The CNPA Landscape Capacity for Housing Report establishes opportunities and constraints for development in Laggan.
- 37.9 Whilst your proposal may not fall within an area identified as having opportunity for expansion, you should, none the less, ensure your development considers the possible impact on the:
- landscape character and experience
  - settlement form
  - landscape setting
  - sense of arrival
  - immediate settlement edge
  - views and visual features
- 37.10 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

## Cultural heritage

- 37.11 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

## Developer contributions and infrastructure requirements

- 37.12 In Laggan, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## **Flood risk, water and drainage**

- 37.13 There are areas of Laggan at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 37.14 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 37.15 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## **Linkages and connections**

- 37.16 Linkages and connections between existing and proposed development within Laggan should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

## **Proposals**

### **Housing**

No housing allocations are identified in Laggan. However, infill and windfall housing which supports the needs of the community and meets the objectives for the village will be supported.

### **Economy and tourism**

No economy or tourism allocations are identified in Laggan. However, infill and windfall development which supports the needs of the community and meets the objectives for the village will be supported.

### **Open space**

No areas of open space have been formally identified for protection. However development proposals must ensure that they respect those areas of Laggan which contribute to its overall setting.

# 38 Nethy Bridge

## Living in Nethy Bridge

- 38.1 Situated in the heart of Strathspey, the village of Nethy Bridge has been a holiday destination since Victorian times, yet it remains unspoilt with the majority of its buildings hidden away in quiet locations next to the ancient Caledonian pine forest of Abernethy.
- 38.2 The community is concerned about unsympathetic housing developments in scale and design. New development should use local trade and skills; be in keeping with the existing dwellings; scattered within woodland; and avoid hard landscaping.
- 38.3 The continuation of traditional businesses such as farming, building and landscaping should all continue to provide employment opportunities for the younger generation, but this will happen only if there is appropriate and affordable accommodation. The ability to expand small business opportunities to support local tradesmen is also one of the key factors that will determine the future sustainability of the village.

## Role within the settlement hierarchy

- 38.4 Nethy Bridge is a popular village which plays a key role in providing for the local services needed. It is an intermediate settlement in the settlement hierarchy and as such development should meet the needs of the local community. This should be undertaken in a way which complements the sensitive woodland setting of the village, and also enhances its character and appearance as a tourism centre.

## Objectives

- To consolidate Nethy Bridge's role as an intermediate settlement in the settlement hierarchy.
- To ensure that development contributes to a clear definition between settlement and countryside.
- To protect the role of Nethy Bridge as an important provider of local services.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

- 38.5 All new development will, where appropriate:
- consolidate the existing settlement;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure for Nethy Bridge;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
  - protect existing shops and businesses and their normal operations;

- add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability.

### Natural heritage

38.6 A number of formal natural heritage designations may affect possible new development proposals in Nethy Bridge.

- Surrounding the village are areas of woodland registered in the Ancient Woodland Inventory. This includes areas within the settlement boundary.
- The River Nethy and its bank area are also designated as a Special Area of Conservation (SAC).
- In addition, land to the south and west of the village is designated under the Ramsar Convention and has formal designation as Special Area of Conservation, Special Protection Area and Site of Special Scientific Interest.

38.7 In addition, development on land allocated in the Plan has potential to have an effect on a number of European designated sites:

- Abernethy Forest SPA
- Craigmore Wood SPA
- River Spey SAC

38.8 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically

your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:

- water abstraction
- disturbance to otters
- pollution and siltation from construction sites
- requirement for SUDS
- disturbance to capercaillie
- pollution from wastewater

### Landscape priorities and opportunities

38.9 The Cairngorms Landscape Toolkit sets out a number of priorities, which aim to maintain and enhance the landscape of the village and its setting.

38.10 Developments must therefore be considered in the context of these priorities and the way in which your development contributes to them. This includes:

- maintaining and enhancing the sense of a 'forest village';
- maintaining and building on the network of accessible green space (open space and woodland) and linking paths;
- managing green space to maximise its contribution to the local landscape;
- protecting existing trees – identifying senescent, diseased and damaged veteran trees and replace over time;
- encouraging people to plant large growing trees in their gardens;
- reflecting the organic and spacious pattern of the settlement in the scale and form of new development;
- retaining existing established trees and woodland between new developments;



- identifying opportunities for new 'viewing spots' within the settlement where people can appreciate the 'forest village' in its landscape context. These are likely to be in naturally elevated locations where a view can be achieved without the need to remove trees. Views may be narrow, framed or glimpsed views, or near views where one can see the local geology for example;
- encouraging a diversity of house design; and
- having a consistent approach to design specifications for roadsides, junctions, fencing and garden trees that is appropriate to village context.

