

Consultation April – July 2013

PLANNING

Cairngorms National Park Proposed Local Development Plan

Evidence Report

Cairngorms National Park
Proposed Local Development Plan
Evidence Report

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Section I: Housing and Population

1. Introduction

- 1.1 The Local Development Plan (LDP) must identify sufficient land to meet the identified need and demand for housing land for its area. It should allocate a range of sites which are effective or capable of becoming effective to meet these requirements up to year 10 beyond the predicted year of plan adoption, ensuring a minimum of 5 years effective land supply at all times. It should also provide an indication of the possible scale and location of housing land up to year 20.¹
- 1.2 This report updates the rationale for the new housing requirement identified in the LDP, previously published in support of the Main Issues Report (Background Evidence Paper I: Housing and Population, 2010). It looks at how the population of the Park is expected to change and considers the impact this may have on the future number and types of households in the Park. It also summarises the Housing Need Demand Assessments (HNDA) produced by the local housing authorities and identifies the housing land supply.

2. Policy Framework

The Cairngorms National Park Partnership Plan 2012-2017

- 2.1 The Local Development Plan (LDP) is a key tool in the delivery of the vision and outcomes of the National Park Partnership Plan (NPPP)². The NPPP provides the overarching strategy for managing the Park, and provides a strategic context for the LDP. The long-term vision for the National Park seeks a Park that is enjoyed and valued by everyone, where nature and people can thrive together. Three outcomes are set out to deliver this, one of which is to create a sustainable economy supporting thriving businesses and communities. There is a clear aspiration for growth in the economy to achieve this.
- 2.2 We face a number of challenges to achieve this, not least to consider what makes thriving communities. Economic success needs people to work, and active communities need a mix of people of different ages, skills and interests. We therefore need people of working age. If the economy is to grow, the Park needs to at least maintain the numbers of working people and probably increase their numbers. There are two sides to this challenge. We must provide the right conditions for young people to stay in the Park, and we must attract workers to come to or return to the Park. To achieve these conditions we must provide opportunities to work and live in areas that are attractive to them.
- 2.3 The NPPP is clear in the direction it gives the LDP. To support the delivery of the outcome it will identify:

¹ SPP para 73

² Cairngorms National Park Partnership Plan 2012-2017

- 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;
- sites for future development that support attractive, vibrant communities and that minimise the need to use energy; and
- clear guidance on where, when and how the best development will be supported.

Other Policy Direction

- 2.4 The role and direction given by national and regional policy and strategy documents remains as previously published. The relevant documents are:
- Scottish Planning Policy (SPP) 2010
 - The Housing (Scotland) Act 2001
 - Local Housing Strategies
 - Housing Need and Demand Assessments
 - Strategic Housing Investment Plans (SHIPs)

3. NRS Population and Household Projections

Summary

- 3.1 The National Records of Scotland (NRS) previously known as General Register Office for Scotland (GROS) produce estimates and projections for both population³ and housing⁴ for the Cairngorms National Park. The projections for 2010-2035 show the population of the Park is expected to increase by around 26 per cent, from 16,630 in 2010 to 21,010 in 2035. The number of people of working age is projected to increase from 9,660 in 2010 to 12,340 in 2035, an increase of 28 per cent. Although the population of the National Park is projected to rise between 2010 and 2035, the increase is not evenly distributed across all ages. The number of people aged 75 and over is projected to increase considerably - by 102 per cent. The projected population increase is driven by net in-migration of 200 per year across the projection period. This exceeds the negative natural change and accounts for the increase in the total population in CNP between 2010 and 2035.

Background

- 3.2 The role of Population and household projections remains as previously assessed. Updated information has been published by the National Records of Scotland since the publication of the Main Issues Report and its supporting evidence.

³ National Records of Scotland Population Projections for Scotland's Strategic Development Plan areas and National Parks (2010 based)

⁴ National Records of Scotland Household Projections for Scotland's Strategic Development Plan areas and National Parks (2010 based)

3.3 NRS projections for population and number of households in the Cairngorms National Park become more uncertain the further ahead they go. NRS advise that projections for small populations are likely to be less reliable than those for larger groups and that this is particularly the case for areas such as the National Park. Information is available, produced by NRS (previously GROS) and updated periodically to take account of new work carried out both nationally and locally on revised estimates.

NRS Population Projections

3.4 The projections⁵ to the year 2035, are based on the estimated population of the Park in 2010 of 16,630 (the base year for the projections), are trend based, and do not take into account future policy. Datazones are used to produce the projections. In general, they have populations of between 500 and 1,000 residents. Data zone boundaries do not exactly match the National Park boundary, so for the purposes of the projections, data zones are included or excluded based on the 'population weighted centroid'. This is a standard approach for assigning the population of small geographical areas to a larger area if the small area does not wholly fit within the boundaries of the larger area or lies across the border of two larger areas. The centroid is not a representation of the geographical centre of the data zone, but rather a representation of the population-weighted centre, or put more simply, the population 'centre of gravity' of the area. For the National Park, a data zone is allocated if the population-weighted centroid lies within the Park boundary.

3.5 The projections show that between 2010 and 2035 the Park's population is predicted to increase from 16,630 in 2010 to 21,010 in 2035, an increase of 26 per cent or 4,380 people.

3.6 Looking at the structure of the population, the number of children aged under 16 is projected to increase by 14 per cent over the projected period. The number of working age people is projected to increase from 9,660 in 2010 to 12,340 in 2035, an increase of 28 per cent. The number of people of pensionable age is projected to rise from 4,240 in 2010 to 5,560 in 2035, an increase of 31 per cent.

⁵ National Records of Scotland Population Projections for Scotland's Strategic Development Plan areas and National Parks (2010 based)

Table I: Estimated and projected population of the Cairngorms National Park, 2001-2035

Year	Population	Change from previous year	
2001	15,410	-	
2002	15,310	-100	
2003	15,410	100	
2004	15,600	190	
2005	15,800	200	
2006	16,040	240	
2007	16,250	210	
2008	16,430	180	
2009	16,410	-20	
2010	16,630	220	
Year	Population	Change from previous 5 years	% change 2010-2035
2015	17,520	890	
2020	18,420	900	
2025	19,330	910	
2030	20,210	880	
2035	21,010	800	
Change 2010-2035		4380	26.34%

Source: NRS Population Projections 2010 based

Table 2: Projected total population of the Cairngorms National Park 2010-2035

	2010	2015	2020	2025	2030	2035	Change 2010-2035	
All ages	16,630	17,520	18,420	19,330	20,210	21,010	4380	26%
0-15	2,730	2,670	2,790	2,890	3,030	3,120	390	14%
16-24	1,460	1,640	1,630	1,580	1,660	1,700	240	16%
25-29	860	970	1,040	1,170	1,000	1,110	250	29%
30-34	740	950	1,040	1,100	1,230	1,060	320	43%
35-44	2,180	1,980	2,020	2,300	2,460	2,670	490	22%
45-54	2,440	2,580	2,590	2,370	2,420	2,700	260	11%
55-59	1,260	1,280	1,360	1,440	1,380	1,230	-30	-2%
60-64	1,370	1,270	1,300	1,370	1,460	1,400	30	2%
65-74	1,920	2,300	2,420	2,380	2,490	2,650	730	38%
75-84	1,190	1,270	1,490	1,840	1,940	1,930	740	62%
85+	480	610	750	890	1,140	1,450	970	202%
Children (0-15 yrs)	2,730	2,670	2,790	2,890	3,030	3,120	390	14%
Working ages ¹	9,660	10,360	10,980	11,530	11,890	12,340	2,680	28%
Pension ages ²	4,240	4,490	4,660	4,920	5,290	5,560	1,320	31%

¹ Working age is 16-59 for women and 16-64 for men until 2010; between 2010 and 2020 working age becomes 16-64 for women. Between 2024 and 2026 working age for both men and women becomes 16-65 and changes again, in two further steps, to 16-67 by 2046.

² Pensionable age is 65 for men and 60 for women until 2010; between 2010 and 2020 pensionable age for women increases to 65. Between 2024 and 2026 the pensionable age for both men and women increases to 66 and changes again, in two further steps, to 68 by 2046.

Source: NRS Population Projections 2010 based

- 3.7 Figures 1 and 2 illustrate the changing age structure for the Park. Although the population is projected to rise between 2010 and 2035, the increase is not evenly distributed across all ages. The number of people aged 75 and over is projected to increase considerably – by 102 per cent. There are also increases projected for the age group 16-29, 30-44 and 60-74 (21, 27 and 23 per cent respectively), and smaller increases projected for children (14 per cent) and the 45-59 age group (six per cent).

Figure 1: Estimated and projected population, by age and sex in the Cairngorms National Park, 2010 and 2035

Source: NRS Population Projections 2010 based

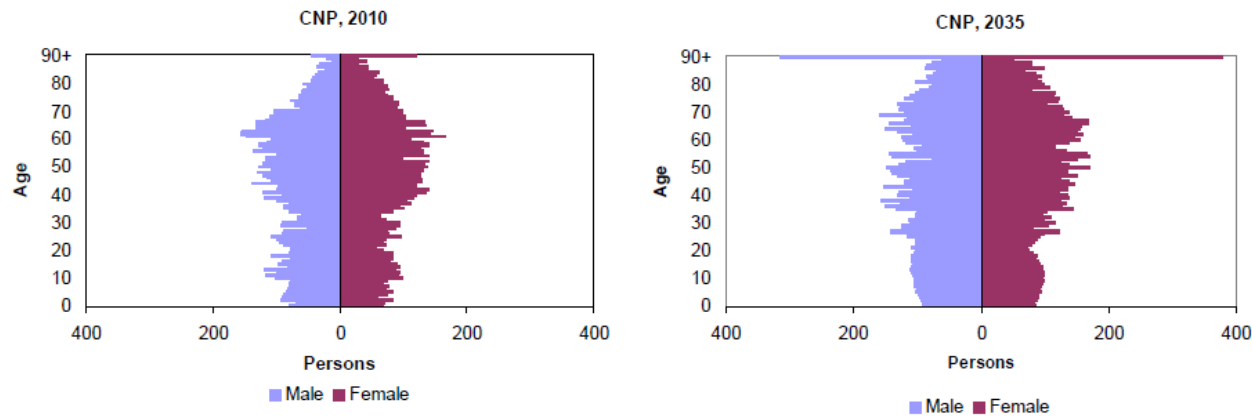
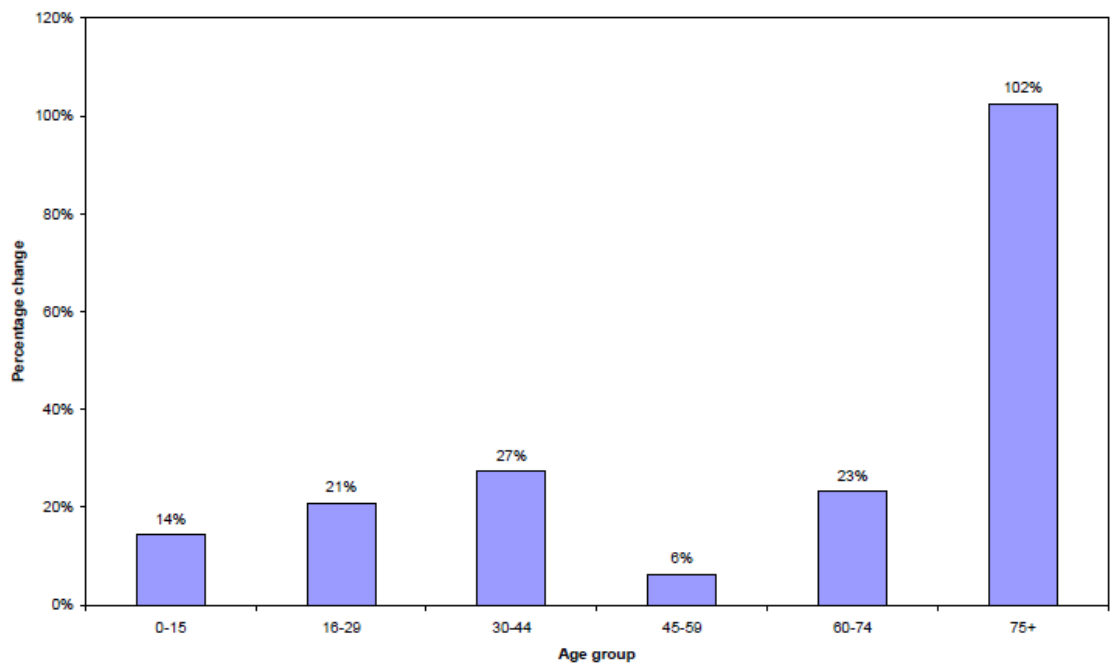


Figure 2: Percentage change in population by age group in the Cairngorms National Park, 2010 and 2035

Source: NRS Population Projections 2010 based



3.8 A full copy of the document is available at:
www.gro-scotland.gov.uk/statistics/theme/population/projections/sdp-areas-national-parks/2010-based/index.html

NRS Household Projections

Summary

- 3.9 Between 2010 and 2035 the number of households in the Park is projected to increase by 35 per cent, exceeding the projected increase in population which is 26 per cent. This is because more people are projected to live alone or in smaller households. The average size of a household in 2010 was 2.07, and this is projected to decrease to 1.92 in 2035. This reflects a large projected increase in the number of people living alone which will increase to 64 per cent. There is also a projected increase in the number of two adult households, and one adult with children households, but a decrease in the number of households containing two or more adults with children, or three or more adults.

Background

- 3.10 Converting the population information into household projections aids informed decisions about the future housing demand and service provision, and helps inform the LDP. It is important to reiterate that projections do have limitations. They are based on population projections, and the assumptions used for these (particularly migration, fertility, mortality) will affect the household projection. They are informed by past trends and the scale of housing development that has occurred previously. The household projections should therefore be used to provide a general indication of how households within the Park may change over time.

Overall number of households

- 3.11 The number of households in the Park is projected to increase from 7,800 in 2010 to 10,550 in 2035, an increase of 35 per cent. Over the same period of time the population

is projected to increase by around 26 per cent.

Types of Household

- 3.12 In the Park the number of adults living alone is projected to increase from 2,800 to 4,580, a change of 1,780 representing 64% of all households.
- 3.13 There is a large projected increase in the number of households containing two adults, without children, headed by someone in the older age groups (+65), which is likely to be linked to the increase in the average life expectancy and the narrowing of the gap between life expectancy of men and women. This figure is projected to increase by 53 per cent, compared to 18 per cent increase in the younger age groups (under 65).
- 3.14 In 2010, 5 per cent of all households consisted of one adult living with one or more children. This is projected to increase to 8 per cent in 2035.

Variant Household Projections

- 3.15 Variant projections provide a broad indication of the sensitivity of the household projections to the demographic assumptions that are used to produce them.
- 3.16 Three types of variant household projections are presented here. The first set of variant projections is based upon variant population projections produced by NRS that use different assumptions regarding future migration. The second set of variant projections use different assumptions regarding future trends in household formation, and combine these alternative assumptions with the principal and variant population projections. The third investigates the possible effect of the limited household formation that may occur

if the current economic downturn continues.

- 3.17 For the Park the principal household projection shows the number of households increasing from 7,800 in 2010 to 10,550 in 2035, an increase of 35%. This compares to 9,980 households in 2035 in the low migration projection (a 28 per cent increase) and 10,700 households in the high migration projection (a 37 per cent increase).
- 3.18 A full copy of the projections can be viewed at: www.gro-scotland.gov.uk/files2/stats/household-projections/sdp-natparks-10/2010-based-household-projections-sdp-np.pdf

4. Key Issues for the Local Development Plan to address – Projections

- 4.1 Population and household projections are recognised as a useful starting point to inform future housing land requirements in the Local Development Plan. These need to be interpreted carefully and considered alongside other factors and trends, including housing need and demand as well as supply. Jointly these combine to inform the new housing land requirement that the Local Development Plan will need to identify and the type of housing that requires to be provided.
- 4.2 Based on the above projections, the Local Development Plan will have to identify additional land for housing land to meet the projected change. The projected growth of 35 per cent in the number of households, and 26 per cent growth in the total population also indicate a demand for housing to meet not just the growth in population, but also to meet the demands of a population which is living in smaller household units.
- 4.3 The continued inflow of 200 people per year indicates the popularity of the Park as a destination to live. This figure is significant when compared with the Highland Council Housing Need and Demand Assessment (HNDA) later. While not as simple as adding 1,000 people to the population every five years the Cairngorms National Park Authority must take a view on the validity of both figures, and consider the impact this figure will have on the growth of the overall population and resulting demand for housing.
- 4.4 An aging population with a significant growth in those of pensionable age, rising by 31 per cent will have an impact on the ability to achieve the National Park Partnership Plan's vision and the National Park's fourth aim to support sustainable

social and economic development in its communities. Evidence gathered as part of the consultation on community needs indicates support to achieve sustainable communities, particularly through support for the economy.

- 4.5 To address the trend towards an ageing population, the Local Development Plan needs to enable more economic growth to support those of working age, and young people to find opportunities within their local areas to live and work. The LDP will need to provide a pro-active policy basis that can accommodate its growing population in a sustainable way which supports itself. It will need to be supportive not just in the provision of homes for the population, but to the provision of jobs, services and facilities.
- 4.6 Evidence provided through assessments of the needs of the economy suggests that whilst the tourism industry plays a key role in the National Park, it is only one part of a more complex picture. The diverse nature of the local economy is dependent on a local labour pool, and access to housing is key if a growth in the economy is to be realised.
- 4.7 We must provide a supply of land for housing that is also fit for purpose. In doing so we must consider the current levels of occupancy, and the numbers of vacant and second homes. The housing supply must meet the needs of its communities and be sufficiently broad to meet the needs of households which are decreasing in size, but increasing in total number.

5. Housing Need and Demand

Background

- 5.1 The background information and assessment of the role and influence of Housing Need and Demand and the assessments produced by the Local Housing Authorities remains as published in support of the Main Issues.

