

# *Cairngorms National Park Local Development Plan 2021 Action Programme*







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## SECTION 1: PURPOSE AND FORMAT

### Purpose

This Action Programme has been prepared to support the delivery of the Cairngorms National Park Local Development Plan 2021 (LDP).

The aim of the Action Programme is to set out actions which will help implement the vision, strategy and proposals of the LDP. It is the Cairngorm National Park Authority's (CNPA) main delivery tool for the LDP and will be used to help monitor progress.

The Town and Country Planning (Development Planning) (Scotland) Regulations 2008 requires Action Programmes to set out:

- A list of actions required to deliver each of the Plan's key policies and proposals;
- The organisation who is to carry out the action; and
- The broad timescale for carrying out each action.

However, Action Programmes are now being promoted as a key tool for facilitating and supporting development delivery. Scottish Planning Policy (2014) emphasises that '*Action programmes should be actively used to drive delivery of planned developments: to align stakeholders, phasing, financing and infrastructure investment over the long term*' (para. 31).

This Action Programme sets out progress updates on:

- National Projects within the National Park that will play a role in the future delivery of development and policy objectives of the LDP;
- Infrastructure and Other Projects that will support the delivery of the aims of the LDP; and
- How the LDP Policies will be implemented and monitored; and
- Individual site allocations by settlement. Each site is set out in Section 6, and a Red/Amber/Green system is used to evaluate their effectiveness.

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

The CNPA use the Action Programme to build a clearer evidence base for the each of the allocated sites in the LDP, identifying constraints, or costs of developing sites and ways of resolving them. This will also include developer obligations requirements for each settlement.

This information will be updated annually through each review of the Action Programme and will be available for developers and communities.

### Format

The Action Programme has six main sections:

Section	Page
<b>1. The Purpose and Format</b>	<b>1</b>
<b>2. National Projects</b>	<b>5</b>
<b>3. Infrastructure Delivery and Other Projects</b>	<b>8</b>
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## SECTION 1: PURPOSE AND FORMAT

### The role of partners

The Action Programme is prepared by the CNPA, however, the CNPA is only one of many stakeholders - including public bodies, private developers, landowners and communities - who are responsible for delivering actions within it.

For example, most local authorities combine the roles of planning authority with housing authority, roads authority, education authority and delivery of services, each of which may help deliver the LDP for an area. In the Cairngorms National Park, the local authorities continue to do all those roles, with the CNPA sharing parts of the planning authority role. This means that our Action Programme relies heavily on the work of the local authorities and other public bodies as well as the owners of land, private developers and communities. There are too many to identify in detail, but some of the key roles are summarised below:

Summary of partner roles	
Partner	Responsible for:
<b>Cairngorms National Park Authority</b>	<ul style="list-style-type: none"> <li>Coordination of delivery, monitoring and review of LDP and Action Programme.</li> <li>Significant planning consents, monitoring and enforcement, delivery of efficient planning service for customers</li> <li>Support and small-scale funding for corporate priorities</li> </ul>
<b>Local Authorities</b>	<ul style="list-style-type: none"> <li>Planning consents, monitoring and enforcement, delivery of efficient planning service for customers.</li> <li>Housing authority role including Housing Strategies, Strategic Housing Investment Plans, assess Housing Need and Demand.</li> <li>Building Control, Roads, Waste, Education, Care services, Leisure, Business support, Environmental Health roles.</li> </ul>

<b>NatureScot</b>	<ul style="list-style-type: none"> <li>Advice and support on Natural Heritage in preparation of LDP and in planning applications for planning authorities and developers.</li> <li>Regulation of Species Licences.</li> </ul> <p>Full details at : <a href="https://www.nature.scot/doc/planning-great-places">https://www.nature.scot/doc/planning-great-places</a></p>
<b>Scottish Water</b>	<ul style="list-style-type: none"> <li>Infrastructure for and connections to public water supplies and waste water systems.</li> </ul> <p>Full details at <a href="http://www.scottishwater.co.uk">www.scottishwater.co.uk</a></p>
<b>Scottish Environment Protection Agency</b>	<ul style="list-style-type: none"> <li>Advice and support on Environmental issues in preparation of LDP and in planning applications for planning authorities and developers.</li> <li>Environmental Regulations and Licensing.</li> </ul> <p>Info: <a href="http://www.sepa.org.uk/environment/land/planning/">www.sepa.org.uk/environment/land/planning/</a></p>
<b>Enterprise agencies (HIE, Scottish Enterprise)</b>	<ul style="list-style-type: none"> <li>Engage in LDP preparation and consultations.</li> <li>Advice and support on sustainable economic and social development issues.</li> </ul>
<b>Other public bodies</b>	<ul style="list-style-type: none"> <li>Advice and support during preparation of LDP and in planning applications for planning authorities and developers.</li> <li>May invest in projects or programmes that support or are connected to the LDP.</li> </ul>
<b>Developers, (including community groups or Public bodies when acting as a developer)</b>	<ul style="list-style-type: none"> <li>Undertake work to make effective planning applications, including seeking pre-application advice.</li> <li>Comply with planning consents and conditions.</li> <li>Secure other required consents.</li> <li>Keep planning authority informed of progress or problems with sites.</li> <li>Secure funding, manage development process through to completion and disposal or sale of properties.</li> </ul>
<b>Communities and other groups</b>	<ul style="list-style-type: none"> <li>Engage in LDP preparation and consultations.</li> <li>Develop and review Community Action Plans.</li> <li>Establish community development companies to coordinate and develop projects.</li> </ul>