## Cultural heritage

- 38.11 There are a number of notable historical sites, listed buildings, structures and a designed garden within the area. Close to the village itself are the Nethy Bridge itself dating from 1815-20 and designed by Thomas Telford (B listed); and Castle Roy, a 13th century enclosure castle on a circular mound which is a Scheduled Monument.
- 38.12 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

## Developer contributions and infrastructure requirements

- 38.13 In Nethy Bridge, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## Flood risk, water and drainage

- 38.14 There are areas of Nethy Bridge at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 38.15 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 38.16 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## Linkages and connections

- 38.17 Linkages and connections between existing and proposed development within Nethy Bridge should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

## Proposals

### Housing

**H1** and **H2**: These two sites combine to create an extension area to the east of the village. With capacity for around 40 units, development will retain enough woodland to allow for movement of species between areas of woodland to the sides of the sites, and retain the woodland setting of this part of the village.

A small water course runs through the site and potential flood risk has not been adequately quantified. A flood risk assessment may be required in support of any further planning application or reserved matters.

### Economy and tourism

No economy or tourism allocations are identified in Nethy Bridge. However, infill and windfall development which supports the needs of the community and meets the objectives for the village will be supported.

### Mixed uses

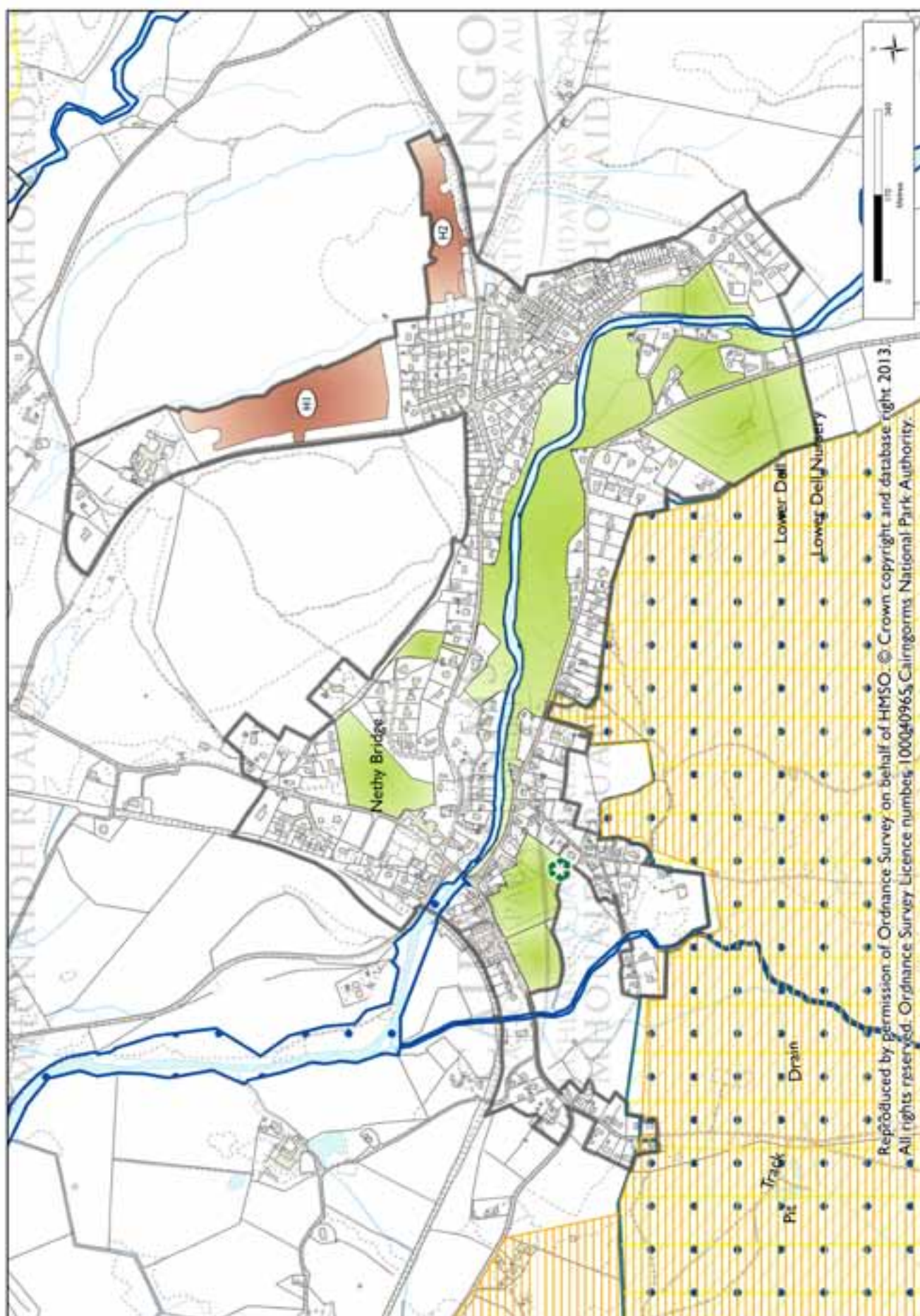
Mixed uses which support sustainable developments and communities and meets the objectives for the village will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

### Open space

A number of open spaces within Nethy Bridge are identified as contributing to the setting of the village and will be protected from development. Please note open space adjacent to the Mountview Hotel is also protected by means of a planning condition.