Housing Need Demand Assessments (HNDA) within the Cairngorms National Park

- 5.2 The five HNDAs are used to provide a single evidence base for all documents associated with the delivery of housing across the Park. Where distinct local housing market areas are identified by the relevant HNDA, the Cairngorms National Park Authority (CNPA) will take this information into its assessment of the need and demand, and ultimately the need to identify land for housing development within the LDP. However, this is not the case in all local authority areas. Where the part of that local authority is not a recognised and self-contained local housing market area, the National Park Authority will take into account any other information available to establish the need and demand. Where there is insufficient information available to provide a suitably robust evidence base, a policy approach will be used by the Cairngorms National Park Authority to provide sufficient/generous housing to meet need and demand.

Angus Council Housing Need and Demand Assessment, February 2010

- 5.3 The Angus Council HNDA was published in February 2010 and was assessed as part of the evidence in support of the Main Issues Report (2011)
- 5.4 A full copy of the document is available at www.angus.gov.uk/ac/documents/hnda/AngusHNDAFinalReport.pdf

Aberdeen City and Shire Housing Need and Demand Assessment, March 2011

- 5.5 The role of this assessment remains as previously assessed in the evidence to support the Main Issues Report, 2011.
- 5.6 While the overall conclusions may have changed, the impact this has on the part of Aberdeenshire that falls within the Park remains the same. The HNDA guidance clearly requires information to be gathered and analysed at a functional housing market area level. The number of units within the boundary of the Park is sufficiently low to allow the CNPA to conclude that this part of rural Aberdeenshire is not a functional housing market area. The CNPA must therefore take into account any other information available to provide sufficient/generous supply of land for housing to meet the need and demand.
- 5.7 A full copy of the document is available at www.aberdeenshire.gov.uk/about/departments/HNDA2011_000.pdf

Highland Council Housing Need and Demand Assessment, April 2010

- 5.8 The role of this assessment, the assumptions and projections on which it is based remain as previously assessed in the evidence to support the Main Issues Report, 2011.
- 5.9 **Assessing the housing need** – the base information above provides broad estimates of the change in the number of households and therefore gives a starting

point for estimating the number of houses that might be required in the future. However, they do not provide any information on the need for affordable housing, which is a key parameter.

- 5.10 The HNDA provides information on the need for affordable housing by HMA. For Badenoch and Strathspey, the new units required are detailed in Table 3 below. This need includes the current need, the backlog and the future need.

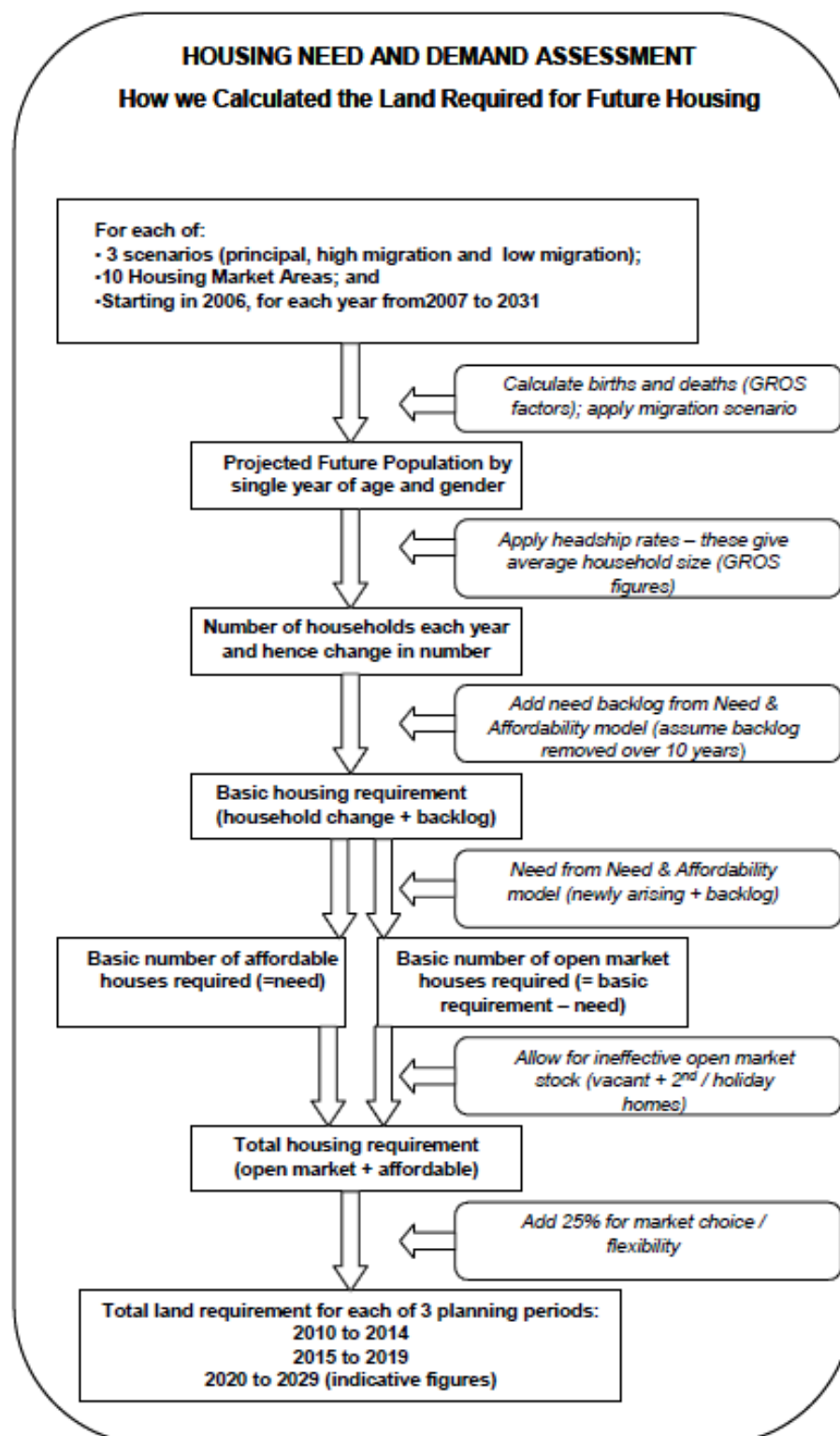
Table 3: Need for affordable housing (houses) 2010-2029

Badenoch and Strathspey	2010-2014	2015-2019	2020-2029
Central Projection	215	141	1
High Migration Scenario	235	177	11
Low Migration Scenario	206	126	0

Source: Highland Council HNDA 2010 Tables N4 – N6

- 5.11 In calculating the land required for future housing, a simple flowchart methodology is followed. This demonstrates the elements which are taken into account, when they occur, and shows the elements covered in the calculation. It also shows the elements of flexibility which have been built into the calculation to allow for ineffective stock, and to allow for an amount of market choice.

Figure 3: Flowchart of Methodology⁶



⁶ Source: The Highland Council HNDA 2010

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5.12 The Development Plan must provide information on specific housing requirements (both open market and affordable) for years one to ten of the Plan, with a broad indication of the scale and location for years 11 to 20. The information in the HNDA is therefore provided on the basis of the need and demand required in the Highland-wide Local Development Plan, with an assumed start date of 2010. The figures assume the backlog is removed over a ten year period.

5.13 Beyond 2019, the need assumes there to be no backlog and the need figure is equal to the newly arising need in each year.

5.14 Projecting these various components forward, the HNDA sets out the housing requirement by housing market area. By way of demonstration of the calculation, the HNDA clarifies in detail the level set at the central projection. (See Table 4 below).

5.15 Based on this methodology, the HNDA then sets out the total housing requirement for Badenoch and Strathspey from 2010-2029. (See Table 5 below).

Table 4: Steps in the calculation of housing requirement for 2010-2014, central projection

	1. Change in the number of households 2010-2014	2. Backlog 2010-2014	3. Total households 2010-2014	4. Need 2010-2014	5. Open market housing demand 2010-2014	6. % stock vacant or second / holiday homes	7. Open market demand adjusted for ineffective stock	8. Total housing requirement
Source	from household and population projections	from need analysis	(1)+(2)	from need analysis	(3)-(4)	from Census 2001	(5)/[1-(6)]	(4)+(7)
Badenoch and Strathspey	336	133	469	215	254	20.0	317	532

Source: Highland Council HNDA 2010 Table D1 (extract for Badenoch and Strathspey)

Table 5: Total housing requirement for Badenoch and Strathspey, 2010-2029 (houses)

	Central migration scenario	High migration scenario	Low migration scenario
2010-2014	532	640	444
2015-2019	493	616	410
2020-2029	659	915	460

Source: Highland Council HNDA 2010 Tables D2, D3 and D4 (extract for Badenoch and Strathspey)

5.16 Scottish Planning Policy (SPP) directs planning authorities to ensure that sufficient land is available to meet the housing requirement for each housing

market area in full, unless there are serious local environmental or infrastructure constraints which cannot be resolved to allow development within the life of the Plan. To this end allocating a generous

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supply of land for housing will give the flexibility necessary for the continued delivery of new housing even if unpredictable changes to the effective supply occur during the life of the Plan.

5.17 The LDP should identify sufficient land on a range of sites to meet the requirements up to year ten beyond the predicted date of Plan adoption, ensuring a minimum of five years effective land supply at all times. It should also provide an indication of the possible scale and location of housing land up to year 20.

5.18 To ensure this requirement is met, the above calculation must be used to form the basis of the calculation for housing land for the various Plan periods. The Highland Council have included an allowance of 25 per cent added to the requirement figures to reflect the long-standing Scottish Government guidance on flexibility. Based on this assumption the land requirement for

Badenoch and Strathspey for 2010-2029 for the three growth scenarios is therefore set out below.

5.19 It is projected that the Cairngorms National Park Local Development Plan will be adopted by 2014. Based on this assumption, the LDP will need to identify sufficient effective land to meet the requirement to 2019; identify land that is capable of becoming effective between 2019-2024; and indicate possible growth up to 2034. The end date goes beyond that information presented in the HNDA, and the CNPA must therefore ensure that it has included sufficient land to meet an unpredictable change in circumstances in the long-term. (See Table 6 below).

5.20 A full copy of the document is available at www.highland.gov.uk/NR/rdonlyres/9EE3286C-AAE8-4DB3-B199-FBBB4B2E25E1/0/hnda23_April2010.pdf

Table 6: Total housing land requirement for Badenoch and Strathspey, 2010-2029 including additional flexibility (houses)

	Central migration scenario	High migration scenario	Low migration scenario
2010-2014	665	800	555
2015-2019	616	770	513
2020-2029	824	1144	575

Source: Highland Council HNDA 2010 Tables D2, D3 and D4 + 25 per cent flexibility allowance (extract for Badenoch and Strathspey)

Moray Council Housing Need and Demand Assessment, 2011

5.21 The Moray HNDA provides an assessment of any imbalances within Moray's housing market and an assessment of any shortfall or surplus of housing in Moray. The strategic response to those imbalances are provided in the Council's strategic planning and policy documents including the Local Development Plan, and the Housing Strategy, and will be reflected in the Cairngorms National Park's Local Development Plan where appropriate.

5.22 Moray Council uses the Scottish Government's definition of a functional housing market: 'A functional area is defined as an area that is meaningful to households searching for housing to suite their purposes. A 'local housing system' is a functional area. A local housing system is also generally the smallest unit for which is it appropriate to attempt to estimate, project or forecast demographic trends, including migration flows'. (Source: Local Housing System Analysis: Good Practice Guide 2004)

5.23 From this, the Moray HNDA concludes that Moray is a functional housing market, and within that, six sub or local housing market areas (LHMA) exist. The area of Moray which lies within the Cairngorms National Park is one such area.

5.24 The analysis shows that of houses sold in the Cairngorms National Park's LHMA, only 33.33 per cent were bought by a purchaser originating within that LHMA. The next largest originating areas were England (24.24 per cent), Highland (9.09 per cent) and Aberdeen City (9.09 per cent).

5.25 Although this analysis does not show a level of containment of over 70 per cent it is of note that there is little housing market activity within the neighbouring Speyside LHMA (6.06 per cent). This would suggest that the Park's LHMA is a functional housing sub-market within the Moray housing market. The Cairngorms National Park was regarded as a housing market in the previous Local Housing Strategy.

Table 7: Number of dwellings in the part of Moray that falls within the Cairngorms National Park, 2001-2010

	2001	2010	Average new dwellings per year	% change 2001-2010
Cairngorms part	450	469	2	4.22%
Moray	38,548	42,115	356	9.25%

Table 8: Projected numbers of households for that part of Moray that falls within the Cairngorms National Park

	Principal migration scenario	High migration scenario	Low migration scenario
2008-2013	18	26	12
2013-2018	12	19	8
2018-2023	8	15	3
2008-2023	38	60	23

Source: Moray Council HNDA 2011 Table 7.1 (NRS Household projections 2008 and NRS Small area population estimates 2009)

5.26 Moray Council have taken the view that the principal scenario is to be used as the basis for estimates for housing information. This is in light of:

- the uncertainty surrounding the economy of Moray as a result of potential outmigration associated with the closure of RAF Kinloss, the possible closure of RAF Lossiemouth, and the impact these changes may have on the population; and
- because of the small difference between the low migration scenario and the principal scenario.

5.27 Moray Council have also estimated the total market and affordable housing required annually.

Table 9: Total housing required annually

Net annual need for affordable housing	1
Net annual demand for market housing	1
Total land requirement	2

(Moray Council HNDA Table I2.2)

5.28 Based on the above information we must provide for between 10-18 units in the first five year period, 10-12 in the next, and between 8-10 units thereafter. To provide a degree of flexibility, we will therefore use the higher figure in the final calculations.

5.29 A full copy of the document is available at www.moray.gov.uk/downloads/file76104.pdf

Perth & Kinross Council Housing Need and Demand Assessment, August 2009

5.30 Perth & Kinross Council prepared their HNDA before the extension of the Park boundary into Highland Perthshire in October 2010. In their analysis of the operational housing market areas within their council boundary, the part within the Cairngorms National Park boundary containing Blair Atholl and Killiecrankie is within the Highland HMA. However, within that HMA these two settlements form only a part of the whole.

5.31 The HNDA guidance clearly requires information to be gathered and analysed at a functional housing market area level. The number of units within the boundary of the Park is sufficiently low to allow the Cairngorms National Park Authority to conclude that this part of rural Highland Perthshire is not a functional HMA. The CNPA must therefore take into account any other information available to provide sufficient/generous supply of land for housing to meet the need and demand. If no such information is available, a policy approach may be used to meet need and demand.

5.32 A full copy of the document is available at www.pkc.gov.uk/NR/rdonlyres/A55E42B4-7F81-4BC1-BD21-FE4EB2D9D8FD/0/HNDASummaryreportMarch10.pdf

6. Delivering Housing for Local Need

6.1 The delivery of affordable housing and housing for local people has been raised as an issue both for this Plan and the last. To assess this need and demand thoroughly and to consider options on how to address it, the Cairngorms National Park Authority (CNPA) commissioned a study to look into practical and effective mechanisms that target new housing to meet local need and demand.⁷

6.2 The study was assessed in support of the Main Issues Report, 2011. A full copy of the document is available at www.cairngorms.co.uk/resource/docs/publications/15092011/CNPA.Paper.1735.Main%20Issues%20Report%20-%20EVIDENCE%20I.%20HOUSING%20AND%20POPULATION.pdf

7. Key Issues for the Local Development Plan to Address – Supply

7.1 The role of the HNDAs and information produced by the five local authorities remains as assessed at the time of the Main Issues Report. Cairngorms National Park Authority (CNPA) remains satisfied that the assessments provide a robust evidence base from which to move forward.

7.2 In looking at the level of information given in the five HNDAs, it is clear that there is no one-size-fits-all approach that can be applied across the Park due to the different characteristics of the various housing market areas. In accepting the methodologies used by the local authorities, we accept their conclusions regarding the different housing market areas found in the Park. Taking the Scottish Government's advice that a policy approach can be used where areas of the Park do not form a self-contained housing market area, the CNPA must consider the best way in which to ensure that there is sufficient land identified in the LDP to meet the requirements of SPP and provide for the need and demand for up to year 20 after the Plan is adopted.

7.3 Looking at those areas which do form a self-contained HMA, the CNPA must be satisfied with the assumptions made which form the basis of the selection of the growth scenarios opted for. This is the case with Badenoch and Strathspey and Moray.

7.4 The Highland Council has based their calculations on the high growth scenario. This is based on the continued commitment of the Council, Highlands and Islands Enterprise, and the Scottish Government to promote sustainable economic growth. The Scottish Government and Highlands and Islands Enterprise have agreed an annual growth rate across the Highlands of 0.7 per cent over the next 10 years. Whilst no

⁷ Delivering Housing for Local Needs, Andrew McCafferty Associates 2010

authority-wide or sub-authority targets have been set, comparing this growth rate to that seen in Badenoch and Strathspey in the past, it is clear that this area, has seen a growth in population of 616 people (5.2 per cent) from 1998-2007, an annual increase of 68 people (0.57 per cent). Looking at individual years the greatest growth occurred in 2006 when the population grew by 1.52 per cent (240 people). The average rate of growth from 2001-2008 was 0.93 per cent so this level of growth is not unprecedented for Badenoch and Strathspey. It is fair to assume that the area will continue to contribute to the overall growth rate and by applying a 0.7 per cent growth rate per year, this would translate to around 90 people in Badenoch and Strathspey per year as a minimum (based on the 2007 population). Provision must be made to house at least this level of growth if the targets agreed with the Scottish Government are to be achieved. Compare this with the three migration scenarios of 80,110 or 155 people per year. It could therefore be argued that taking the central projection might provide sufficient housing land for the growth expected to meet the Scottish Government's agreed target.

- 7.5 However, when the NRS population growth projections are considered, which give an annual increase for the whole Park of 200 people a year, the difference with the figures for Badenoch and Strathspey must be questioned. The NRS/GROS and the HNDA figures can be compared using the base population for 2006. For the Park as a whole, the population at that point was 16,040, and for Badenoch and Strathspey 12,272. Badenoch and Strathspey therefore contained more than 75 per cent of the total population of the Park. Using this assumption in its most basic form, and comparing the migration rates, the GROS figure could be considered to suggest an inward migration into that part of the Park

of 150 per year, equating to the higher migration scenario suggested in the HNDA.