## Nethy Bridge



# 39 Newtonmore

## Living in Newtonmore

- 39.1 Newtonmore, situated above the flood plain of the River Spey, is at the heart of the Scottish Highlands set against the backdrop of the Monadhliath Mountains. It is popular with outdoor and field sports enthusiasts.
- 39.2 A healthy tourist trade is a major source of employment for the village and residents are clear that new development should not have a negative impact on the community's ability to encourage visitors to remain in the village for an extended period of time.
- 39.3 There is a trend towards an ageing population and the drift of younger people from the area stems from limited employment opportunities and an inability to access local housing. Retention of the individual character and appeal of Newtonmore will depend on appropriate housing development which should be small-scale, of sensitive design and enhance the existing character.

## Role within the settlement hierarchy

- 39.4 Newtonmore is a thriving community which provides a focus for local services and facilities. It is a main settlement in the settlement hierarchy and as such development should meet the needs of the local and wider communities and visitors to the area. This should be undertaken in a way which complements the existing village, and enhances its role as a tourism centre for visitors to this part of the Park.

## Objectives

- To consolidate Newtonmore's role as a main settlement in the settlement hierarchy.
- To ensure that development contributes to a clear definition between settlement and countryside.
- To protect the role of Newtonmore in providing services to the wider region.
- To ensure Newtonmore's built heritage is preserved and enhanced.
- To identify sufficient housing land to meet the requirements of the community.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

- 39.5 All new development will, where appropriate:
- consolidate the existing settlement;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding landscape, and sensitive valuable habitats is not compromised;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
  - protect existing shops and businesses and their normal operations;



- add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability.

### Natural heritage

39.6 A number of formal natural heritage designations may affect possible new development proposals in Newtonmore.

- An area of woodland to the north is registered in the Ancient Woodland Inventory.
- Land to the west is also registered in the Ancient Woodland Inventory, and is designated as a Site of Special Scientific Interest and Special Area of Conservation.
- Land to the south of the railway is designated as a Site of Special Scientific Interest, a Special Protection Area, a Special area of Conservation and is a Ramsar Convention Site.

39.7 In addition, development on land allocated in the Plan has potential to have an effect on a number of European designated sites:

- Insh Marshes SAC
- River Spey – Insh Marshes SPA and Ramsar site
- River Spey SAC

39.8 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development

will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:

- water abstraction
- disturbance to otters
- pollution and siltation from construction sites
- requirement for SUDS
- pollution from wastewater

### Landscape priorities and opportunities

39.9 The Cairngorms Landscape Toolkit sets out a number of priorities, which aim to maintain and enhance the landscape of the village and its setting.

39.10 Developments must therefore be considered in the context of these priorities and the way in which your development contributes to them. This includes:

- enhancing opportunities for people to enjoy the richness of this landscape. Explore mechanisms for sharing information on the flora and wildlife of the area, especially that of the River Spey and its floodplain;
- identifying key views and ensure that wherever possible these are kept open for the enjoyment of all;
- identifying those individual features of the village landscape that are most valued and prioritise their maintenance and enhancement, for example veteran street trees, dykes and familiar historic landmarks;

- enhancing the landscape quality, experience and interest along walking/ cycling routes within and around the village and especially in areas where the settlement is expanding; and
- enriching people's connection with the land through allotment provision and local history projects (possibly in connection with Highland Folk Museum).

### **Cultural heritage**

- 39.11 There are a number of notable historical sites, buildings and structures in the area. Within the village itself are Spey Bridge dating from 1930 (B listed); the Railway Station from 1893 (B listed) and the Craigmohr Hotel which is one of the earliest Highland railway hotels dating from 1875 (C listed).
- 39.12 All listed buildings and structures, archaeological remains and sites, and features which are notably for their local cultural heritage will be protected and enhanced.

### **Developer contributions and infrastructure requirements**

- 39.13 In Newtonmore, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development

- travel improvements
- community facilities
- open space
- strategic landscaping
- connection to the path network
- natural heritage
- affordable housing provision

### **Flood risk, water and drainage**

- 39.14 There are areas of Newtonmore at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 39.15 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 39.16 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## Linkages and connections

- 39.17 Linkages and connections between existing and proposed development within Newtonmore should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.
- 39.18 The community retain an aspiration to link the existing industrial estate to the A86 by way of a bypass which avoids the village centre. Development to the west of the village should endeavour to make provision to bring this aspiration to fruition. However, any transport intervention would require to undergo an appropriate transport appraisal.

Part of the site may be prone to flooding. The railway bridge and embankment downstream of the site have not been modelled as part of the SEPA indicative 1 in 200 year flood risk area. A detailed flood risk assessment will therefore be required to accompany any additional development proposals for this site.

## Economy

- ED1:** Land to the rear of the café provides some opportunity for low impact economic development which supports the sustainability of the community. A prominent site, any new development will be to the highest design and sustainability standards.
- ED2:** The existing industrial estate/business park will be protected and developments which consolidate the economic provision of this site will be supported.

## Proposals

### Housing

- HI:** This site has capacity for around 120 dwellings. As a visually prominent site, the design of any detailed proposals must take account of the sensitive setting of the village, and should be designed in a way which promotes the highest standards of access, layout, building design and public realm.
- The development of this site presents an excellent opportunity to provide opportunities for large and small-scale developers and builders to work together to bring forward the delivery of the proposal.

### Mixed uses

Mixed uses which support sustainable developments and communities and meets the objectives for the village will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

### Open space

A number of open spaces and land which contributes to the setting of Newtonmore are identified and will be protected from development.

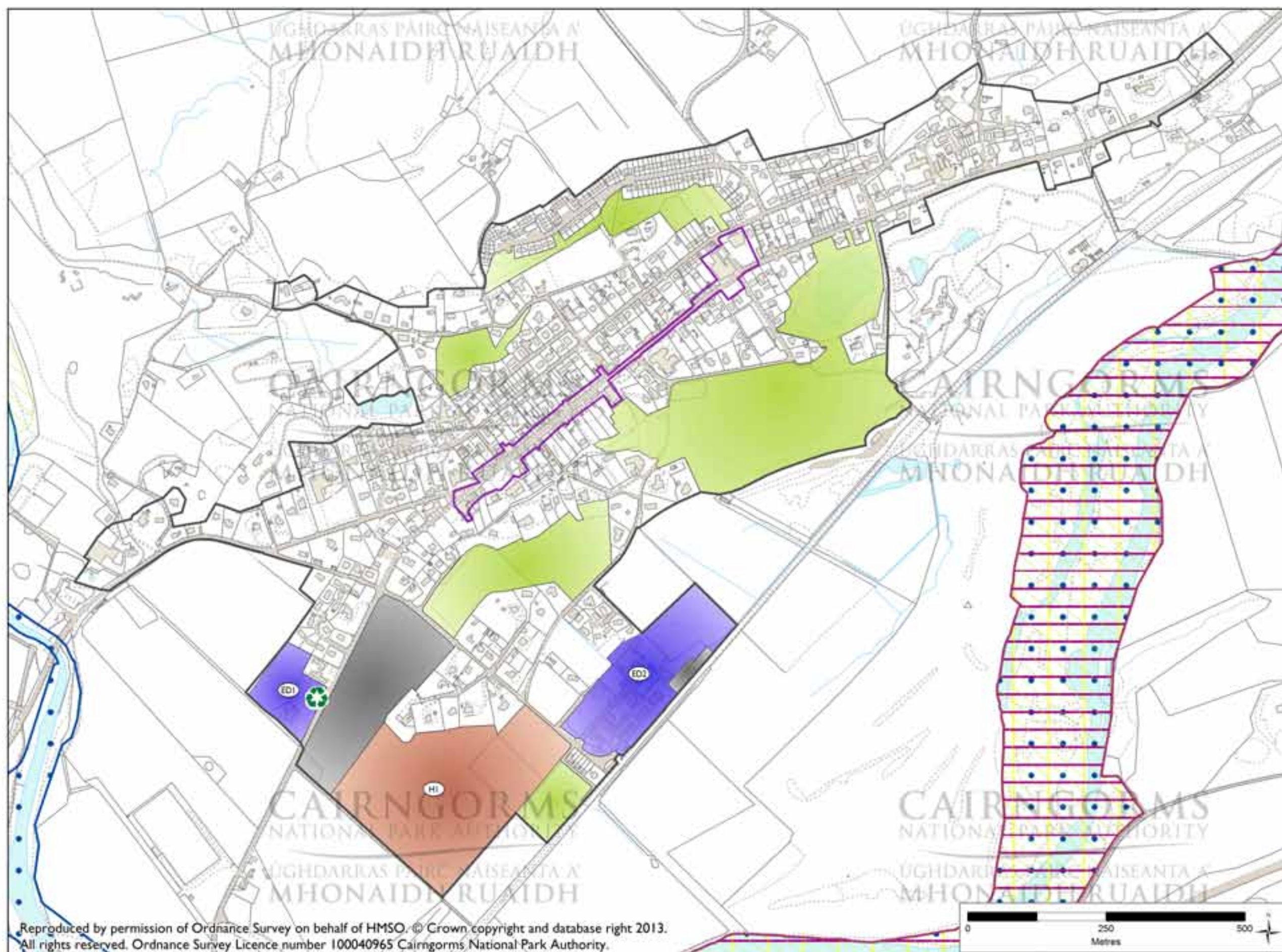
### Surrounding land uses

The role of the Highland Folk Museum is important to the economic success of the area as a whole, and proposals to expand and enhance the facility will be supported in principle.

Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any development proposals for this site.



## Newtonmore







# 40 Strathdon and vicinity

## Living in Strathdon

- 40.1 The area of Upper Donside within the National Park includes all the small communities of Strathdon up to Corgarff and the Lecht. The River Don and the cultural influence of the Lonach heritage are common links between these mainly agricultural settlements and glens where people value the rural way of life, natural beauty and abundance of wildlife and rare species.
- 40.2 Farming, sporting estates and increasingly small businesses, including tourism, play an important part economically. However, a shortage of houses to rent or buy and a lack of services and jobs result in younger people moving away and elderly locals to becoming increasingly isolated.
- 40.3 In the future, improvements are needed to housing, employment, outdoor access, community and recreational activities, and creative solutions are required for transport needs. Success will mean even better relations between all parties involved, and this will strengthen the social fabric and willingness to co-ordinate and enable new initiatives.

## Role within the settlement hierarchy

- 40.4 Strathdon is made up of a number of small dispersed communities living in the Donside part of the Park. The economy is largely based on agriculture and land management but there is a growing tourism sector which is supported. It forms a rural community within the settlement hierarchy and development should therefore be limited to that which meets the needs of the community. This should include development which enhances the visitor experience and complements the role of Strathdon as a focus for visitors.

## Objectives

- To consolidate Strathdon's dispersed small settlements as a rural community in the settlement hierarchy.
- To protect the role of Strathdon's settlements as a focus for its rural community.