- 7.6 Looking also at the GROS estimated and projected growth in population for the whole Park might suggest that, with an average growth of 0.93 per cent, the Park could be expected to grow at a higher rate than the 0.7 per cent growth sought by the Government, the Council and the Enterprise agency. The CNPA accept that using the higher growth scenario best matches the likely growth within Badenoch and Strathspey and the economic growth sought by the NPPP.
- 7.7 Moray Council has based their projections on the principal or central projection scenario. This is based on the continuing uncertainty faced by the area as a result of the closure of RAF Kinloss. This change will undoubtedly have a significant impact on the population and economy.
- 7.8 Looking at the estimates for second and vacant homes, the Highland Council include a percentage allowance of 20 per cent, whereas the GROS in their 2011 estimates have provided the CNPA with data setting out a Park-wide percentage of 12.5 per cent. Including an allowance of 20 per cent seems to be quite high compared to the latest Park-wide information.
- 7.9 The Local Development Plan must also build in a degree of flexibility to the housing land requirement calculations. The Highland Council has added 25 per cent. The CNPA must be satisfied that this approach is reasonable, or must justify a different calculation from that which has been accepted by the Scottish Government as robust and credible. In looking at past trends, the addition of a 25 per cent flexibility rate is a common one which has been used across the country to provide sufficient flexibility in the calculations.

7.10 The data used in all the HNDAs is based on the best information provided by the GROS/NRS and other data sources at the time the local authorities produced their assessments. The CNPA must consider how the latest data provided by the NRS on a Park-wide basis impacts on these calculations. It may be that the changes are not sufficiently significant to impact on the overall approach and calculations. However, the trend changes must be assessed to ensure this is the case.

7.11 In considering the delivery of affordable housing in particular, the Local Development Plan must create the most flexible approach to the delivery of units, and facilitate private investment. In light of the conclusions of the commissioned study the use of restrictive planning mechanisms is not an option which is being taken forward.

8. Housing Land Requirement

Current housing allocations, existing permissions and the effective land supply

- 8.1 In any assessment of the demand for further land allocations to be included in future plans, we must look at existing permissions and allocations. Where permission has been granted the development can take place, pending the discharge of any relevant planning conditions. This development will then provide housing which will meet the housing need and demand.
- 8.2 We must also look at the information provided in the housing land audits, published by the relevant local authority. These give an indication of the likely phasing of developments, both those with consent, and for land that is allocated in an adopted plan. The audits look at allocations and assess how effective they are over the long-term. These therefore provide a useful starting point after the existing consents are deducted from the land we must identify.

Section I: Housing and Population

Table I0: Current allocations, existing permissions, and effectiveness

Site Name	Total remaining capacity	No. affordable units granted	Status – existing consent	Status – allocation/ windfall	Effective 0-5 year	Effective 5-20 year	0-20 year
Ballater H1- Monaltrie Park	250			allocation	12	90	102
Braemar H1- St Andrews Ter	30	0	30 (pending)	allocation	30		30
Braemar H2 - Braemar Rd	25	6	25	allocation	20		20
Braemar - Kindrochit Court	11	11	11 (pending)	windfall			11
Braemar - Invercauld Farm/Bus Depot	6	6	13	windfall	13		13
ABERDEENSHIRE	322	23	79		75	90	176
An Camas Mor	1,500	375 (25%) (minimum)	1,500 (pending)	allocation	275	750	1025
Aviemore H1 - Horsefield	140	21	161	allocation	50	111	161
Aviemore H2 - Dalfaber	85	22 (25% minimum)	85	allocation	9	1	10
Aviemore H3 - Dalfaber				allocation	40	30	70
Aviemore Highburnside	23	0	45	windfall			
Aviemore Milton Place	25	4 (15%)	25	windfall			
Aviemore Grampian Road	20	20	20	windfall			
Carr-Bridge H1	117	24 (minimum)	117	allocation	50		117
Cromdale Auchroisk Park	22	0	22	windfall			
Dalwhinnie H1	6			allocation		6	6
Dalwhinnie H2	12	0	12	allocation		12	12
Dalwhinnie H3	5			allocation	5		5
Dalnain Bridge H1	30			allocation		30	30
Dalnain Bridge H2	10	2 (offsite)	10	allocation	6	4	10
Grantown-on-Spey H1	50			allocation	10	40	50
Grantown Strathspey Hotel	8	0	8	windfall			
Kincraig H1	40			allocation	10	30	40
Kincraig Ardgeal	4	10	10	windfall			
Kingussie H1	300	75 (25%) minimum	300	allocation	50	250	300

Section 1: Housing and Population

Kingussie St Vincents Terrace	4	0	4	windfall			
Nethy Bridge H2	40		lapsed	allocation		40	40
Newtonmore H1	120	20	81	allocation	40	80	120
Newtonmore H2	100			allocation		100	100
HIGHLAND	2561	573	2400		545	1484	2096
Tomintoul H1	4			allocation			4
Tomintoul H2 Tomnabat Lane	1			allocation	1		1
Tomintoul H3 Tomnabat Lane SE	5			allocation		5	5
Tomintoul H4 Lecht Drive	8			allocation			8
Tomintoul 57 Main Street	8	0	8	Windfall	8		8
MORAY	26	0	8		9	5	26
P&K Killiecrankie Shiel Brae	5				5		5
P&K Blair Atholl Garryside	30				30		30
P&K Blair Atholl Old A9	5				5		5
P&K Blair Atholl H28	12						12
PERTH AND KINROSS	52	0	0		40		52
	2961	596	2487		723	1525	2350

Source: Cairngorms National Park Authority, LA data, LA Housing Land Audits

Assumptions and flexibility

- 8.3 The new housing requirement to be met through the LDP uses the above information to provide the basis of the allocations and policies which will be made in the Plan. However, a number of assumptions and other factors must be understood all of which influence the way in which the housing markets and demand for new housing operates within the Park.
- The Park boundary does not form a discrete housing market area, and within the boundary different settlements have strong links with various larger settlements around the periphery. Highland Perthshire holds strong links with Perth, while Upper Deeside is linked but less strongly, with Aberdeen. The Badenoch and Strathspey area as a whole is influenced by the growth of Inverness, while the part of the Park in Moray is linked with both Inverness and Elgin.
 - The Park has a limited capacity for sustainable growth. Given the number of constraints to development the way in which sites are phased is vital to the success of any growth to support sustainable communities.
 - We must assume that existing consents identified as effective in the housing land audits can and will be built. We therefore take this supply as the first part of the provision to meet the need and demand.
 - In those areas which do not identify the Cairngorms National Park as a separate HMA, we have no information on which to base our land

requirement. However local communities highlight affordable need as a key issue. We also have Park-wide information on population projections which indicate growth which must be accommodated. It seems reasonable therefore to use the established land supply which remains undeveloped as a starting point. This will provide land where, in many cases, negotiations and project development have been ongoing for some time and are seen as reasonable options to bring forward an appropriate level of development within the Plan period.

Calculating the new housing land requirement

- 8.4 The following tables summarise the need for housing land based on the three growth scenarios put forward by the GROS/NRS projections. Where this data is not available we will base future land supply on the established housing land supply identified in the local housing land audit. However in an effort to meet the previously mentioned demand for affordable supply, we will also use waiting list information from the relevant housing authority to influence the calculation. We have assumed that this need should be provided for within the Plan period. It is not reasonable to delay the provision of affordable units beyond that, when further need will inevitably be identified.

Table 11: Summary 2010-2014 – the next five years

	High growth scenario	Central growth scenario	Low growth scenario
Badenoch and Strathspey	800	665	555
Aberdeenshire	94+	94+	94+
Angus	0	0	0
Moray (2008-2013)	26	18	12
Perth & Kinross	14+	14+	14+
Total	934	791	675
+ met via the established Housing Land Supply			

Table 12: Summary 2015-2029 – the long-term requirements

	High growth scenario	Central growth scenario	Low growth scenario
Badenoch and Strathspey	1,914	1,403	1,088
Aberdeenshire	Based on established Housing Land Supply		
Angus	0	0	0
Moray (2014-2023)	34	20	11
Perth & Kinross	Based on established Housing Land Supply		
Total	1,948	1,423	1,099

Table 13: Summary 2010-2029 – the total housing demand for the next 20 years

	High growth scenario	Central growth scenario	Low growth scenario
Badenoch and Strathspey	2,714	2,068	1,643
Aberdeenshire	94+	94+	94+
Angus	0	0	0
Moray (2008-2023)	60	38	23
Perth & Kinross	14+	14+	14+
Total	2,882	2,214	1,774
+ met via the established Housing Land Supply			

The Housing Land Requirement 2010-2029

- 8.5 Whilst we accept the use of the high migration scenario across Highland Council, we also accept that using this projected level of growth across the Park is not appropriate. We therefore agree with the approach taken in Moray Council where the growth scenario is less clear. Here we will, therefore, use the central scenario in that area.
- 8.6 Based on this, the projected requirement is set out in Table 14 below.

Table 14: Projected requirement

	2010-2014	2015-2029	2010-2029
Badenoch and Strathspey	800 (affordable 235)	1,914 (affordable 188)	2,714 (affordable 423)
Aberdeenshire	94+	0	94+
Angus	0	0	0
Moray (2008-2023)	18 (affordable 5)	20 (affordable 15)	38 (affordable 20)
Perth & Kinross	14+	0	14+
Total	926	1,934	2,860

The Housing Land Requirement and the Local Development Plan

- 8.7 In translating the projected requirement into the identification of appropriate amounts of land, we must take into account the existing consents. These will deliver units which will help meet this overall demand. In considering this we must look at both the delivery of affordable units and all other forms of housing.
- 8.8 The LDP must identify sufficient land to provide an effective supply for five years, and indicate future options for up to 20 years. As a first step we must establish how to meet the whole or short and long-term requirement. We will then break this

down to provide for the first (five year) period.

- 8.9 We have existing 2,494⁸ existing permissions, with 2,487 units of these being effective in the next 20 years. Combine this with windfall permissions which although not included in the annual housing land audits, do provide for units to be built within the time period. The resulting figure must therefore be deducted from the total requirement over 20 years. We must also deduct windfall consents not identified in the housing land audits.

⁸ Includes those permissions which are pending subject to the completion of legal agreements or have committee resolutions to grant permission

Table 15: Requirement less consented supply and windfall consents

Land requirement	2010-2029	Consented supply considered to be effective on existing allocations	Windfall supply with consented	Total remaining requirement (1)
Badenoch and Strathspey	2,714	1825	134	755
Aberdeenshire	94+	50	24	20
Angus	0	0	0	0
Moray (2008-2023)	38	8	3	27
Perth & Kinross	14+	0	0	14
Total	2,860	1,883	161	816
	a	b	c	a-b-c

8.10 We must therefore identify land for an additional 816 units over the next 20 years. Having established this as a baseline requirement for the next 20 years, we must consider how best to identify appropriate land across the Park to meet this. Those

sites which are allocated in adopted local plans provide a useful starting point. These sites have been considered by the local authorities in their Housing Land Audits and have been assessed to establish their effectiveness.

Table 16: Revised requirement less supply provided on existing allocations

Land requirement	2010-2029	Existing allocations identified as effective	Total remaining requirement (2)
Badenoch and Strathspey	755	271	484
Aberdeenshire	20	102 (effective/established land supply exceeds the land needed)	0
Angus	0	0	0
Moray (2008-2023)	27	9	18
Perth & Kinross	14	40 (effective/ established land supply exceeds the land needed)	0
Total	816	422	502

8.11 We are therefore left with a requirement to identify land for 502 units which is considered effective during the next 20 years to be provided in Badenoch and Strathspey, and Moray Council areas. The other three council areas have sufficient land identified by way of existing consents which are identified in the housing land audits, windfall consents, and existing and effective allocations.

8.12 Looking in more detail at the requirement for the next five years, we have identified a total figure of 926 units.

Table 17: Requirement less consented supply and windfall consents

Land requirement	2010-2014	Consented supply considered to be effective yr 0-5 on existing allocations	Other windfall sites with consent	Total remaining requirement (2)
Badenoch and Strathspey	800	520	134	146
Aberdeenshire	94+	50	24	20
Angus	0	0	0	0
Moray (2008-2023)	18	8	0	10
Perth & Kinross	14+	0	0	14
Total	926	578	158	190
	a	b	c	a-b-c

Table 18: Revised requirement less supply provided on existing allocations

Land requirement (2)	2010-2014	Existing allocations considered to be effective in yr 0-5 (with no consent)	Total remaining requirement (3)
Badenoch and Strathspey	146	25	121
Aberdeenshire	20	66 (effective land in the established land supply exceeds the land needed)	0
Angus	0	0	0
Moray (2008-2023)	10	1	9
Perth & Kinross	14	40 (effective land in the established land supply exceeds the land needed)	0
Total	190	132	130

8.13 We are therefore left with a requirement to identify land for 161 units which is considered effective during the next five years to be provided in Badenoch and Strathspey, and Moray Council areas. The other three council areas have sufficient land identified by way of existing consents which are identified in the housing land audits, windfall consents, and existing and effective allocations.

Affordable provision for the next 20 years

8.14 In addition to providing sufficient land for all forms of housing, we must provide sufficient opportunity to meet the need for affordable housing. We need at least 551 affordable units in the next 20 years, and to identify sufficient land to meet this need, we must again look first at the existing consents to identify what contribution they will make.

Table 19: Affordable requirement

Requirement	2010-2014	2015-2029	2010-2029
Badenoch and Strathspey	235	188	423
Aberdeenshire	94	0	94
Angus	0	0	0
Moray (2008-2023)	5	15	20
Perth & Kinross	14	0	14
Total	348	203	551

Table 20: Affordable requirement less consented supply, windfall consents and supply through existing allocations (2010-2029)

Land requirement	2010-2029 (1)	Consented effective supply plus windfall (2)	Existing allocations considered to be effective* (3)	Total remaining requirement (1-2-3=4)
Badenoch and Strathspey	423	454	78	0
Aberdeenshire	94	23	25	46
Angus	0	0	0	0
Moray (2008-2023)	20	0	4	16
Perth & Kinross	14	0	13	1
Total	551	477	120	63

Table 21: Affordable requirement less consented supply, windfall consents and supply through existing allocations (2010-2014)

Land requirement	2010-2014 (1)	Consented effective supply plus windfall (2)	Existing allocations considered to be effective* (3)	Total remaining requirement (1-2-3=4)
Badenoch and Strathspey	235	152	5	78
Aberdeenshire	94	23	16	55
Angus	0	0	0	0
Moray (2008-2023)	5	0	2	3
Perth & Kinross	14	0	10	4
Total	348	175	33	140

*Assumes 25 per cent of the existing allocation which is effective will be affordable. Existing allocations should provide sufficient affordable units to meet the needs over 20 years.

8.15 Given the position with existing consents which are considered to be effective over both the 5 and the 20-year time period plus the units which will be provided through the development of existing allocated land, the need for affordable units should be met in Badenoch and Strathspey.

8.16 However this is not the case in Aberdeenshire, Moray or Perth & Kinross, where there remains a need for affordable housing provision not being met by current consents or allocations.

8.17 In addition, the work carried out with communities to consider their long-term future identified affordable housing provision as a key issue which remains high on all community agendas. Waiting list information and other data collected by housing authorities in the production of their housing need and demand assessments do not identify into the hidden

needs of communities. The need to provide sufficient flexibility to ensure that affordable units do get delivered is a key concern for communities.

8.18 The Local Development Plan must endeavour to create the best environment in which to deliver affordable units in the communities where they are needed. A more innovative approach to the methods of delivery is required to sit along with the conventional approach to land allocations. The Local Development Plan will therefore provide both land where affordable provision will be required as part of larger schemes; will consider the protection of small parcels of land for 100 per cent affordable development; will support 100 per cent affordable development on land not otherwise identified in the Plan; and will also support innovation and creativity in the ways to deliver affordable housing.

9. Key Issues for the Local Development Plan to Address – Land Requirement

- 9.1 When dealing with the identification and allocation of land for housing development, the Local Development Plan must ensure that there is a generous and effective supply of land. It should base this on the HNDAs and should include provision for affordable housing.⁹
- 9.2 SPP¹⁰ sets the benchmark for each site to contribute 25 per cent of the total number of units as affordable. If a different percentage is required locally, justified by the HNDA and identified in the Local Housing Strategy and the Development Plan, then the 25 per cent benchmark does not apply.
- 9.3 In total, the Local Development Plan must ensure that there is provision for the development of at least 2,860 units in the next 20 years (Table 14). To ensure that all communities have some opportunity for growth, this should be spread across the Park. The Local Development Plan must therefore recognise that the permission existing in principle for the new settlement at An Camas Mòr, will not provide housing to meet the needs of all communities in the Park. It is not simply a process of ensuring there is capacity in the number of units identified. These units must be located in the communities where they are needed. Appropriate land should therefore be identified to support the whole of the Park.
- 9.4 The need to spread the supply across the Park is particularly important when the existing consents are considered. Taking these as a starting point, the Local Development Plan must make provision in

communities, where there are no existing permissions to support them appropriately.

- 9.5 Looking also at existing consents, we must consider how to provide an appropriate amount of affordable units. Over the next 20 years the available information indicates a need of 551 units some of which already have consent, some of which will come as a result of development on existing allocations. However, this will not meet the total demand in the five local authority areas.
- 9.6 If we use the Scottish Government's benchmark as a guide for other sites which are considered effective in the housing land audits we will achieve our target figure. However the Local Development Plan must make sure that the needs of communities are served. In doing this we should not preclude the development of more than the benchmark figure on any individual development.¹¹ Reasoned justification is needed where this is a requirement of any permission, and the Local Development Plan must ensure that any requirement for affordable units is based on clear and robust methodology.

⁹ PAN 2/2010

¹⁰ Scottish Planning Policy 2010

¹¹ PAN 2/2010 para 15

10. Revised Housing Land Supply

10.1 Table 14 sets out the requirement for housing land across the Park. The Plan must identify land across the Park to provide for this. Table 15 and 16 refine this initial requirement by looking at existing permissions and land which is already allocated in the adopted Local Plan.

10.2 The LDP must ensure that the land provided to meet the demand is spread in an appropriate way across the Park. All communities must have adequate access to meet the need and demand.