- To ensure the new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To protect those parts of the settlements that are important to their character and setting.

## General design guidance

- 40.5 All new development will, where appropriate:
- consolidate the existing rural settlement;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding woodland, and sensitive valuable habitats is not compromised. This should include improvements to the woodland setting and woodland structure in the area;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
  - protect existing shops and businesses and their normal operations;

- add to and improve community facilities, including improving pedestrian; connectivity and achieving a more pedestrian and cycle friendly environment; and
- promote energy efficiency and sustainability.

### **Natural heritage**

- 40.6 A number of formal natural heritage designations may affect possible new development proposals in Strathdon.
- There are large areas of woodland registered in the Ancient Woodland Inventory.

### **Landscape priorities and opportunities**

- 40.7 The CNPA Landscape Capacity for Housing Report establishes opportunities and constraints for development in Donside.
- 40.8 Whilst your proposal may not fall within an area identified as having opportunity for expansion, you should, none the less, ensure your development considers the possible impact on the:
- landscape character and experience
  - settlement form
  - landscape setting
  - sense of arrival
  - immediate settlement edge
  - views and visual features
- 40.9 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

### **Cultural heritage**

- 40.10 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.

### **Developer contributions and infrastructure requirements**

- 40.11 In Strathdon and vicinity, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

### **Flood risk, water and drainage**

- 40.12 There are areas of Strathdon at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 40.13 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 40.14 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

### **Linkages and connections**

- 40.15 Linkages and connections between existing and proposed development within the Strathdon rural settlements should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

### **Proposals**

#### **Housing**

No housing allocations are identified in the Strathdon villages. However infill and windfall housing which supports the needs of the community and meets the objectives for the village will be supported. These should respect the dispersed nature of development found in Strathdon.

#### **Economy and tourism**

No economy or tourism allocations are identified in the Strathdon villages. However, infill and windfall development which supports the needs of the community and meets the objectives for the village will be supported.

#### **Open space**

No areas of open space have been formally identified for protection. However development proposals must ensure that they respect those areas of Strathdon which contribute to its overall setting.

# 4 | Tomintoul

## Living in Tomintoul

- 41.1 Tomintoul village sees itself as the gateway to the Cairngorms in the north, and is a centre for a number of outlying settlements. It values its beautiful scenery and wildlife which are an asset for residents and tourism.
- 41.2 Isolation and an ageing population are a concern to residents, who see a lack of employment opportunities and appropriate housing, coupled with a reduction in facilities and services as having a negative impact on their community.
- 41.3 Opportunities exist to redevelop underused and derelict buildings and land. Working with the three key public agencies, the community hope to see improvements in Tomintoul in the future.

## Role within the settlement hierarchy

- 41.4 Tomintoul is a rural community focused around a planned village which plays a key role in providing a focus for the community. It is an intermediate settlement in the settlement hierarchy and as such development should meet the needs of the local community. This should be undertaken in a way which complements the sensitive landscape setting of the village, and also enhances its character and appearance as a tourism centre.

## Objectives

- To consolidate Tomintoul's role as an intermediate settlement in the settlement hierarchy.
- To ensure that development contributes to a clear definition between settlement and countryside.

- To protect the role of Tomintoul as an important provider of local services.
- To ensure new housing can progress in a way that helps the community remain sustainable.
- To facilitate appropriate economic growth which supports a thriving community.
- To ensure Tomintoul's built heritage is preserved and enhanced.
- To protect those parts of the village that are important to its character and setting.

## General design guidance

- 41.5 All new development will, where appropriate:
  - consolidate the existing settlement;
  - maximise use of existing local services and infrastructure;
  - ensure the quality of surrounding landscape, and sensitive valuable habitats is not compromised. This should include improvements to the setting of the village;
  - enhance and diversify the local economy;
  - reflect existing housing development in terms of positions, density and scale;
  - maintain building lines, plot sizes, building sizes and building orientation. This should be done in a way which raises architectural and design quality;
  - protect existing shops and businesses and their normal operations;
  - add to and improve community facilities, including improving pedestrian connectivity and achieving a more pedestrian and cycle friendly environment; and
  - promote energy efficiency and sustainability.

## Natural heritage

- 41.6 A number of formal natural heritage designations may affect possible new development proposals in Tomintoul.
- Surrounding the village are areas of woodland registered in the Ancient Woodland Inventory.
  - In addition the River Avon and Conglass Water and their bank areas are also a Special Area of Conservation.
- 41.7 In addition, development on land allocated in the Plan has potential to have an effect on the River Spey SAC.
- 41.8 You must supply as part of your planning application, all necessary information to allow the planning authority to carry out an Appropriate Assessment in order that they can be confident that your development will not have an adverse effect on the site integrity or qualifying features. Specifically your proposal must address the mitigation measures (as set out in Natural Heritage Supplementary Guidance) required to address potential impacts on:
- water abstraction
  - disturbance to otters
  - pollution and siltation from construction sites
  - requirement for SUDS
  - pollution from wastewater

## Landscape priorities and opportunities

- 41.9 The CNPA Landscape Capacity for Housing Report establishes opportunities and constraints for development in Tomintoul.
- 41.10 Whilst your proposal may not fall within an area identified as having opportunity for expansion, you should, none the less, ensure your development considers the possible impact on the:

- landscape character and experience
- settlement form
- landscape setting
- sense of arrival
- immediate settlement edge
- views and visual features

- 41.11 The Cairngorms Landscape Toolkit provides information on the landscape priorities and opportunities which development should contribute to delivering.

## Cultural heritage

- 41.12 The village of Tomintoul was founded by the Duke of Gordon in the late 1770s. It is a distinctive example of over 200 planned villages constructed in Scotland over the late 18th and 19th centuries and is the highest village in the Highlands.
- 41.13 The original planned village is constructed on a grid pattern with a single street running down a north-south ridge and a central square built on a flatter area. This strong form of built development creates the framework around which all new development should hang.
- 41.14 All new development should enhance the form and character of the original planned village. Any significant expansion should be developed in grid form, extending the existing road pattern.
- 41.15 All listed buildings and structures, archaeological remains and sites, and features which are notable for their local cultural heritage will be protected and enhanced.



## **Developer contributions and infrastructure requirements**

- 41.16 In Tomintoul, developer contributions will be required towards infrastructure works which are reasonably related to the development of the site. This will include:
- education provision
  - library facilities
  - healthcare provision
  - recycling provision
  - roads infrastructure related to the proposed new development
  - travel improvements
  - community facilities
  - open space
  - strategic landscaping
  - connection to the path network
  - natural heritage
  - affordable housing provision

## **Flood risk, water and drainage**

- 41.17 There are areas of Tomintoul at risk from flooding (1:200 year event). Within those areas that are at risk from flooding, a flood risk assessment may be required to accompany any further development proposals.
- 41.18 Connection to the public sewer will be required of all new development. However, an interim solution may be acceptable where this accords with the Resources policy. Scottish Water should be contacted at an early stage in relation to water and waste water supplies.
- 41.19 All developments must also demonstrate how appropriate Sustainable Drainage Systems (SUDS) will be incorporated.

## **Linkages and connections**

- 41.20 Linkages and connections between existing and proposed development within Tomintoul should be provided. This includes linking into existing core paths and the wider path network. Development proposals should specify these links to ensure new development is both walkable and well connected into the existing village.