10.3 To ensure the best sites are carried forward into the LDP, the supply and effectiveness of all sites has been revisited. This review has reconsidered sites which are no longer considered effective due to the impact of revised or updated flood risk information; revised or updated landscape information; and sites where the provision of land is disproportionate to the scale of the existing community, and in comparison to the overall supply in the local authority area.

Table 22: Land removed from proposed LDP which is contained in existing adopted plans

Existing Allocation	Reason for removal from proposed plan
Newtonmore H2	The Local Plan provided for 220 units over 2 sites. H1 has permission for 81 units which uses less than half the allocated sites. This increase in density leaves the additional site of H2 excessive to the needs of the village.
Tomintoul H2	The Local Plan provided a number of sites in Tomintoul which has since seen a detailed masterplan produced. This masterplan suggested the removal of this site on landscape grounds, replacing it with an alternative in a less sensitive location.
Tomintoul H3	The Local Plan provided a number of sites in Tomintoul which has since seen a detailed masterplan produced. This masterplan suggested the removal of this site on landscape grounds, replacing it with an alternative in a less sensitive location.
Blair Atholl H26	Site is within the SEPA 1:200 flood risk zone and is not therefore considered effective for development.
Blair Atholl H28	Site is within the SEPA 1:200 flood risk zone and is not therefore considered effective for development.

10.4 These revisions have been applied to the tables setting out the land requirement for the long-term, the short-term and for affordable provision.

Table 23: Revised requirement less supply provided on revised allocations 2010-2029

Land requirement	2010-2029 (table 15)	Existing allocations identified as effective	Total remaining requirement
Badenoch and Strathspey	755	170	585
Aberdeenshire	20	102 (effective/established land supply exceeds the land needed)	0
Angus	0	0	0
Moray (2008-2023)	27	13	14
Perth & Kinross	14	5	9
Total	816	290	608

Table 24: Revised requirement less supply provided on revised allocations 2010-2014

Land requirement	2010-2014 (table 17)	Existing allocations considered to be effective in yr 0-5	Total remaining requirement (3)
Badenoch and Strathspey	146	20	126
Aberdeenshire	20	12	8
Angus	0	0	0
Moray (2008-2023)	10	1	9
Perth & Kinross	14	5	9
Total	190	38	152

Table 25: Affordable requirement less consented supply, windfall consents and supply through revised allocations (2010-2029)

Land requirement	2010-2029 (1)	Consented supply considered to be effective plus windfall (2)	Existing allocations considered to be effective* (3)	Total remaining requirement (1-2-3=4)
Badenoch and Strathspey	423	454	41	0
Aberdeenshire	94	12	25	57
Angus	0	0	0	0
Moray (2008-2023)	20	0	0	20
Perth & Kinross	14	0	2	12
Total	551	466	68	89

Table 26: Affordable requirement less consented supply, windfall consents and supply through revised allocations (2010-2014)

Land requirement	2010-2014	Consented supply considered to be effective including windfall (2)	Existing allocations considered to be effective* (3)	Total remaining requirement (1-2-3=4)
Badenoch and Strathspey	235	147	6	82
Aberdeenshire	94	23	20	51
Angus	0	0	0	0
Moray (2008-2023)	5	0	0	5
Perth & Kinross	14	0	2	12
Total	348	170	28	150

*Assumes 25 per cent of the existing allocation which is effective will be affordable. Existing allocations should provide sufficient affordable units to meet the needs over 20 years.

11. Housing Land Supply in Local Development Plan

Table 27: Housing land supply for LDP

Settlement	Site Name	Status	Consent	Remaining capacity	Effective 0-5 year	Land supply 0-5 year	Effective 0-20 year	Land supply 0-20 year
Aberdeenshire								
Ballater	Monaltrie Park	Existing allocation		250	12	12	102	102
	Sir Patrick Geddes Way	Proposed allocation		8		8		8
Braemar	St Andrews Terrace	Consent	30	30	30	30	30	30
	Balnellan Rd	Consent	25	25	20	20	20	25
	Kindrochit Court	Consent	11	11		11		11
	Invercauld Fm/Bus Depot	Consent	13	6	13	6	13	6
	Chapel Brae	Proposed allocation		6		6		6
Dinnet	Land to west	Proposed allocation		4				4
	Land to east	Proposed allocation		15				15
				355	75	93	165	207
Highland								
An Camas Mor	An Camas Mor	Consent	1,500	1500	275	315	1025	1025 (future capacity of 475)
Aviemore	H1 - Horsefield	Consent	161	140	50	50	161	161
	H2 - Dalfaber	Consent	85	85	49	49	80	85
	H3 - Dalfaber							
	Highburnside	Consent	45	23		23		23
	Milton Place	Consent	25	25		25		25
	Grampian Road	Consent	20	20		20		20
Boat of Garten	Land by School	Proposed allocation		30		30		30
Carr-Bridge	H1	Consent	117	117	50	50	117	117
	Carr Road	Proposed allocation	Sites preferred to H1. Negotiations to secure the effective supply on the preferred sites rather than the larger H1 site will lead to the withdrawal and removal of H1					
	Crannick Park	Proposed allocation						
Cromdale	Auchroisk Park	Consent	22	22		22		22
	West of Auchroisk Pk	Proposed allocation		20		20		20

Section I: Housing and Population

Dalwhinnie	H1	Existing allocation		6			6	5
	H2	Existing allocation		12			12	5
	H3	Consent	5	5	5	5	5	5
Dalnain Bridge	H1	Existing allocation		30			30	30
	H2	Consent	10	10	6	6	10	10
	Church Terrace	Consent	2	2		2		2
Grantown-on-Spey	H1	Existing allocation		50	10	10	50	50
	Strathspey Hotel	Consent	8	8		8		8
	Land adjacent to hospital	Proposed allocation		20		20		20
Kincraig	H1	Existing allocation		40	10	10	40	40
	Ardgeal	Consent	10	6		6		6
Kingussie	H1	Consent	300	300	50	75	300	300
	St Vincents Terrace	Consent	4	4		4		4
Nethy Bridge	School Wood	Existing allocation		54		10	40	54
Newtonmore	H1	Consent	81	119	40	40	120	200
				2648	545	800	1996	2275
Moray								
Tomintoul	H1	Existing allocation		6		4	4	6
	H4	Existing allocation		12	1	6	1	12
	57 Main Street			8	8	8	8	8
				26	9	18	13	26
Perth & Kinross								
Killiecrankie	Shiel Brae	Existing allocation		5	5	5	5	5
Blair Atholl	Old A9	Consent		5	5	5	5	5
				10	10	10	10	10

12. Conclusions

12.1 The Local Development Plan has a key role to play in facilitating the development of the right amount of housing, in the right place, to support local communities. It must meet the demands of projected changes in the make up of the population. The changes in household size, the change in the population structure, and the impact of the working population all must be provided for. At the heart of this must be the needs and demands of our local communities. Achieving sustainable and balanced communities is key to the long-term success of our population.

12.2 Whilst calculating the demand for housing land is, in part, a mathematical exercise, the Plan must do more than simply identify sufficient land to meet the calculated number. We must make sure we are supporting all our communities. We cannot simply provide for the total need in a few communities, and leave others with no opportunities for growth.

12.3 The Local Development Plan must also consider the affordable needs of communities. This sector of the housing

market presents its own specific issues, not least on how best to deliver units on the ground in the current economic climate. Flexibility seems key to this issue.

12.4 We must also be mindful of the number of units for all forms of housing which already exist. They will play a significant role in meeting the demand for housing in the next 20 years. Sites which are already in adopted local plans must also be looked at carefully. We must ensure they are effective, but realise that they provide the development sector with long-term direction for investment.

12.5 We must ensure we have an effective supply of land for the next five years, but also look to the longer-term, and indicate likely options for growth for up to 20 years. This will then provide for a rolling five-year supply of effective sites at any given time. In determining this provision, monitoring of existing consents and development on the ground plays a key part to success. This must therefore form part of our ongoing monitoring and assessment work in the future.

Section 2: The Economy

13. Introduction

- 13.1 The Local Development Plan must identify sufficient land to meet the needs for employment land for its area. It must focus on the main proposals for development for the Plan period although it is helpful to give clarity on options for development beyond that time. It must also create a framework to facilitate economic growth outside identified land allocations which helps achieve the outcomes of the National Park Partnership Plan and delivers the four aims of the Park in a collective way.
- 13.2 This report updates the rationale for the new employment land identified in the LDP, previously published in support of the Main Issues Report (Background Evidence Paper 2: Economy, 2011). It looks at the evidence which exists, the demand information gathered as part of a study commissioned to support the LDP and any available information published by the local authorities.

14. Policy Framework

The Cairngorms National Park Partnership Plan 2012-2017

- 14.1 The LDP is a key tool in the delivery of the vision and outcomes of the National Park Partnership Plan (NPPP)¹². The NPPP provides an overarching strategic context for the LDP. It is clear in setting out the challenges we face in the economy. The economy is based on a series of fragile sectors with relatively low wage structures which has an impact on the amount of money spent in the local economy, including on things like housing, transport and energy. This fragile economic base is exacerbated by the attractiveness of the Park, as a place to move to by those who have generated wealth elsewhere.
- 14.2 The challenge is to help develop a strong and sustainable economy that is resilient to future pressures and increase prosperity and opportunity for the people and communities who work and live in the Park.
- 14.3 The NPPP defines a sustainable economy as one characterised by economic growth and development delivery within the limits of the environment; supporting the special qualities of the Park; a strong, healthy and just society; good governance; and responsible use of science.
- 14.4 To create a sustainable economy three key outcomes are established in the NPPP.
- The economy of the Park will have grown and diversified, drawing on the Park's special qualities.

¹² Cairngorms National Park Partnership Plan 2012-2017

- Businesses and communities will be successfully adapting to a low carbon economy.
- Communities will be more empowered and able to develop their own models of sustainability.

14.5 The NPPP sets a clear aspiration for growth in the economy that matches the Scottish Government's purpose. This growth should build on, conserve and enhance the special qualities. It should support the Park and its communities which in turn make the most of the Park as an asset for Scotland.

14.6 The direction given to the LDP is clear. It should provide:

- 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;
- sites for future development that support attractive, vibrant communities and that minimise the need to use energy; and
- clear guidance on where, when and how the best development will be supported.

Other Policy Direction

14.7 The direction given by national and regional policy and strategy documents remains as previously assessed. The relevant documents are:

- Scottish Planning Policy (SPP) 2010
- Scottish Government Economic Strategy 2011
- Building on Energy – The Economic Manifesto for Aberdeen City and Shire 2007
- Highland Council Corporate Plan and Council Programme 2009-2011
- Moray Economic Strategy 2011-2015
- Perth and Kinross Community Plan 2006-2020.

15. Employment Land Audits

15.1 SPP directs local authorities to carry out a regular review of the available land for economic growth to ensure it is appropriate and effective. Within the National Park, two authorities produce audits. The audit for Aberdeenshire¹³ identifies one site within the National Park boundary. The site at Tullich Road, Ballater provides 0.4ha of effective land to meet the local demand. Perth & Kinross Council last published an audit in 2010. This identifies the sawmill site in Blair Atholl, 0.51ha in size which is constrained, with drainage and contamination issues. The other local authorities do not have current audits to help inform the LDP.

15.2 The full audits can be viewed at -
Aberdeenshire:

www.aberdeenshire.gov.uk/statistics/ela/EmploymentLandAudit2011.pdf

Perth and Kinross:

www.pkc.gov.uk/NR/rdonlyres/81C9AD0D-0D28-4B39-8B27-2860CB036CDE/0/Employmentlandaudit2010final.pdf

¹³ Aberdeen City and Shire Employment Land Audit 2011

16. Commissioned Studies

16.1 The CNPA, together with Highlands and Islands Enterprise, commissioned a review into the supply of and demand for development land for commercial and industrial use within the National Park.¹⁴ Specifically, this study looked at land suitable for development falling within Use Classes 4, 5 and 6 of the Town and Country Planning Use Classes Order (Scotland) 1997.

16.2 The research found limited demand, with five companies having active requirements for land totalling 12 to 12.5 acres. However, the study does conclude that with the unique economy in the Park and its increasing population there is undoubtedly a need to have cost-effective, viable development land, certainly in the larger settlements.

16.3 The Local Development Plan must plan ahead and provide sufficient flexibility to react to unknown demand in support of a sustainable and thriving economy. The study suggests two options to achieve this, and we agree that focusing on a number of strategic sites across the Park, which conform to the settlement strategy is the most appropriate way forward. Other land should, however also be included where it supports the local community.

16.4 Additionally, in 2010 the CNPA commissioned a study¹⁵ to establish the economic and social baseline of the communities in and around the National Park. This report is useful to the Local Development Plan as it highlights particular parts of the economy of which we must be aware. An appropriate policy

framework must be put in place to support these in the future.

16.5 This report concludes that the structure of the Cairngorms National Park's economy is highly unusual. It has a distinctive mix of industries which contribute to the area's wealth. Whisky production and forest products are particularly distinctive and industry focused around tourism is important. Recent growth in the importance of the public sector, land based industries and the food and agriculture sectors all add to the dynamics of the economy.

16.6 The Cairngorms National Park is also home to a small number of significant manufacturing operations. Their main trade links are usually with organisations outwith the Park and they tend to either be long established organisations which have diversified into new fields or they have located in the area thanks to the high quality natural environment. There is evidence that the region is becoming an attractive base for other innovative industries. In the study, a cluster of creative, media and knowledge based businesses is identified. This contributes an estimated £4 million of value added to the Park's economy each year.

16.7 The Local Development Plan must therefore plan ahead providing sufficient flexibility to react to unknown demand in support of a sustainable and thriving economy. This will be undertaken by focusing on a number of strategic sites which conform to the settlement strategy. Other land may be included where it supports the local community. The Plan must also make provision for all sectors. Anticipating the likely demands has, however, proved problematic and, on that basis a flexible but supportive policy framework to facilitate appropriate growth and investment is required.

¹⁴ Development Plan for Commercial and Industrial Use 2011 ([web link](#))

¹⁵ The Economic and Social Health of the Cairngorms National Park, 2010

17. Monitoring the Health of Our Town Centres

17.1 The Local Development Plan must take into account the current position within the key areas of economic activity in the Park. As a result the town centres of the main settlements have been surveyed. Initial baseline results gathered in 2010 were published in 2011¹⁶. Updated information has been gathered in 2011 and 2012.

Summary of Indicators – Retailer Representation

- 17.2 Successful centres should have a good range of shops including specialist independents, for example delicatessens, and national multiple retailers, for example Co-operative food stores.
- 17.3 In all of the strategic settlement centres with the exception of Aviemore, specialist independent stores are dominant. The Co-operative food store occurs in almost every community (again, with the exception of Aviemore). Small, independents, ranging from delicatessens to gunsmiths and galleries, make up the majority of stock.

¹⁶ Main Issues Report Paper 2 – The Economy, 2011

Table 28: Review of Retailers

(-) denotes unchanged	Specialist Independents	National multiple retailers	Charity Shops	Vacancies
Aviemore	10 (-)	17 (16)	2(-)	1(-)
Ballater	23 (21)	2 (-)	1(-)	4(-)
Grantown On Spey	23 (-)	4 (-)	1(-)	7 (6)
Kingussie	14 (-)	2 (-)	0 (-)	6 (4)
Newtonmore	4 (-)	1 (-)	1(-)	3 (-)

17.4 The number of charity shops is generally low. Aviemore has two, Kingussie none and the rest have one. Most food shopping is restricted to small convenience type Co-op stores with only one supermarket in the National Park, located in Aviemore. Vacancy rates are generally low with a turnover of stores occupying formerly vacant stores. Some do, however, remain vacant. Aviemore has the lowest rate with one unit. Grantown and Kingussie have the highest rates with seven and six empty premises respectively.

Summary of Indicators – Diversity of Uses

17.5 Successful centres should be diverse centres that perform a variety of roles to attract a wide range of visitors and shoppers at all times of the day. The importance of diversity to the success of a centre ensures it should be more than just retail. A variety of uses and a broad range of facilities are needed for success.

Table 29: Diversity of Use

	Offices	Cafes and Tearooms	Restaurants	Bars
Aviemore	2	5	7	5
Ballater	4	4	5	2
Grantown-on-Spey	8	2	2	2
Kingussie	5	5	2	4
Newtonmore	0	4	4	4

17.6 The number of office premises is limited mainly to estate agents, solicitors, CNPA and Highland Council. A prominent feature of all the strategic settlement centres is the number of cafes, takeaways and restaurants. Aviemore has the highest number of these. Many of these establishments offer a variety of functions including café, bistro and bar uses - often within hotels. This emphasises the role of

the centres as tourist hubs for the National Park and beyond.

Summary of Indicators – Environmental Quality

17.7 This is measured using an appraisal of the centre considering the appearance of the environment, the quality of its buildings, the public spaces, its sense of place,

Section 2: The Economy

cleanliness, signs of decay and neglect, and visitor infrastructure.

- 17.8 Many of the centres benefit from a distinct sense of place, and high quality environment with good green spaces. Ballater and Grantown-on-Spey are particularly noteworthy. All were clean, without any tangible signs of neglect or decline. Limited signs of investment were also present in Aviemore, Ballater and Grantown-on-Spey.

Summary of Indicators – Accessibility

- 17.9 Access is measured using a number of factors including the quality and frequency of public transport, adequacy of car parking, ease of pedestrian movement and traffic impact. For example whether the centre is located on a busy main road, if it is traffic calmed or whether it suffers from chaotic car parking.
- 17.10 Many of the centres were to some degree blighted by high volumes of through traffic and high levels of car parking principally on the main streets. This is to be expected during the high points of the tourist season. Aviemore in particular suffers badly. Some chaotic car parking seemed to

disrupt traffic flows especially in Kingussie. Public transport provision appears to be good in the majority of centres.

Summary of Indicators – Tourism

- 17.11 Visitor facilities are recorded, including the range and quality of visitor attractions, information and signage. Given the predominance of the tourist industry in many of the centres, tourist attractions are generally lacking as are information points and signage. All had visitor information centres. Newtonmore, in particular, provided good levels of visitor facilities.