## **Proposals**

### **Housing**

Developments which already have planning permission should be implemented in the first instance.

- H1:** This site has capacity for around eight dwellings. These should be designed to reflect the built form found in Tomintoul, and must take account of the sensitive setting of the village and should be designed in a way which promotes the highest standards of layout, building design and public realm.

- H2:** This site has capacity for around 15 dwellings. These should be designed to reflect the built form found in Tomintoul, and must take account of the sensitive setting of the

village and should be designed in a way which promotes the highest standards of layout, building design and public realm.

A small watercourse runs along the boundary of this site and a flood risk assessment may be required in support of any future planning application.

## Economy

**ED1:** The site, already in economic development use should be retained as an important contributor to the village. Proposals for appropriate expansion of the business and enhancement of the site will be supported.

**ED2:** The site, already in economic development use should be retained as an important contributor to the village. Proposals for appropriate expansion of the businesses and enhancement of the site will be supported.

**ED3:** The site, adjacent to an existing site used for economic development use should be used to provide additional capacity once the existing site is fully developed.

## Tourism

**TI:** This site will be retained for tourism purposes, and has potential to be developed as a camping site or tourist facility, with existing tree planting retained to ensure adequate screening.

A small watercourse runs through the site and a flood risk assessment may be required in support of any future planning application.

## Community

**CI:** The site of the old school presents an excellent redevelopment opportunity. Any development should contribute to the sustainable economic stability of the community, and help meet their needs for enhanced facilities.

The design of any development must take full account of the sensitive nature of this site, in the heart of the village, and reflect the strong built form found in Tomintoul.

## Mixed uses

Mixed uses which support sustainable developments and communities and meets the objectives for the village will also be supported where evidence indicates this to be the most appropriate way to take forward proposals.

## Open space

A number of open spaces and land which contributes to the setting of Tomintoul are identified and will be protected from redevelopment



## Tomintoul





# Glossary



Spittal of Glenshee

**Affordable housing**

Broadly defined as housing at a reasonable quality that is affordable to people on modest incomes. It may take the form of social rented accommodation, mid-market rented accommodation, shared ownership, shared equity, discounted low cost housing for sale including plots for self build, and low-cost housing without subsidy.

**Ancient woodland**

Woodland that is recorded on the inventory of ancient and long established semi-natural woodland held by SNH, and has been established for many hundreds of years.

**Ancient Woodland Inventory (AWI)**

An Inventory of woodland sites that are thought to have been continuously wooded since 1750 or 1860.

**Brownfield land**

Land which has previously been developed. The term may cover vacant or derelict land, infill sites, land occupied by redundant or unused buildings, and developed land within the settlement boundary where further intensification of use is considered acceptable.

**Conservation Area**

Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance

**Compensation**

Where mitigation measures are unable to fully address the loss of natural heritage interest on-site then this may be compensated for off-site to an equivalent level. This may be through creation, restoration or enhancement of habitat, through financial compensation or a combination of both may be considered. Compensation is not always feasible, for example in the case of either glacial landforms or ancient woodland, where the timescales for restoration are impossible within reasonable timescales.

**Development**

The carrying out of building, engineering, mining or other operations, in, on, over or under land, or the making of any material change in the use of any building or other land.

**European Protected Species**

Species listed on Annex IV of the Habitats Directive as species of European Community Interest and in need of strict protection.

**Historic Scotland**

Historic Scotland safeguards the nation's built heritage and promotes its understanding and enjoyment on behalf of Scottish Ministers.

**Housing Association**

A non-profit making organisation committed to meeting specific housing needs.

**Listed Buildings**

Buildings are 'Listed' because they are considered to be of special architectural or historic interest and as a result require special protection.

**Mitigation**

On-site activities that aim to avoid or minimise adverse effects on the natural heritage. This may include amendment to design and layout as well as practical measures such as carrying out works at a particular time of year to avoid disturbing nesting birds or hibernating bats.

**National Parks**

The National Parks (Scotland) Act 2000 enables the establishment of National Parks in Scotland.

**National Scenic Area**

Areas of land designated as being of national significance on the basis of their outstanding scenic interest which must be conserved as part of the country's natural heritage.



### **Natura 2000**

Natura 2000 is the name of the European Union-wide network of nature conservation sites established under the EC Habitats Directive. This network will comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

### **Natural heritage**

The natural heritage of the Park includes all species, habitats and ecosystems (biodiversity) together with soils, geology and landform (geodiversity), hydrological regime and the amenity arising from them.

### **NVC**

National Vegetation Classification Survey.

### **Open market housing**

Housing which is bought and sold on the open market.