Conclusions from Town Centre Health Check

- 17.12 The surveys have showed our town centres to be above average quality, remaining so despite the downturn in the economy. Every effort should be made to ensure this position continues and improves. The Local Development Plan should therefore make appropriate provision for positive support for the town centres found in the Park

18. Key Issues for the Local Development Plan to Address

18.1 The Local Development Plan is charged with the identification of land to support sustainable economic growth. Whilst this is undoubtedly one of its key functions, it must also create a framework to encourage and support investment which comes forward in a more ad hoc way. Changes in the economy, both nationally and at a local level have demonstrated a clear need for flexibility. An approach which only supports development on land which has been identified in the Plan will not be sufficient to meet the needs of investors or local communities.

18.2 It is clear from the evidence gathered that, despite much anecdotal information to suggest a need for space to grow the economy, there is no evidence to support a strict locational approach to this. Rather, businesses and investors seek flexibility and clarity in the planning system, which allows them to clearly see the constraints which they are working in, without the constraints of an approach which forces them onto particular sites. The need to be reactive to good investment proposals requires the Local Development Plan to be clear in its policy framework, guiding developers and investors in a way which helps them see what the planning system requires of them, without unnecessary restriction or complication.

19. Assumptions and Flexibility

19.1 The CNPA must be satisfied that it has made every effort to identify need and demand for economic and industrial land in its preparation of the Local Development Plan. We must consider the level of available information and provide support through the planning system for appropriate development. A degree of flexibility must also be included to ensure that the whole of the Park has sufficient provision to meet need and demand. The geography of the Park creates a number of market areas. Provision in one will not necessarily meet the needs of another.

19.2 In developing the LDP, whilst reviewing the local authority audits, the CNPA identified a lack of available information to guide development planning for this sector. The studies referred to above were therefore commissioned to assess both need and demand. It is interesting that the Development Land for Commercial and Industrial Use Study found little empirical need or demand for the identification of new land for investment, while anecdotal information points towards a demand particularly for small start-up business units to house office and light industrial accommodation. We have listened to this anecdotal information which, although not recorded in any formal manner, is clear in its direction for the need for flexibility and support to good economic projects.

19.3 Focusing investment on strategic settlements which are able to cope with new development is therefore seen as the best approach to guide investment, coupled with a policy framework which helps developers and investors see what is required of them when they are considering the submission of a planning application for a development which supports sustainable economic growth.

20. The Employment Land Requirement and the Current Local Plan

- 20.1 The current adopted Local Plan provides for some economic opportunity, and supports existing businesses. It did not however identify many opportunities for new investment. This stemmed from a lack of empirical evidence to support the identification of sites to meet both need and demand. The Plan did however recognise that there is undoubtedly an unidentified need and demand for investment opportunity. To deal with this a suite of supportive policies were included.

21. Conclusions

- 21.1 The economy of the Park and the way it supports our communities is a key focus for the Local Development Plan. Sustainable economic growth remains a key objective of the Scottish Government and the LDP must facilitate this in a way best fitting to the special qualities of the Park.
- 21.2 The CNPA has made every effort to assess both the need and demand for additional land to support this sector. It has also completed further baseline assessments to inform the approach to take in planning for the future.
- 21.3 There is little empirical evidence of need for additional land for investment. However there is clearly a need for the LDP to provide appropriate support in the right form of development which supports both the economy of the Park and its communities.
- 21.4 The LDP must therefore direct new development to the most appropriate location. The strategic settlements are the most sustainable location for this growth, and building on existing industrial and commercial sections within these settlements focuses businesses together. To ensure appropriate support is given to other ad hoc development which supports both the economy and the aims of the Park, the LDP must include a framework of policies to guide investment.

Section 3: Monitoring of the Adopted Local Plan Policies, Guidance and Allocations

22. Monitoring

22.1 As part of the preparation in drawing up the LDP, the success of the policies, allocations and supplementary planning

guidance adopted through the Local Plan 2010 has been assessed through numeric monitoring.

Table 30: Policy Use

POLICY	USAGE
Policy 1 - Natura 2000 sites	45
Policy 2 - National Natural Heritage Designations	56
Policy 3 - Other important Natural and Earth Heritage Sites and Interests	19
Policy 4 - Protected Species	81
Policy 5 - Biodiversity	63
Policy 6 - Landscape	226
Policy 7 - Gardens and Designed Landscapes	6
Policy 8 - Archaeology	14
Policy 9 - Listed Buildings	63
Policy 10 - Conservation Areas	90
Policy 11 - The Local and Wider Cultural Heritage of the Park	53
Policy 12 - Water Resources	51
Policy 13 - Mineral and Soil/Earth Resources	6
Policy 14 - Contaminated Land	24
Policy 15 - Renewable Energy Generation	39
Policy 16 - Design Standards for Development	476
Policy 17 - Reducing Carbon Emissions in Development	13
Policy 18 - Developer Contributions	59
Policy 19 - Contributions to Affordable Housing	55
Policy 20 - Housing Development within Settlements	72
Policy 21 - Housing Development in Rural Groups	25
Policy 22 - Housing Development outside Settlements	33
Policy 23 - Replacement Houses	21
Policy 24 - House Extensions and Alterations	217
Policy 25 - Business Development	81
Policy 26 - Retail Development	23
Policy 27 - Conversion and Reuse of Existing Traditional and Vernacular Buildings	24
Policy 28 - Gypsies and Travellers and Travelling Showpeople	1
Policy 29 - Integrated and Sustainable Transport Network	5
Policy 30 - Telecommunications	4
Policy 31 - Waste Management	3
Policy 32 - Landfill	0
Policy 33 - Tourism Related Development	39
Policy 34 - Outdoor Access	45
Policy 35 - Sport and Recreation Facilities	11
Policy 36 - Other Open Space Provision	2

Table 31: Supplementary Planning Guidance usage

Supplementary Planning Guidance	Usage
Sustainable Design Guide	105
Open Space	2
Natural Heritage	27
Water Resources	3
Conversion and Reuse of Existing Traditional and Vernacular Buildings	7
Housing Development in Rural Building Groups	8
Newtonmore H1 Development Brief	0
Newtonmore H2 Development Brief	0
Grantown-on-Spey Development Brief	0
Dalnain Bridge Development Brief	0
Kincraig Development Brief	0
Wildness	3
Affordable Housing	9
General Developments & Carbon sinks and stores	1
Developer Contributions	21

Table 32: Progress of allocations/proposals

Settlement	Status
AN CAMAS MOR	
An Camas Mor	Planning permission pending (committee has resolved to approve the application)
AVIEMORE	
Aviemore H1	Planning permission granted
Aviemore H2	Planning permission granted
Aviemore H3	Planning permission granted
Aviemore ED1	Existing industrial site
Aviemore ED2	No progress
Aviemore ED3	Development commenced
Aviemore ED4	Existing business site
Aviemore C1	Development complete
Aviemore C2	Planning permission granted
BALLATER	
Ballater H1	No progress
Ballater ED1	Existing industrial site
Ballater ED2	Existing business site
Ballater ED3	Existing business site
Ballater C1	No progress
GRANTOWN- ON-SPEY	
GoS H1	No progress
GoS ED1	Existing business site
GoS ED2	Existing industrial site

Section 3: Monitoring of the Adopted Local Plan Policies, Guidance and Allocations

KINGUSSIE	
Kingussie H1	Planning permission granted
Kingussie ED1	Planning permission granted
Kingussie ED2	Existing industrial site
NEWTONMORE	
Newtonmore H1	Planning permission granted (for part)
Newtonmore H2	No progress
Newtonmore ED1	Existing business site
Newtonmore ED2	Existing business site
Newtonmore ED3	Existing business site
BOAT OF GARTEN	
Boat of Garten ED1	Existing business site
Boat of Garten ED2	Existing business site
Boat of Garten C1	No progress
BRAEMAR	
Braemar H1	Development commenced
Braemar H2	Planning permission granted
Braemar ED1	Existing industrial site
Braemar ED2	Existing business site
Braemar ED3	Existing business site
CARRBRIDGE	
Carr-Bridge H1	Planning permission granted
Carr-Bridge ED1	Existing business site
Carr-Bridge ED2	Existing business site
Carr-Bridge ED3	Existing business site
CROMDALE	
Cromdale ED1	Existing business site
DALWHINNIE	
Dalwhinnie H1	No progress
Dalwhinnie H2	Planning permission granted
Dalwhinnie H3	No progress
Dalwhinnie ED1	Existing business site
Dalwhinnie ED2	Existing business site
Dalwhinnie ED3	Existing business site
DULNAIN BRIDGE	
Dalnain Bridge H1	No progress
Dalnain Bridge H2	Planning permission granted
Dalnain Bridge ED1	Existing business site
KINCRAIG	
Kincraig H1	No progress
Kincraig ED1	Existing business site
NETHY BRIDGE	
Nethy Bridge H1	Development completed
Nethy Bridge H2/ED1	No progress (previous permission lapsed)
Nethy Bridge C1	Existing community site
Tomintoul	
Tomintoul H1	Planning permission granted

Section 3: Monitoring of the Adopted Local Plan Policies, Guidance and Allocations

Tomintoul H2	No progress
Tomintoul H3	No progress
Tomintoul H4	No progress
Tomintoul ED1	No progress
Tomintoul ED2	Existing business site
Tomintoul ED3	No progress
Tomintoul ED4	Existing business site
Tomintoul C1	No progress

Section 4 – Assessments of Site Allocations

23. Introduction

23.1 The sites which have been selected for inclusion within the proposed Local Development Plan have come about as a result of an initial CNPA 'Call for Sites' process (undertaken from April to June 2010); a full consultation on the Main Issues Report (19 September – 9 December 2011); and a subsequent informal consultation process on settlement maps (June – September 2012). A range of criteria have been used to examine these preferred sites, and this evidence report sets out the findings of the various assessments and gives a reasoned justification for the need to include each within the Plan.

24. Methodology

24.1 The sites have been assessed on a number of criteria, including landscape impact and ecology information. The current planning status of the site and any other relevant information has also helped inform the overall conclusion made giving a final Red (Significant constraints); Amber (some issues which may be overcome/mitigated); or Green (no substantive issues). This indicates their suitability to take forward the proposed form of development. The criteria are:

Current Planning Status: including effectiveness of site for development as identified in current housing land audits; any existing planning consents or pending decisions on lodged applications; the status of the site in the current adopted Local Plan; and any approved development briefs which will

help guide the form of development on the site.

Ecology: A habitat survey of each site was undertaken by the CNPA Ecologist or appointed consultants. This included a site walkover of vegetation and fauna and identified habitat suitability for mammals.

Landscape: An assessment of landscape impact was undertaken by the CNPA Landscape Officer following a visual inspection of the site (character, capacity and visual issues and sensitivities examined accordingly).

Flood risk: Sites were assessed by looking at the SEPA 1:200 Indicative Flood Risk Maps to determine whether they were located outwith, adjacent or within an identified flooding area (ranked Green/Amber/Red respectively).

Other information/issues to be addressed: any other relevant information known to CNPA which may impact on the suitability of the site for development. Includes reference to any key issues which must be addressed in the development of the allocation.

24.2 An assessment of each allocation against the requirements of the Local Development Plan set out in the National Park Partnership Plan (NPPP) has also been undertaken. The Local Development Plan must therefore:

Under Long-Term Outcome 1 provide:

- sufficient land for housing to meet identified need and demand, including inward migration of workers;

Section 4: Assessments of Site Allocations

- the necessary land and support for business development and diversification;
- sites for future development that support attractive, vibrant communities and that minimise the need to use energy;
- clear guidance on where, when and how the best development will be supported.

Under Long-Term Outcome 2 make sure:

- 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;
- there is clear guidance on where, when and how the best developments will be supported.

Under Long-Term Outcome 3 make sure:

- 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;
- there is clear guidance on where, when and how the best development will be supported.

25. Assessment of Proposed Allocations

Site	An Camas Mòr
Allocation	Mixed use new community
Current planning status	Existing allocation in the adopted Local Plan
	Highland Council Housing Land Audit 2010 – 275 units – effective
	Planning permission pending for ‘up to 1500 units’.
Ecology Survey information	Amber
Landscape information	Amber
Risk of flooding	Amber
Other information/issues to be addressed	Issues which must be addressed relate to landscape, ecology, flood risk.
Conclusion	Amber

Site	Aviemore ED1 - Dalfaber Industrial Estate
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing development site with some additional capacity. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the wider economy.
Conclusion	Green

Site	Aviemore ED2 - South of existing industrial estate
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	Allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its possible role supporting the wider economy.
Conclusion	Green

Site	Aviemore ED3 – Myrtlefield Centre
Allocation	Business/commercial

Section 4: Assessments of Site Allocations

Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing development site with some additional capacity. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the wider economy.
Conclusion	Green

Site	Aviemore ED4 – Tesco Site
Allocation	Business/commercial
Current planning status	Existing development site within settlement boundary of Aviemore as identified in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	With permission existing for a new supermarket elsewhere in the village this allocation is intended to highlight this important redevelopment site in the heart of the village.
Conclusion	Green

Site	Ballater H1 - Land north east of Monaltrie Park
Allocation	Housing/Affordable
Current planning status	Existing allocation in the adopted Local Plan
	Aberdeenshire Housing Land Audit 2011 – 12 units effective in years 0-5
	Subject of detailed development brief produced by the Princes Foundation. This brief has not been formally adopted by CNPA but provides useful background information.
Ecology Survey information	Green
Landscape information	Green
Risk of flooding	Amber
Other information/issues to be addressed	Issues to be addressed relate to risk of flooding and the relationship of new development to the existing settlement
Conclusion	Amber

Site	Ballater H2 - Sir Patrick Geddes Way
Allocation	Housing/Affordable

Section 4: Assessments of Site Allocations

Current planning status	Open space
Ecology Survey information	Green
Landscape information	Green
Risk of flooding	Green
Other information/issues to be addressed	Discussions between CNPA and Aberdeenshire Council are ongoing to secure the release of this site to provide land for 100% affordable development.
Conclusion	Green

Site	Ballater EDI - Existing industrial park at Craigview Rd
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Amber
Other information/issues to be addressed	This is an existing development site with some additional capacity. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the wider economy. Any new development would have to address concerns regarding the risk of flooding. Any new development must complement the existing industrial development on the site.
Conclusion	Green

Site	Ballater CI – Old School
Allocation	Community
Current planning status	The buildings on this site are listed and stand within a Conservation Area.
Ecology Survey information	Not surveyed – Re-development brown field development site
Landscape information	Not surveyed – Re-development brown field development site
Risk of flooding	Green
Other information/issues to be addressed	Aberdeenshire Council are in discussions with a preservation trust to secure a use for this redundant group of buildings.
Conclusion	Green

Site	Ballater TI - Caravan Park
Allocation	Tourism
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site

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Landscape information	Not surveyed – existing development site
Risk of flooding	Red
Other information/issues to be addressed	This is an existing facility providing valuable tourism accommodation and/or facilities. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the local and wider economy.
Conclusion	Green

Site	Blair Atholl TI – Caravan Park, Atholl Castle
Allocation	Tourism
Current planning status	Existing permission for further development on this site
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Red
Other information/issues to be addressed	This is an existing facility providing valuable tourism accommodation and/or facilities. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the local and wider economy.
Conclusion	Amber

Site	Blair Athol CI I – Existing Caravan Park, Invertilt Road
Allocation	Community
Current planning status	Current use as a caravan site
Ecology Survey information	Not surveyed – Re-development brown field development site
Landscape information	Not surveyed – Re-development brown field development site
Risk of flooding	Amber
Other information/issues to be addressed	The current use of the site is to end on close of current lease.
Conclusion	Amber

Site	Blair Atholl EDI – existing industrial Park
Allocation	Business/commercial
Current planning status	Existing development with extant permission
Ecology Survey information	Not surveyed – existing development site
Landscape information	Green
Risk of flooding	Red
Other information/issues to be addressed	This is an existing development site with some additional capacity. The allocation is intended to highlight options

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	for further investment, and protect it from any adverse form of development which would undermine its current role supporting the wider economy.
Conclusion	Green

Site	Boat of Garten HI - West of Craigie Avenue
Allocation	Housing/Affordable
Current planning status	Land within settlement boundary of Boat of Garten as identified in the adopted Local Plan
Ecology Survey information	Red (see below for additional information on mitigation)
Landscape information	Red
Risk of flooding	Green
Other information/issues to be addressed	Following submission of a planning application, this site has been the subject of detailed and ground breaking ecology work which addressed the concerns of the survey through detailed mitigation. Any development must come forward in a way which incorporates all mitigation. The design of any development must incorporate measures to fully overcome the concerns regarding landscape impact.
Conclusion	Amber

Site	Boat of Garten TI - Existing caravan park
Allocation	Tourism
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing facility providing valuable tourism accommodation and/or facilities. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the local and wider economy.
Conclusion	Green

Site	Boat of Garten EDI - The Station
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing facility providing valuable tourism accommodation and/or facilities. The allocation is

Section 4: Assessments of Site Allocations

	intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the local and wider economy.
Conclusion	Green

Site	Braemar HI – Chapel Brae
Allocation	Housing/Affordable
Current planning status	Infill site within existing settlement
Ecology Survey information	Green
Landscape information	Green
Risk of flooding	Green
Other information/issues to be addressed	Issues to be addressed relate to access.
Conclusion	Green

Site	Braemar EDI - The Mews
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing development site with some additional capacity. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the wider economy.
Conclusion	Green

Site	Braemar ED2 - Castleton Place
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing development site with some additional capacity. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the wider economy.
Conclusion	Green

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Site	Braemar T1 - Caravan Park
Allocation	Tourism
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing facility providing valuable tourism accommodation and/or facilities. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the local and wider economy.
Conclusion	Green

Site	Braemar C1 - St Andrews Terrace
Allocation	Community
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Amber
Landscape information	Red/Amber
Risk of flooding	Red/Amber
Other information/issues to be addressed	Flooding, access, relationship to neighbouring site which has extant permission.
Conclusion	Amber

Site	Carr-Bridge – H1 Carr Road
Allocation	Housing/Affordable
Current planning status	Part of larger site with extant planning permission
Ecology Survey information	Larger survey of site with permission – amber
Landscape information	Larger survey of site with permission – Red/amber
Risk of flooding	Green
Other information/issues to be addressed	Ecology issues raised as part of original planning permission.
Conclusion	Amber

Site	Carr-Bridge – H2 Carrick Place
Allocation	Housing/affordable
Current planning status	Part of larger site with extant planning permission
Ecology Survey information	Larger survey of site with permission – amber
Landscape information	Larger survey of site with permission – Red/amber
Risk of flooding	Green
Other information/issues to be addressed	Ecology issues raised as part of original planning permission.
Conclusion	Amber

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Site	Carr-Bridge ED1 - The Station
Allocation	Business/commercial
Current planning status	Existing development site within settlement boundary of Carr-Bridge as identified in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing development site with some additional capacity. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the wider economy.
Conclusion	Green

Site	Carr-Bridge ED2 - Existing Garage
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing development site. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the needs of the local community.
Conclusion	Green

Site	Carr-Bridge T1 - Landmark
Allocation	Tourism
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing facility providing valuable tourism accommodation and/or facilities. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the local and wider economy.
Conclusion	Green

Site	Cromdale H1 - Auchroisk
Allocation	Housing/Affordable

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Current planning status	Land within settlement boundary of Cromdale as identified in the adopted Local Plan
Ecology Survey information	Green
Landscape information	Green
Risk of flooding	Green
Other information/issues to be addressed	Issues to be addressed relate to access and the provision of services and facilities.
Conclusion	Green

Site	Cromdale EDI - Smokehouse
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Amber
Risk of flooding	Red
Other information/issues to be addressed	This is an existing development site. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the needs of the local economy. Wording in the LDP must flag up the issues relating to flooding.
Conclusion	Amber

Site	Dalwhinnie H1 - Land to north
Allocation	Housing/affordable
Current planning status	Existing allocation in adopted Local Plan
	Highland Council Housing Audit 2010 – 5 units effective in years 5-10. Constrained in initial phase due to marketability and land use issues.
Ecology Survey information	Green
Landscape information	Amber
Risk of flooding	Red
Other information/issues to be addressed	Wording in the LDP must flag up the issues relating to flooding. Other issues to be addressed relate to the impact of development on the landscape.
Conclusion	Amber

Site	Dalwhinnie H2 - Land to south
Allocation	Housing/affordable
Current planning status	Existing allocation in the adopted Local Plan
	Highland Council Housing Audit 2010 – 5 units effective in years 5-10. Constrained in initial phase due to marketability and land use issues.

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Ecology Survey information	Green
Landscape information	Green
Risk of flooding	Green
Other information/issues to be addressed	None
Conclusion	Green

Site	Dalwhinnie EDI - Existing post office site
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing development site. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the needs of the local community.
Conclusion	Green

Site	Dinnet H1 - Land to east
Allocation	Housing/Affordable
Current planning status	Land on the edge of the existing rural settlement of Dinnet
Ecology Survey information	Amber
Landscape information	Amber
Risk of flooding	Amber
Other information/issues to be addressed	Issues to be addressed relate to impact on landscape, ecology, relationship to the existing settlement, provision of services and facilities and risk of flooding.
Conclusion	Amber

Site	Dinnet H2 - Land to west
Allocation	Housing/Affordable
Current planning status	Land on the edge of the existing rural settlement of Dinnet.
Ecology Survey information	Amber
Landscape information	Amber
Risk of flooding	Green
Other information/issues to be addressed	Issues to be addressed relate to impact on landscape, ecology, relationship to the existing settlement, provision of services and facilities and risk of flooding.
Conclusion	Amber

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Site	Dulnain Bridge HI - Fraser Road
Allocation	Housing/Affordable
Current planning status	Existing allocation in the adopted Local Plan
	Subject of existing development brief
	Highland Council Housing Audit 2010 – 12 units effective in years 5-10.
Ecology Survey information	Green
Landscape information	Green
Risk of flooding	Green
Other information/issues to be addressed	Access
Conclusion	Green

Site	Dulnain Bridge BI - Existing Garage
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing development site. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the needs of the local community.
Conclusion	Green

Site	Glenmore TI - Caravan Park
Allocation	Tourism
Current planning status	Existing tourism facility with extant permission for cabins within the existing camping area
Ecology Survey information	Not surveyed – existing development site. Natural heritage information provided as part of application
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing facility providing valuable tourism accommodation and/or facilities. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the local and wider economy.
Conclusion	Green

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Site	Glenmore T2 - Glenmore Lodge
Allocation	Tourism
Current planning status	Existing tourism facility within Glenmore
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing facility providing valuable tourism accommodation and/or facilities. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the local and wider economy.
Conclusion	Green

Site	Grantown-on-Spey H1 - Beachan Court
Allocation	Housing/Affordable
Current planning status	Existing allocation in the adopted Local Plan
	Subject of existing development brief
	Highland Council Housing Audit 2010 – 10 units effective in the first 5 years.
Ecology Survey information	Amber
Landscape information	Amber/Green
Risk of flooding	Green
Other information/issues to be addressed	Access, landscape, relationship to existing settlement.
Conclusion	Amber

Site	Grantown-on-Spey H2 – Land south of Hospital
Allocation	Housing/Affordable
Current planning status	Existing site within settlement boundary of Grantown-on-Spey as identified in the adopted Local Plan.
Ecology Survey information	No survey – grazed field within settlement boundary
Landscape information	Amber
Risk of flooding	Green
Other information/issues to be addressed	Landscape and relationship to the surrounding built fabric.
Conclusion	Green

Site	Grantown-on-Spey ED1 - Existing industrial estate
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site

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Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing development site with some additional capacity. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the wider economy.
Conclusion	Green

Site	Grantown-on-Spey TI - Caravan Park
Allocation	Tourism
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Amber
Other information/issues to be addressed	This is an existing facility providing valuable tourism accommodation and/or facilities. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the local and wider economy.
Conclusion	Green

Site	Grantown-on-Spey CI - Land adjacent to play area
Allocation	Community
Current planning status	Existing site within settlement boundary of Grantown-on-Spey as identified in the adopted Local Plan
Ecology Survey information	Amber
Landscape information	Green
Risk of flooding	Green
Other information/issues to be addressed	This is an existing site within the settlement boundary. The allocation is intended to highlight opportunity to provide development which supports the local community.
Conclusion	Green

Site	Inverdrue and Coylumbridge TI – existing Caravan Park
Allocation	Tourism
Current planning status	Existing tourism facility within Coylumbridge
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Red
Other information/issues	This is an existing facility providing valuable tourism

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to be addressed	accommodation and/or facilities. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the local and wider economy.
Conclusion	Green

Site	Killiecrankie HI - East of village
Allocation	Housing/affordable
Current planning status	PKC Housing Land Audit 2010 – H3I – effective – 5 units
Ecology Survey information	Green
Landscape information	Amber
Risk of flooding	Green
Other information/issues to be addressed	Issues to be addressed relate to access to the site and the provision of facilities in the village.
Conclusion	Amber

Site	Kincraig HI - East of village
Allocation	Housing/affordable
Current planning status	Existing allocation in the adopted Local Plan
	Highland Council Housing Audit 2010 – 10 units effective in first phase years 0-5.
	Subject of detailed development brief
Ecology Survey information	Green
Landscape information	Green
Risk of flooding	Green
Other information/issues to be addressed	Issues to be addressed relate to the relationship of new development to the settlement.
Conclusion	Amber

Site	Kincraig EDI - The Smiddy
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing development site. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the needs of the local community.
Conclusion	Green

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Site	Kingussie T1 – existing Caravan Park
Allocation	Tourism
Current planning status	Existing caravan park on the edge of the existing main settlement of Kingussie.
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Amber
Other information/issues to be addressed	This is an existing facility providing valuable tourism accommodation and/or facilities. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the local and wider economy.
Conclusion	Green

Site	Kingussie ED1 – land to west of Spey Street
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Amber
Other information/issues to be addressed	This is an existing allocation to provide some options for future economic growth within the settlement.
Conclusion	Amber

Site	Kingussie ED2 – Council Depot, Market Stance
Allocation	Business/commercial
Current planning status	Existing site within settlement boundary of Kingussie as identified in the adopted Local Plan.
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Red
Other information/issues to be addressed	An existing commercial site in the ownership of the Council with opportunity for further investment.
Conclusion	Green

Site	Kingussie ED3 – McCormack's Garage
Allocation	Business/commercial
Current planning status	Existing garage within settlement boundary of Kingussie as identified in the adopted Local Plan.
Ecology Survey information	Not surveyed – existing development site

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Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing development site. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the needs of the local community.
Conclusion	Green

Site	Kingussie C1 – Community car park
Allocation	Community
Current planning status	Existing car park adjacent to health centre
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing facility providing valuable community parking adjacent to the health centre. The allocation is intended to highlight the need to protect it from development which would undermine its current role supporting the local community.
Conclusion	Green

Site	Kingussie C2 – Car Park Spey Street
Allocation	Community
Current planning status	Existing car park
	Highland Council Housing Audit 2010 – 30 units effective in years 5-10
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing facility providing valuable community parking adjacent to the health centre. The allocation is intended to highlight the need to protect it from development which would undermine its current role supporting the local community.
Conclusion	Green

Site	Nethy bridge H1 - School Wood
Allocation	Housing/affordable
Current planning status	Covered by an existing allocation in the adopted Local Plan.
	Highland Council Housing Audit 2010 – 30 units effective in years 5-10.
Ecology Survey information	Amber

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Landscape information	Red
Risk of flooding	Green
Other information/issues to be addressed	Issues to be addressed relate to the impact of the development on both ecology and landscape.
Conclusion	Amber

Site	Nethy Bridge H2 - East of village
Allocation	Housing/affordable
Current planning status	Covered by an existing allocation in the adopted Local Plan.
	Highland Council Housing Audit 2010 looks at this site along with H1 above.
Ecology Survey information	Amber
Landscape information	Red
Risk of flooding	Amber
Other information/issues to be addressed	Issues to be addressed relate to the impact of the development on both ecology and landscape.
Conclusion	Amber

Site	Newtonmore H1 - Station Road
Allocation	Housing/affordable
Current planning status	Covered by an existing allocation in the adopted Local Plan.
	Highland Council Housing Audit 2010 – 40 units effective in years 0-5.
Ecology Survey information	Green
Landscape information	Green
Risk of flooding	Amber
Other information/issues to be addressed	Issues to be addressed relate to the relationship of new development with the settlement and flooding.
Conclusion	Amber

Site	Newtonmore EDI - Existing industrial estate
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Amber
Other information/issues to be addressed	This is an existing development site with some additional capacity. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the wider economy.
Conclusion	Green

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Site	Newtonmore ED2 - Perth Road
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Green
Landscape information	Not surveyed – existing development site
Risk of flooding	Green
Other information/issues to be addressed	This is an existing development site. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the needs of the local community.
Conclusion	Green

Site	Tomintoul H1 - North east
Allocation	Housing/affordable
Current planning status	Existing allocation in the adopted Local Plan.
Ecology Survey information	Green
Landscape information	Green
Risk of flooding	Green
Other information/issues to be addressed	Issues to be addressed relate to access
Conclusion	Green

Site	Tomintoul H2 - South east
Allocation	Housing/affordable
Current planning status	Existing allocation in the adopted Local Plan.
	Moray Council Housing Land Audit 2011 – 8 units effective.
Ecology Survey information	Green
Landscape information	Green
Risk of flooding	Amber
Other information/issues to be addressed	Issues to be addressed relate to access.
Conclusion	Green

Site	Tomintoul ED1 - existing Garage
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan.
Ecology Survey information	Not surveyed – existing development site
Landscape information	Not surveyed – existing development site
Risk of flooding	Green

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Other information/issues to be addressed	This is an existing development site. The allocation is intended to highlight options for further investment, and protect it from any adverse form of development which would undermine its current role supporting the needs of the local community.
Conclusion	Green

Site	Tomintoul ED2/ED3 – existing business park and land adjacent
Allocation	Business/commercial
Current planning status	Existing allocation in the adopted Local Plan.
Ecology Survey information	Amber
Landscape information	Amber
Risk of flooding	Green
Other information/issues to be addressed	Issues to be addressed relate to the relationship of any development to the village.
Conclusion	Green

Site	Tomintoul CI – Old School
Allocation	Community
Current planning status	Existing allocation in the adopted Local Plan
Ecology Survey information	Not surveyed – Redevelopment brown field development site
Landscape information	Not surveyed – Redevelopment brown field development site.
Risk of flooding	Green
Other information/issues to be addressed	Issues relate to the way redevelopment fits with the village and community.
Conclusion	Green

Site	Tomintoul TI - adjacent to games field
Allocation	Tourism
Current planning status	Existing allocation in the adopted Local Plan.
Ecology Survey information	Red
Landscape information	Red
Risk of flooding	Green
Other information/issues to be addressed	Land identified as a tourism site, with the allocation intended to highlight the option to create a campsite. Physical and permanent development must be minimal
Conclusion	Amber

26. Assessment of Allocations in Meeting the Requirements of the National Park Partnership Plan

	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	Sites for future development that support attractive, vibrant communities and that minimise the need to use energy	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	There is clear guidance on where, when and how the best development will be supported
An Camas Mor							
Aviemore ED1							
Aviemore ED2							
Aviemore ED3							
Aviemore ED4							
Ballater H1							
Ballater H2							
Ballater ED1							
Ballater T1							
Ballater C1							
Blair Atholl ED1							
Blair Atholl T1							
Blair Atholl C1							
Boat of Garten H1							
Boat of Garten ED1							
Boat of Garten T1							
Braemar H1							

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Braemar ED I							
Braemar ED2							
Braemar T I							
Braemar C I							
Carr-Bridge H I							
Carr-Bridge H2							
Carr-Bridge ED I							
Carr-Bridge ED2							
Carr-Bridge T I							
Cromdale H I							
Cromdale ED I							
Dalwhinnie H I							
Dalwhinnie H2							
Dalwhinnie ED I							
Dinnet H I							
Dinnet H2							
Dulnain Bridge H I							
Dulnain Bridge ED I							
Glenmore T I							
Glenmore T2							
Grantown-on-Spey H I							
Grantown-on-Spey H2							
Grantown-on-Spey ED I							
Grantown-on-Spey T I							
Grantown-on-Spey C I							
Inverdrue and Coylumbridge T I							
Killiecrankie H I							
Kincraig H I							
Kincraig ED I							
Kingussie ED I							

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Kingussie ED2							
Kingussie ED3							
Kingussie T1							
Kingussie C1							
Kingussie C2							
Kingussie C3							
Nethy bridge H1							
Nethy Bridge H2							
Newtonmore H1							
Newtonmore ED1							
Newtonmore ED2							
Tomintoul H1							
Tomintoul H2							
Tomintoul ED1							
Tomintoul ED2/3							
Tomintoul T1							
Tomintoul C1							

Appendix I – Housing Land Audits

Background

26.1 Housing Land Audits are prepared by the five local authorities to illustrate the scale and characteristics of the current housing supply in their areas. They explain the background to the identification of the land supply and the way in which it is determined. The five local authorities use these audits to monitor the uptake of land contained within local plans, and also to inform work on service provision in communities. The work, relating to service provision, goes beyond the work of the Cairngorms National Park Authority (CNPA) – it informs the requirements for the provision of services such as education, infrastructure, waste management, investment etc. It has therefore been agreed that rather than duplicate this work specifically for the

National Park, the CNPA will use the information published in the local authority audits to monitor the uptake of land allocated in local plans, and establish the effective and constrained supply for the future.

Limitations of the Audits

26.2 Housing Land Audits should be produced annually. As the CNPA relies on the work of the local authorities, we are not in complete control of the dates when their audits are carried out and published. We recognise this limitation however, and use the audits as a snapshot in time to inform the monitoring of the Local Plan.

Full copies of the housing land audits are available at:

Aberdeenshire Council Housing Land Audit

www.aberdeenshire.gov.uk/statistics/hla/HousingLandAudit2011.pdf

The Highland Council Housing Land Audit

www.highland.gov.uk/yourcouncil/highlandfactsandfigures/housinglandaudit/

Moray Council Housing Land Audit

www.moray.gov.uk/moray_standard/page_1858.html

Perth & Kinross Council Housing Land Audit

www.pkc.gov.uk/Planning+and+the+environment/Planning/Development+plan/Development+plan+-+background+information+and+studies/Housing+land+audit.htm

Appendix 2 – Detailed Town Centre Health Survey Results

Ranking used

The Town Centre Health Survey used a number of indicators:

- Retail representation
- Diversity of uses
- Environmental quality
- Accessibility
- Tourism

Each indicator is scored on a scale of 1 – 5.

Score	Rating
1	Very Poor
2	Poor
3	Average
4	Good
5	Very Good

Aviemore

Survey dates: 20 July 2010; 7 July 2011; 7 Sept 2012

Vitality and Viability Performance Indicators

Indicator	Factor	Total (where appropriate quoted also as % overall)		
		2010	2011	2012
Retailer representation (good range of shops)	Multiple (national) retailers (no)	16	17	17
	Independent specialist shops (no)	10	10	10
	Charity/discount shops (no)	2	2	2
	Range of food Shopping (no) (convenience or supermarket)	2 4	2 4	2 4
	Range of shops overall (score)	3	3	3
	Vacant premises rate (occupancy levels) (no)	1	1	1
	Investment by retailers (evidence of improvements etc) (score)	4 – new builds	3	3
Space in use for different functions (diversity of uses)	Offices (financial and professional services) (no)	2	2	2
	Cafes, tea rooms, pubs, restaurants (no)	17	17	17
	Community/other facilities (specify)	Library, community hall		
	Essential rural services – post office, banks etc (specify)	Post Office, 2 banks		
	Range and diversity of uses overall (score)	3	3	3
	Vacant premises rate (occupancy levels) (score)	4	4	4
	Investment by users (evidence of improvements etc) (score)	4	3	3
Environmental quality	Appearance of the environment generally (score)	3	3	3
	Sense of place (distinctiveness and local identity) (score)	3	3	3
	Signs of decay, decline and neglect (score)	3	3	3
	Signs of recent investment/improvements	3	3	3
Accessibility	Quality and frequency of public transport (score)	4	4	4
	Ease of pedestrian movement (including people with mobility	3	3	3

Appendix 2: Detailed Town Centre Health Survey Results

	difficulties) (score)			
	Traffic impact (score)	2	2	2
	Car parking provision (score)	3	3	3
Tourism	Range and quality of attractions (specify) (score)	2	2	2
	Visitor information, signage (score)	3	3	3

Notes and observations: (opportunities for improvements, potential development opportunity sites)

- Very high levels of through traffic, some buildings of character and note.
- Aviemore Highland Resort (AHR) site – improvement works needed.