### **Open space**

Greenspace consisting of any vegetated land or structure, water or geological feature in an urban area and civic space consisting of squares, market places, playgrounds and other paved or hard landscaped areas with a civic function.

### **Public subsidy for housing**

Money from the public purse in the form of subsidy schemes (eg housing association grants) which is made available to help provide affordable housing.

### **Ramsar Convention Site**

A designation of globally important wetland areas that are classified to meet the UK's commitments under the Ramsar Convention. Scottish Government policy states that proposals with potential to affect these sites are considered under the same process as SAC and SPA sites.

### **Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS)**

The Royal Commission on the Ancient and Historical Monuments of Scotland is responsible

for recording, interpreting and collecting information about the built environment.

### **Rural brownfield**

Sites that have previously been used. In rural areas this usually means sites that are occupied by redundant or unused buildings or where the land has been significantly degraded by a former activity.

### **Scheduled Ancient Monument (SMR)**

A record of scheduled monuments which are considered to be of national importance that Scottish Ministers have given legal protection to under the Ancient Monuments and Archaeological Areas Act 1979.

### **Scotland Ancient Woodland Inventory**

A more sophisticated classification of the inventories of ancient, long established and semi-natural woodlands developed for woodlands in Scotland. For Scottish woods, the category Ancient comprises woods recorded as being of semi-natural origin on EITHER the 1750 Roy maps OR the 1st Edition Ordnance Survey maps of 1860. This is due a) to the likelihood of the latter having been omitted from the Roy maps and b) to render the Scottish classification compatible with that for England and Wales.

### **Scotland Semi-Natural Woodland Inventory**

This dataset contains information gathered by remote means using 1970s sources (maps, aerial photos) about the woodland cover present on Ancient and Long Established Woodland Inventory sites. It does not contain information about woods not on the Inventory.

### **Scottish Natural Heritage (SNH)**

The public body with a remit to secure the conservation and enhancement of Scotland's unique and precious natural heritage, ie wildlife, habitats, geology and landscapes.

**Scottish Water**

Scottish Water is a publicly owned business, answerable to the Scottish Government, that provides water and wastewater services in Scotland.

**Scottish Environment Protection Agency (SEPA)**

The public body with a remit for environmental protection.

**Section 75 agreement**

Legal agreement regulating the future use of land, recorded in the Land Register and legally binding on future owners of the land.

**Sites of Special Scientific Interest (SSSI) and Areas of Special Scientific Interest (ASSI)**

The SSSI/ASSI series has been developed over the last 50 years as the national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. These sites are also used to underpin other national and international nature conservation designations.

**Special Areas of Conservation (SAC)**

SACs are designated by the UK Government to meet its obligations under the EC Habitats Directive. They are areas that have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed in Annexes I and II to the Directive. They are of European importance.

**Special Protection Areas (SPA)**

SPAs are classified by the UK Government to meet its obligations under the EC Birds Directive. These are areas of the most important habitat for rare (listed in Annex I to the Directive) and migratory birds within the European Union. SPAs are classified under the Wildlife and Countryside Act 1981. SPAs, together with SACs, form the Natura 2000 network. They are of European importance.

**Sustainable**

A way of living and working which uses and manages environmental, social and economic resources in such a way that future generations will also be able to enjoy them.

**Sustainable communities**

A population level and mix that meets the current and future needs of its communities and businesses, focused around settlements where services, networks, expertise and experience support the population.

**Sustainable development**

Development which uses the resources and special qualities of the National Park in such a way that they are used and enjoyed by current generations and that future generations can continue to use and enjoy them.

**Tree Preservation Order (TPO)**

A TPO is made by the local planning authority (usually a local council) to protect specific trees or particular woodland from deliberate damage and destruction.

**Viability**

a measure of a town centre's capacity to attract ongoing investment, for maintenance, improvement and adaption to changing needs.

**Vitality**

A measure of how lively and busy a town centre is.

**Water environment**





















The water quality, quantity, hydrology, hydromorphology and aquatic ecology of water bodies, river systems, wetlands and groundwater.

**Windfall sites**

Sites which become available for development unexpectedly and are therefore not included as allocated land in the local plan.



# Map key

-  Cairngorms National Park boundary
-  Settlement boundary
-  Village core
-  Housing, first phase
-  Housing, future phase
-  Community
-  Economic Development
-  Tourism
-  Open Space
-  Existing permissions - for information only
-  Recycling point - for information only
-  Core Paths
- National and Local Designations**
  -  Conservation area
  -  Gardens & Designed Landscapes
  -  National Nature Reserve (NNR)
  -  Sites of Special Scientific Interest (SSSI)
  -  National Scenic Area (NSA)
  -  Ramsar Convention Site
  -  Special Area of Conservation (SAC)
  -  Special Protection Areas (SPA)

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