SWOT Analysis

Strengths	Opportunities
<ul style="list-style-type: none"> • Large visitor numbers • Number of independent specialist shops • Tourist Resort focus 	<ul style="list-style-type: none"> • Public realm improvements
Weaknesses	Threats
<ul style="list-style-type: none"> • Lack of alternative tourist attractions – retail only, visitor information centres • No real built heritage, landmarks • Lack of choice – accommodation, visitor amenities etc 	<ul style="list-style-type: none"> • Lack of tourist info and facilities • Increased car parking pressures, traffic volume • Large numbers of cafes, restaurants, sports shops – over dominant • High retail/sportswear dependency • Seasonal visitor pull

Ballater

Survey dates: 16 June 2010; 5 July 2011; 6 Sept 2012

Vitality and Viability Performance Indicators

Indicator	Factor	Total (where appropriate quoted also as % overall)		
		2010	2011	2012
Retailer representation (good range of shops)	Multiple (national) retailers (no)	2	2	2
	Independent specialist shops (no)	21	23	24
	Charity/discount shops (no)	1	1	2
	Range of food shopping (no) (convenience or supermarket)	6 3	6 3	6 3
	Range of shops overall (score)	3	3	3
	Vacant premises rate (occupancy levels) (no)	4	4	1
	Investment by retailers (evidence of improvements etc) (score)	3	3	3
Space in use for different functions (diversity of uses)	Offices (financial and professional services) (no)	6	4	4
	Cafes, tea rooms, pubs, restaurants (no)	9	11	12
	Community/other facilities (specify)	town hall, toilets, visitor information centres		
	Essential rural services – post office, banks etc (specify)	bank, post office		
	Range and diversity of uses overall (score)	3	3	3
	Vacant premises rate (occupancy levels) (score)	3	3	4
	Investment by users (evidence of improvements etc) (score)	3	3	3
Environmental quality	Appearance of the environment generally (score)	4	4	4
	Sense of place (distinctiveness and local identity) (score)	4	4	4
	Signs of decay, decline and neglect (score)	None	None	None
	Signs of recent investment/improvements	None	None	4
Accessibility	Quality and frequency of public transport (score)	4	4	4
	Ease of pedestrian movement	4	4	4

Appendix 2: Detailed Town Centre Health Survey Results

	(including people with mobility difficulties) (score)			
	Traffic impact (score)	3	3	3
	Car parking provision (score)	4	4	4
Tourism	Range and quality of attractions (score)	2	4	4
	Visitor information, signage (score)	4	4	4

Notes and observations: (opportunities for improvements, potential development opportunity sites)				
<ul style="list-style-type: none"> • Large numbers of tourists, coach tour parties, little attractions other than retail, art galleries. Large number of cafes and tea rooms which is increasing. • Loss of solicitors' office. Vacancies have in many cases been taken up with new occupiers. • Revitalisation of large central hotel, plus other refurbishments. 				

SWOT Analysis

Strengths	Opportunities
<ul style="list-style-type: none"> • Large visitor numbers, high number of independent specialist shops, distinct sense of place. • Attractive green spaces. 	<ul style="list-style-type: none"> • Distinct town centre environment – sense of place.
Weaknesses	Threats
<ul style="list-style-type: none"> • Lack of alternative tourist attractions – retail, galleries only, visitor information centres, museum. • Lack of choice – foodstores. 	<ul style="list-style-type: none"> • Lack of tourist info and facilities. • Increased car parking pressures, traffic volume. • Large numbers of cafés, tea rooms – over dominant. • Seasonal visitor pull.

Grantown-on-Spey

Survey dates: 17 June 2010; 7 July 2011; 10 Sept 2012

Vitality and Viability Performance Indicators

Indicator	Factor	Total (where appropriate quoted also as % overall)		
		2010	2011	2012
Retailer representation (good range of shops)	Multiple (national) retailers (no)	4	4	4
	Independent specialist shops (no)	23	23	23
	Charity/discount shops (no)	1	1	1
	Range of food Shopping (no) (convenience or supermarket)	4	3	4
		3	3	3
	Range of shops overall (score)	3	3	3
	Vacant premises rate (occupancy levels) (no)	6	7	7
	Investment by retailers (evidence of improvements etc) (score)	3	3	3
Space in use for different functions (diversity of uses)	Offices (financial and professional services) (no)	8	8	6
	Cafes, tea rooms, pubs, restaurants (no)	6	6	6
	Community/other facilities (specify)	community hall, British Legion, visitor information centres		
	Essential rural services – post office, banks etc (specify)	3 banks, post office		
	Range and diversity of uses overall (score)	3	3	3
	Vacant premises rate (occupancy levels) (score)	3	3	3
	Investment by users (evidence of improvements etc) (score)	3	3	3
Environmental quality	Appearance of the environment generally (score)	4	4	4
	Sense of place (distinctiveness and local identity) (score)	4	4	4
	Signs of decay, decline and neglect (score)	None	None	vacant premises
	Signs of recent investment/improvements	None	None	None
Accessibility	Quality and frequency of public transport (score)	4	4	4
	Ease of pedestrian movement	4	4	4

Appendix 2: Detailed Town Centre Health Survey Results

	(including people with mobility difficulties) (score)			
	Traffic impact (score)	2	2	2
	Car parking provision (score)	3	3	3
Tourism	Range and quality of attractions (score)	2	2	2
	Visitor information, signage (score)	4	4	4

Notes and observations: (opportunities for improvements, potential development opportunity sites)
<ul style="list-style-type: none"> Increased number of shops, hotels currently empty.

SWOT Analysis

Strengths	Opportunities
<ul style="list-style-type: none"> High number of independent specialist shops, distinct sense of place. Attractive green spaces, built heritage. 	<ul style="list-style-type: none"> Distinct town centre environment – sense of place in square, traditional high street.
Weaknesses	Threats
<ul style="list-style-type: none"> Lack of alternative tourist attractions – visitor information centres, museum only. Lack of choice – food stores. 	<ul style="list-style-type: none"> Lack of tourist info and facilities. Increased car parking pressures, traffic volume.

Kingussie

Survey dates: 30 June 2010; 30 June 2011; 10 Sept 2012

Vitality and Viability Performance Indicators

Indicator	Factor	Total (where appropriate quoted also as % overall)		
		2010	2011	2012
Retailer representation (good range of shops)	Multiple (national) retailers (no)	2	2	2
	Independent specialist shops (no)	15	14	14
	Charity/discount shops (no)	0	0	0
	Range of food shopping (no) (convenience or supermarket)	4	4	4
	Range of shops overall (score)	4	4	4
	Vacant premises rate (occupancy levels) (no)	4	4	4
	Investment by retailers (evidence of improvements etc) (score)	3	3	3
Space in use for different functions (diversity of uses)	Offices (financial and professional services) (no)	5	5	5
	Cafes, tea rooms, pubs, restaurants (no)	10	9	9
	Community/other facilities (specify)	0	0	0
	Essential rural services – post office, banks etc (specify)	bank, post office		
	Range and diversity of uses overall (score)	3	3	3
	Vacant premises rate (occupancy levels) (score)	3	3	3
	Investment by users (evidence of improvements etc) (score)	3	3	3
Environmental quality	Appearance of the environment generally (score)	3	3	3
	Sense of place (distinctiveness and local identity) (score)	3	3	3
	Signs of decay, decline and neglect (score)	None	None	3
	Signs of recent investment/improvements	None	None	3
Accessibility	Quality and frequency of public transport (score)	Not known	3	3
	Ease of pedestrian movement (including people with mobility	4	4	4

Appendix 2: Detailed Town Centre Health Survey Results

	difficulties) (score)			
	Traffic impact (score)	2	2	2
	Car parking provision (score)	3	3	3
Tourism	Range and quality of attractions (score)	2	2	2
	Visitor information, signage (score)	3	3	3

Notes and observations: (opportunities for improvements, potential development opportunity sites)

- Busy through traffic, lack of services and facilities, good range of hotels, cafés and guest houses.

SWOT Analysis

Strengths	Opportunities
<ul style="list-style-type: none"> • Tourist trade, some offices. 	<ul style="list-style-type: none"> • Vacant Sheriff Court building. • Through traffic issues.
Weaknesses	Threats
<ul style="list-style-type: none"> • High Street parking. • Lack of facilities. 	<ul style="list-style-type: none"> • Volume of Heavy Goods Vehicles, tourism dependent.

Newtonmore

Survey dates: 30 June 2010; 30 June 2011; 10 Sept 2012

Vitality and Viability Performance Indicators

Indicator	Factor	Total (where appropriate quoted also as % overall)		
		2010	2011	2012
Retailer representation (good range of shops)	Multiple (national) retailers (no)	1	1	1
	Independent specialist shops (no)	4	4	4
	Charity/discount shops (no)	4	1	1
	Range of food shopping (no) (convenience or supermarket)	3	3	3
	Range of shops overall (score)	2	2	2
	Vacant premises rate (occupancy levels) (no)	3	3	3
	Investment by retailers (evidence of improvements etc) (score)	3	3	3
Space in use for different functions (diversity of uses)	Offices (financial and professional services) (no)	0	0	0
	Cafes, tea rooms, pubs, restaurants (no)	6	6	6
	Community/other facilities (specify)	1	1	1
	Essential rural services – post office, banks etc (specify)	post office		
	Range and diversity of uses overall (score)	2	2	2
	Vacant premises rate (occupancy levels) (Score)	3	3	3
	Investment by users (evidence of improvements etc) (score)	3	3	3
Environmental quality	Appearance of the environment generally (score)	3	3	3
	Sense of place (distinctiveness and local identity) (score)	3	3	3
	Signs of decay, decline and neglect (score)	3	3	3
	Signs of recent investment/improvements	none	none	none
Accessibility	Quality and frequency of public transport (score)	3	3	3
	Ease of pedestrian movement (including people with mobility	4	4	4

Appendix 2: Detailed Town Centre Health Survey Results

	difficulties) (score)			
	Traffic impact (score)	2	2	2
	Car parking provision (score)	2	2	2
Tourism	Range and quality of attractions (score)	2	3	3
	Visitor information, signage (score)	3	4	4

Notes and observations: (opportunities for improvements, potential development opportunity sites)

- Parking on south side of Main Street – prohibits traffic and leads to amenity issues, high level of tourist accommodation.

SWOT Analysis

Strengths	Opportunities
<ul style="list-style-type: none"> • High level of tourist accommodation – guest houses, B&Bs. 	<ul style="list-style-type: none"> • High level of residential homes on Main Street.
Weaknesses	Threats
<ul style="list-style-type: none"> • Overly strong tourist focus. • No offices. • No services. 	<ul style="list-style-type: none"> • Strong focus on tourism. • Lack of offices.

Appendix 3 – Land Ownership by Local Authority

(Information provided to CNPA by Local Authority on their land ownership in the Park)

Name of Site	Address
Angus	
Churchyard	Glen Clova
Ranger Base	Glen Clova
Car Park	Invermark
Churchyard & Extension	Lochlee
Old Churchyard	Lochlee
Perth & Kinross	
14,16, 17, 18 & 21 Ford Road	Blair Atholl
1,7 & 9 Tulloch Road	Blair Atholl
Ground (for cesspool), Garryside	Blair Atholl
2 The Square	Blair Atholl
Ground (car parking), The Square	Blair Atholl
Ground (public open space), Ford Road	Blair Atholl
4 & 12 Ford Road	Blair Atholl
Blair Atholl & Struan Parish Church	Bridge of Tilt
Public Conveniences, adj to Public Hall	Bridge of Tilt
1 & 3 Invertilt Road	Bridge of Tilt
1,3,11 & 13 St Adamnan Road	Bridge of Tilt
1,4,5 & 7 Blackwood Place	Bridge of Tilt
Blair Atholl PS, St Adamnan Road	Bridge of Tilt
Churchyard, Kilmaveonaig Church	Bridge of Tilt
Struan Primary School	Calvine
Plots of Ground acquired for Bridge Strengthening, Garry Bridge	Calvine
Spittal of Glenshee Churchyard	Glenshee
Plot of Ground acquired for A93 Road Improvements: Glenshee School; Allt Na Carnich Bridge; Gulabin Lodge, Spittal of Glenshee; Lair; Slochnacraig Cottage; Dalhenzean Lodge; Finegand	Glenshee
Playing Field, Killiecrankie PS	Killiecrankie
1,2 & 4 Shiel Brae Cottages	Killiecrankie

Appendix 3: Land Ownership by Local Authority

Moray	
Picnic Area, Bridge Of Avon, Tomintoul (leased)	Bridge Of Avon
Ground for factory development, Braes Of Glenlivet	Glenlivet
Ground for school and schoolhouse, Glenlivet	Glenlivet
Village Green, Glenlivet	Glenlivet
War Memorial, Glenlivet	Glenlivet
Picnic Area, Drumin, Glenlivet, Ballindalloch (leased)	Glenlivet
Picnic Area, Bridgend Of Livet, Glenlivet (leased)	Glenlivet
Ground, Comleybank, Glenlivet (housing development site)	Glenlivet
Picnic Area At Altnaglander Cottages, Kirkmichael (leased)	Kirkmichael
Cemetery, Kirkmichael	Kirkmichael
Cemetery Extension, Conglass Lane	Tomintoul
13 - 14 Conglass Lane; 72 Main Street	Tomintoul
Site for public toilet, Tomnabat Lane	Tomintoul
Site for recreational/bowling green, Conglass Lane	Tomintoul
Shop & Museum, The Square	Tomintoul
Depot, Land Adjacent To Conglass Lane	Tomintoul
Site Of Former White Heather Hotel, Main Street	Tomintoul
Ground for school, Back Road	Tomintoul
Ground for school, Main Street And Back Lane	Tomintoul
Former Tomintoul Secondary School, Main Street	Tomintoul
Outdoor Centre, 25 Main Street (site of former R. C. School)	Tomintoul
Depot and garages, Conglass Lane	Tomintoul
Former bus depot, Conglass Lane	Tomintoul
Site to rear Of Church Hall, Main Street (housing development site)	Tomintoul
Picnic Area, Well Of Lecht (leased)	Tomintoul
Main Street, Tomintoul (housing development site)	Tomintoul
1 - 12 Conglass Lane, Tomintoul (housing development site)	Tomintoul
86 & 87 Main Street, Tomintoul (housing development site)	Tomintoul
71 And 71A Main Street, now 15 + 16 Conglass Lane	Tomintoul

Appendix 3: Land Ownership by Local Authority

Ground at 16 and 17 Main Street, Tomintoul (housing development sites)	Tomintoul
24A & 24B Main Street, Tomintoul (housing development site)	Tomintoul
22 - 24 Main Street, Tomintoul (housing development sites)	Tomintoul
Ground north of 116b Main Street (1 & 100 Main Street & 1 & 2 Tomnabat Lane)	Tomintoul
Car Park, Main Street	Tomintoul
Former Tomintoul Secondary School, Main Street	Tomintoul
Council Depot, Conglass Lane, access to 0.29 acres	Tomintoul
Ground To Rear Of 17 Main Street (housing development site)	Tomintoul
Land at Tomnavoulin, (housing development site)	Tomnavoulin
The Highland Council	
Abernethy Cemetery	
Car Park Land to Rear of Causer Cottages	
Countryside Rangers Centre	
Former Tulloch Primary School	
Gables Car Park	
Land Leased to Community Council	
Nature Trails	
Open Spaces	
Play Areas	
Ralia Centre, store and tank	
Ranger Station Site	
Sports Facilities Site	
St Brides Car Park	
Industrial Site 1A, 1B, 4A	
Lock-ups (7 of)	
2, 3, 5, 6, 7, 8, 10, 11, 14, 16 Woodburn Place	
Aviemore Youth Club	Aviemore
Adult Former Basic Education Office, Aviemore Service Point, Milton Park	Aviemore
Aviemore Bowling Club Dalfaber Drive	Aviemore
Aviemore Former Primary including Nursery, East Site, Milton Park	Aviemore
Aviemore Former Service Pt & Office Milton Park	Aviemore

Appendix 3: Land Ownership by Local Authority

Aviemore Police Station, Grampian Road	Aviemore
Aviemore Primary School & Community Centre, Muirton	Aviemore
Aviemore Public Toilets, Grampian Road	Aviemore
Aviemore Recycling Centre, Landfill Site, Granish	Aviemore
Aviemore Retained Fire Station, Grampian Road	Aviemore
Aviemore Youth Club	Aviemore
Burnside Road Play Area	Aviemore
Car Park Beside Police Station, Grampian Road	Aviemore
Five Lock-ups, Milton Park	Aviemore
Former Aviemore Library, Unit 1E, Aviemore Shopping Centre, Grampian Road	Aviemore
Garage site; Land for Access Way, Aviemore Primary School Service Point and Community Centre, Muirton	Aviemore
Garage, Aviemore Service Point, Milton Park	Aviemore
Granish - Leachate Treatment Plant, Landfill Site, Granish	Aviemore
Land for Aviemore New Football Pitch, Birch Road	Aviemore
Morlich Court Play Area	Aviemore
Police Hostel Grampian Road	Aviemore
Rothiemurchus Playing Field, Rothiemurchus Village Green, Inverdruie	Aviemore
Strathspey Avenue Play Area	Aviemore
The Glen Centre, 17 Kinveachy Gardens	Aviemore
Aviemore Ring Cairn Muirton, Nos 17-26	Aviemore
1 - 5 Birch Road	Aviemore
1-4 Collie Cottages, Grampian Road	Aviemore
Aviemore Social Work Office, Suites 7-9, Aviemore Shopping Centre, Grampian Road	Aviemore
Aviemore Youth Club (New) 1st Floor	Aviemore
Police House, 1 The Police Houses, Dalfaber Road	Aviemore
2, The Police Houses, Snowbadger House, Dalfaber Road	Aviemore
Granish Land Fill Site Extension & Extension 2, Landfill Site, Granish	Aviemore
3 Kinloch Cottage, Old A9, Lynwilg	Aviemore
Offices & Storage, Unit 4C, Dalfaber Industrial Estate, Dalfaber Drive	Aviemore

Appendix 3: Land Ownership by Local Authority

Aviemore Depot, Unit 5 including store, workshop, Dalfaber Industrial Estate, Dalfaber Drive	Aviemore
Outdoor Learning - Equipment Store, Unit 10-4, Dalfaber Industrial Estate, Dalfaber Drive	Aviemore
12 Lockhart Place	Aviemore
Police House, 14 & 15 Morlich Court	Aviemore
3, 4, 10 Morlich Court	Aviemore
The Glen Centre, 17 Kinveachy Gardens	Aviemore
4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18 Kinveachy Gardens	Aviemore
3, 4, 6, 10 Main Road	Aviemore
24 Grampian Court	Aviemore
8, 10, 11, 12, 13, 14, 15, Burnside Place	Aviemore
5, 6, 7, 8, 9, 12, 37 Birch Road	Aviemore
12, 13, 16, 17, 19, 20, 23, 31, 33, 39, 41 Burnside Road	Aviemore
5, 10, 13, 14, 18, 19, 20, 22, 23, 24, 25, 26, 30 Strathspey Avenue	Aviemore
6, 8, 16, 17, 19 Cairngorm Avenue	Aviemore
59, 70 Dalnabay, Silverglades	Aviemore
3, 4, 5, 6, 9, 11, 13, 14, 16, 17, 18, 19, 20, 23, 24, 25 Braeriach Court	Aviemore
12, 16, 17, 22 Myrtlefield	Aviemore
1, 3, 5, 8, 13, 17, 35 Seafeld Place	Aviemore
6a, 7a, 9b, 13, 21, 39, 40, 43, 69, 75, 76, 82 Corroul Road	Aviemore
2, 3, 5, 6, 12, 14, 16, 22, 24, 29, 33, 35, 47, 55 95 Burnside Avenue	Aviemore
2, 42, 44, 54, 55 Callart Road	Aviemore
4, 6, 12, 15, 19, 24, 26, 30, 35, 40, 42, 43, 46, 50, 51, 52, 61, 63 Milton Park	Aviemore
Offices & Storage Unit 4C, Dalfaber Industrial Estate	Aviemore
Badaguish Centre including Septic Tank, Lodge 1, Lodge 2, 3 & 4; Jubilee Building	Badaguish
Boat of Garten Public Toilets, Deshar Road Closed	Boat of Garten
Boat of Garten War Memorial, Deshar Road	Boat of Garten
Deshar Primary – including Horsa Dining Centre, North Toilet, School Building, Septic Tank, South Toilet Deshar Primary School	Boat of Garten
Football Field, Craigie Avenue	Boat of Garten

Appendix 3: Land Ownership by Local Authority

Laggantygown Cemetery and buildings and car park	Boat of Garten
7, 8 Church Drive	Boat of Garten
13, 14 Grampian Crescent	Boat of Garten
16, 17, 18, 19, 21, 27, 28 Craigie Avenue	Boat of Garten
Carr-Bridge Community Response Unit	Carr-Bridge
Carr-Bridge Cemetery Building, Ruthven Road	Carr-Bridge
Carr-Bridge Police Station	Carr-Bridge
Carr-Bridge Primary School	Carr-Bridge
Carr-Bridge Public Toilets	Carr-Bridge
Carr-Bridge Volunteer Fire Station, Inverness Road	Carr-Bridge
Carr-Bridge War Memorial (Ellanwood), Station Road	Carr-Bridge
Cemetery Building, Carr-Bridge Cemetery, Station Road	Carr-Bridge
Corra Linn, Mannfield Place	Carr-Bridge
Ellanwood Road Play Area, Ellanwood Road	Carr-Bridge
Football Pitch	Carr-Bridge
2, 3 Strathspey Lane	Carr-Bridge
1, 5 Carr Cottages, Carr Road	Carr-Bridge
1, 2, 3, 5, 6, 7 Reed Court	Carr-Bridge
1, 47, 50, 51, 52 Ellanwood Court, Ellanwood Road	Carr-Bridge
5, 11, 15, 33, 37, 38, 39, 42, 43, 45 Ellanwood Road	Carr-Bridge
The Haughs Car Park	Cromdale
3 Kirk Road	Cromdale
1, 2, 4 Tom-An-Uird View	Cromdale
1, 5, 6 Cambrae	Cromdale
2, 3, 6, 17 The Haughs, Cromdale	Cromdale
Dalwhinnie Lorry Park	Dalwhinnie
Dalwhinnie Play Area	Dalwhinnie
Dalwhinnie Primary including Nursery, School Building, Toilet Extn, Ben Alder Road	Dalwhinnie
Dalwhinnie Public Toilets	Dalwhinnie
Drumochter Radio Station	Dalwhinnie
Grampian View, Ben Alder Road	Dalwhinnie

Appendix 3: Land Ownership by Local Authority

Truim Falls Car Park	Dalwhinnie
Dalnain Bridge War Memorial	Dalnain Bridge
9 Fraser Road, Skye Of Curr Road,	Dalnain Bridge
1, 4, 5, 7, 8, 10 School Place	Dalnain Bridge
2, 3 Fraser Road, Skye Of Curr Road	Dalnain Bridge,
2, 3 Curr Road	Dalnain Bridge
1 Birchview Cottages	Grantown-on-Spey
Burnfield Avenue Public Toilets, Burnfield Avenue	Grantown-on-Spey
Car Park, High Street	Grantown-on-Spey
Car Park, Spey Avenue	Grantown-on-Spey
Cemetery Building, Grantown On Spey Burial Ground	Grantown-on-Spey
Craig MacLean Centre, Grantown Grammar School, Cromdale Road	Grantown-on-Spey
Dulaig Court Play Area, Dulaig Court	Grantown-on-Spey
Former Grantown Depot, Forest Road	Grantown-on-Spey
Generator Store, Grant House, Castle Road East	Grantown-on-Spey
Grant House Resource Centre, Grant House, Castle Road East	Grantown-on-Spey
Grantown Grammar including Main Building, Classroom Portacabin, History Portacabin, Janitors House, Library Portacabin, Mod Studs Portacabin, Music Portacabin, Grantown Grammar School, Cromdale Road	Grantown-on-Spey
Grantown Library (Ground Floor), High Street	Grantown-on-Spey
Grantown on Spey Burial Ground	Grantown-on-Spey
Grantown on Spey Recycling Centre, Achnagonalin Industrial Estate	Grantown-on-Spey
Grantown Primary School including School Building, Canteen, Nursery, South Street	Grantown-on-Spey
Grantown Retained Fire Station, Woodside Avenue	Grantown-on-Spey
Grantown Roads Depot, Woodlands Terrace	Grantown-on-Spey
Grantown Town House, The Square	Grantown-on-Spey
Grantown War Memorial, The Square	Grantown-on-Spey
High Street Public Toilets	Grantown-on-Spey
Mossie Road Playpark, Mossie Road	Grantown-on-Spey

Appendix 3: Land Ownership by Local Authority

Picnic Site, Cromdale	Grantown-on-Spey
Seafield Park including Playgroup Site; Scout Site; Changing Rooms Site, Strathspey Thistle FC, Heathfield Road	Grantown-on-Spey
Site Office & Mess Room Highland Council Roads Depot, Woodlands Terrace	Grantown-on-Spey
Store, Grant House, Castle Road East	Grantown-on-Spey
Summer House, Grant House, Castle Road East	Grantown-on-Spey
Workshop Roads Depot, Woodlands Terrace	Grantown-on-Spey
1 - 14 Shankland Court	Grantown-on-Spey
Site 1 Forest Road	Grantown-on-Spey
Yard 3, Strathspey Industrial Estate, Woodlands Terrace	Grantown-on-Spey
Lorry Park & Salt Store, Site 7 Woodlands Terrace	Grantown-on-Spey
Workshop Unit 4A1, 4A3, Strathspey Industrial Estate, Woodlands Terrace	Grantown-on-Spey
Police Houses, 11 and 13 Castle Road	Grantown-on-Spey
Grantown on Spey Police Station, 15 Castle Road	Grantown-on-Spey
2, 3, 6, 7 Grant Court	Grantown-on-Spey
Compound 4A6, 4A7, 5C, 5D, Strathspey Industrial Estate, Woodlands Terrace	Grantown-on-Spey
Workshop/Factory Unit 4A2; 4A4; 4A5; 5A; 5C, Strathspey Industrial Estate; Woodlands Terrace	Grantown-on-Spey
5, 13, 16, 17, 20 Mackay Avenue	Grantown-on-Spey
2, 5, 12, 19, 20 Macgregor Avenue	Grantown-on-Spey
Grantown Community Centre/YMCA, 80 High Street	Grantown-on-Spey
Shops, 81 & 83 High Street	Grantown-on-Spey
6, 16, 17, 26, 28 37, 43, 46 Cairngorm Avenue	Grantown-on-Spey
7, 35, 45 South West High Street	Grantown-on-Spey
11, 17a, 20, 23, 25 Castle Road East	Grantown-on-Spey
25, 27, 28, 29, 32, 33, 36, 37, 41 Coppice Court	Grantown-on-Spey
2, 3, 4, 5, 6, 7, 10, 11, 15, 16, 17, 21, 24, 27, 32, 33, 35, 36, 38, 39, 41, 45 Beachen Court	Grantown-on-Spey
3e, 75, 75a, 77 High Street,	Grantown-on-Spey
3, 4, 8, 9, 10, 11, 12, 14, 16, 18, 26, 32, 41, 43 Kyalintra Crescent	Grantown-on-Spey
1, 3, 4, 6, 9, 10, 17, 18, 20, 21, 23, 24, 25, 26, 28, 31, 37, 39, 41, 42 Dulaig Court	Grantown-on-Spey

Appendix 3: Land Ownership by Local Authority

Alvie Primary, Main School, School Dining Centre, Toilet Block, Septic Tank	Kincraig
Kincraig War Memorial	Kincraig
1, 6, 7, 8, 12 Macrae Crescent	Kincraig
4, 7, 9, 15, 16, 17 Suidhe Crescent	Kincraig
Ardvonie Car Park Public Toilets, Gynack Road Ardvonie Park	Kingussie
Badenoch Centre, Spey Street	Kingussie
Former Garden Area, 100 High Street	Kingussie
Glebe Land, Open Space	Kingussie
Gynack Gardens, Gynack Street	Kingussie
Housing Land at Dunbarry, Grounds Of Gowanlea, Kerrow Drive (Development Site)	Kingussie
Housing Land Enclosed by Cluny Terrace and Garraline Terrace	Kingussie
Kingussie Cemetery and buildings	Kingussie
Kingussie Council Offices, Highland Council Service Point, Ruthven Road	Kingussie
Kingussie Depot Oil Interceptor, Roads Depot, Market Lane	Kingussie
Kingussie High and Primary School- including Morton Hall, Jocks Lodge, Eden Court, Staners Bank, Janitors House, Pumping Station, School Gym Block, School Kitchen, Tech Extension, Main Block, Library/Meeting, Nursery, Classroom, Canteen, Playgroup, Classroom Ext, Main Building, GP Room, Playing Field Part, Footbridge Ruthven Road	Kingussie
Kingussie Mortuary	Kingussie
Kingussie Recycling Centre, Civic Amenity Site, Market Lane	Kingussie
Kingussie Retained Fire Station, King Street	Kingussie
Kingussie Roads Depot Site(Retained), Market Lane	Kingussie
Kingussie Tennis Courts & Pavilion, Ardbroilach Road	Kingussie
MacKenzie Fountain, Ruthven Road	Kingussie
Market Stance Football Park, Ruthven Road	Kingussie
Off Street Car Park, Old Distillery Surgery, Station Road	Kingussie
Picnic Area, Ruthven Road	Kingussie
Putting Green and Sheds, Spey Street	Kingussie
Roads Depot Site (Balfour Beattie), Market Lane	Kingussie

Appendix 3: Land Ownership by Local Authority

Stores & Workshop, Blackhouse, Farming Museum, Pitmain Lodge, Canteen, School, Workers Cottage, Joiners Workshop, Sawmill, McRobert House, Iona Gallery, Car Park, Highland Folk Museum, Duke Street	Kingussie
Taits Brae Play Park, Ardvonie Road	Kingussie
Talla nan Ros, King Street	Kingussie
The Clock Tower, East Terrace	Kingussie
The Laurels, Newtonmore Road	Kingussie
Wade Centre, Spey Street	Kingussie
0.0829ha Land, 0.0072ha Land, Kingussie Tennis Courts and Pavilion, Ardbroilach Road	Kingussie
1 Dunbarry Road	Kingussie
1 Old Bank House, Spey Street	Kingussie
Arch Cottage, 1 Macedwards Close, Spey Street	Kingussie
2 Columba Terrace	Kingussie
1, 2 Duke Street	Kingussie
1, 2, 5 Spey Street	Kingussie
Police House & 2 Mill Road	Kingussie
Workshop; Garage / Store 1; Garage / Store 2; Offices; Kingussie Depot Septic Tank; Roads Depot, Market Lane	Kingussie
Caberfeidh House, 7 High Street	Kingussie
3, 8, Dallas Terrace	Kingussie
12 Garraline Terrace	Kingussie
Flat 1, and Badenoch House, 11 High Street	Kingussie
Kingussie Police Station, 13 High Street	Kingussie
1, 3, 5, 6 Caberfeidh Court, High Street	Kingussie
2, 6, 7 Caledonian Buildings, Spey Street	Kingussie
Police House, 33 Campbell Crescent	Kingussie
17, 19 Cluny Terrace	Kingussie
Former Furniture Store, 36 High Street	Kingussie
Kingussie Courthouse, 36 High Street	Kingussie
Store 1 & 2; 36 High Street	Kingussie
5, 7, 15, 16 Cluny Terrace	Kingussie

Appendix 3: Land Ownership by Local Authority

Tigh-An-Eilach, 45 High Street	Kingussie
2, 4, 5, 6, 8, 15, 16 Orchard Court	Kingussie
8, 9, 10, 13, 14, 16 Garraline Terrace	Kingussie
9, 18, 26, 32, 34 Dunbarry Terrace	Kingussie
Kingussie Planning Office, 100 High Street	Kingussie
1, 2, 3, 4, 6, 8, 9, 10, 16, 17, 18, 20, 22, 23, Campbell Crescent	Kingussie
44, 47, 69, 77, 86b, 105, 107, 109, 111, 131, 135, 139 High Street	Kingussie
Laggan Car Park	Laggan
Gergask Primary including Extension, Playing Field, School Building, Demountable	Laggan
Laggan Play Area	Laggan
Laggan Public Toilets and Septic Tank	Laggan
3, 8-10 Gergask Avenue	Laggan
Abernethy Primary including School Building, Swimming Pool, Septic Tank	Nethy Bridge
Craigmore Crescent Play Area	Nethy Bridge
Former Tulloch Primary School & Schoolhouse	Nethy Bridge
Lynstock Crescent Play Area	Nethy Bridge
Nethybridge Outdoor Centre - N & S Block	Nethy Bridge
Nethybridge Toilets	Nethy Bridge
Nethybridge War Memorial	Nethy Bridge
1 Causer Cottage	Nethy Bridge
1, 4, 5, 10 Bynack Place	Nethy Bridge
5, 7, 11 Craigmore Crescent	Nethy Bridge
4, 6, 7, 8, 9, 10, 12, 13, 15, 16, 17, 22 Mackenzie Crescent	Nethy Bridge
3, 4, 10, 16, 22, 30, 35 Lynstock Crescent	Nethy Bridge
Highland Folk Museum including Grazings, Aultlarie Croft, Toilet Block, Exhibition Building (Cafe & Shop); Aultlarie Steading; Croft House (Office & Toilets); Portacabin; Highland Folk Park, Kingussie Road	Newtonmore
Loch Imrich, Woodland Main Street	Newtonmore
Main Street Public Toilets	Newtonmore
Mission Church, Highland Folk Park, Aultlarie Croft, Kingussie Road	Newtonmore
Newtonmore Burial Ground and buildings, Fort William Road	Newtonmore

Appendix 3: Land Ownership by Local Authority

Newtonmore Library, Village Hall, Main Street	Newtonmore
Newtonmore Police Station The Old Police House, Main Street	Newtonmore
Newtonmore Primary School and play area, and Extension and Old Building Main Street	Newtonmore
Newtonmore Travelling Peoples Site	Newtonmore
Newtonmore Volunteer Fire Station	Newtonmore
Police House, Church Terrace	Newtonmore
Site 2 Newtonmore Industrial Estate Station Road	Newtonmore
Workshop Unit 3B1, 3B2, Newtonmore Industrial Estate, Station Road	Newtonmore
2 & 8 Macpherson Avenue	Newtonmore
Workshop/factory Unit 1a1; 1a2; 1a3; 1a4; 2b1; 2b2; 2b3; 2b4; 2b5; 2a; 5b, Compound 1A5, 1A6, Unit 7, Unit 8, Industrial Estate, Newtonmore Industrial Estate, Station Road	Newtonmore
2, 4, 5, 16 Craigdhu Road	Newtonmore
2, 4, 10, 11, 12, 14 Church Terrace	Newtonmore
4, 13, 18, 19, 23, 25, 33, 35, 37, 41, 43, 44, 46, 47, 48, 51, 56, 59, 60, 62, 82, 86, 88, 90, 96, 98, 100, 108, 110, 118, Clune Terrace	Newtonmore
Aviemore Radio Station, Telecommunications Site	Rothiemurchus
Glenmore Public Toilets	Rothiemurchus
Aberdeenshire	
Caravan Park	Ballater
Industrial Estate	Ballater
Outdoor Centre (former school)	Ballater
Village centre car park and toilets	Ballater
Lorry store/ depot	Braemar