## SECTION 1: PURPOSE AND FORMAT

### Links to other Plans and Strategies

The Local Development Plan and Action Programme help to deliver the plans and strategies of many organisations and for many issues across the National Park. In particular, the Cairngorms National Park Partnership Plan which is the overarching land use strategy for the National Park. It therefore sets the context for:

- The Local Development Plan
- Active Cairngorms
- Cairngorms Nature
- The Economic Strategy

Other plans and strategies that are linked to the National Park Partnership Plan and Local Development Plan also include:

- The local authorities' Housing Strategies, and Strategic Housing Investment Plans
- Transport Scotland Strategic Transport Projects Review and Regional Transport Strategies
- Area Waste Plans
- Local Authority capital investment plans
- Community Action Plans
- Plans of Community Planning Partnerships
- Scotland's River Basin Management Plan and Catchment Management Plans

This Action Programme however only focuses on projects that contribute to the delivery of the Local Development Plan 2021.

### Review of the Action Programme

The CNPA will review and republish the Action Programme annually and want it to be a 'live' document that changes and adapts over time.

The annual Action Programme reviews will reflect changes on the ground, demonstrate progress or constraints in delivery, incorporate new actions and provide up to date information on the status and progress of sites over time along with current developer obligations requirements. Each annual review will be report to CNPA Planning Committee for information and will be published on the CNPA website for communities and developers.





## SECTION 1: PURPOSE AND FORMAT

### Abbreviations used in the Action Programme

There are a number of organisations and terms that are used in the Action Programme frequently. Their names or terms have been abbreviated at some points in the document and are listed below.

#### Organisations:

<b>CBP</b>	Cairngorms Business Partnership
<b>FLS</b>	Forestry and Land Scotland
<b>HES</b>	Historic Environment Scotland
<b>HIE</b>	Highlands and Islands Enterprise
<b>HITRANS</b>	Highlands and Islands Transport Partnership
<b>HLF</b>	Heritage Lottery Fund
<b>LA</b> s	All constituent Local Authorities
<b>NS</b>	NatureScot
<b>RSPB</b>	Royal Society for the Protection of Birds
<b>SEPA</b>	Scottish Environment Protection Agency
<b>SS</b>	SportScotland
<b>SW</b>	Scottish Water
<b>SYHA</b>	Scottish Youth Hostelling Association
<b>THC</b>	The Highland Council

#### Other abbreviations:

<b>DIA</b>	Drainage Impact Assessment
<b>FRA</b>	Flood Risk Assessment
<b>HRA</b>	Habitats Regulations Assessment
<b>LDP</b>	Local Development Plan
<b>NFM</b>	Natural flood management
<b>SEA</b>	Strategic Environmental Assessment
<b>WWTW</b>	Waste Water Treatment Works



## SECTION 2: NATIONAL PROJECTS

**TABLE 2: NATIONAL PROJECTS** identified through the Scottish Government's National Planning Framework (NPF3)

Proposal	Description	Timescale	Lead Agency	Other Partners	Notes
<b>A9 Dualling</b>	<p>Transport Scotland is taking forward design and construction of the A9 Dualling between Perth and Inverness.</p> <p>The project is being developed with a view to completing the overall dualling to:</p> <ul style="list-style-type: none"> <li>• improve the operational performance of the A9 by reducing journey times and improving journey time reliability,</li> <li>• improve safety for motorised and non-motorised users by reducing accident severity and reducing driver stress,</li> <li>• facilitate active travel within the corridor, and</li> <li>• improve integration with public transport facilities.</li> </ul>	By 2025	Transport Scotland		<p>CNPA and Highland Council removed objections to the Dalraddy to Slochd section of the A9 Dualling when Transport Scotland agreed to fund the planning and development of an alternative non-motorised user route between Aviemore and Carrbridge. A virtual public engagement was held November/December 2020 to present emerging route options. All information that was on display is published here:</p> <p><a href="https://www.transport.gov.scot/projects/aviemore-to-carrbridge-non-motorised-user-route-study/">https://www.transport.gov.scot/projects/aviemore-to-carrbridge-non-motorised-user-route-study/</a> (transport.gov.scot)</p> <p>The preferred non motorised user route is expected to be announced late summer 2021.</p>





## SECTION 2: NATIONAL PROJECTS

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Proposal	Description	Timescale	Lead Agency	Other Partners	Notes
<b>Highland Mainline Rail improvements</b>	<p>Transport Scotland, on behalf of Scottish Ministers is working with Network Rail to develop phase two of the scheme which aims to deliver:</p> <ul style="list-style-type: none"> <li>• an hourly service;</li> <li>• average journey time reductions of around 10 minutes between Inverness and Perth extended to Edinburgh and Glasgow; and</li> <li>• more efficient freight operations that better respond to the needs of customers.</li> </ul>	By 2025	Transport Scotland	Network Rail	<p>Phase 2 completed in May 2019.</p> <p>The long-term goal of the Highland Mainline enhancements programme seeks to achieve a fastest journey time of 2 hours 45 minutes between Inverness and the Central Belt with an average journey time of 3 hours and an hourly service by 2025.</p> <p>Further information available at:  <a href="https://www.transport.gov.scot/projects/highland-main-line/project-details/">https://www.transport.gov.scot/projects/highland-main-line/project-details/</a></p>





## SECTION 3: INFRASTRUCTURE DELIVERY AND OTHER PROJECTS

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

**TABLE 3.1: INFRASTRUCTURE DELIVERY AND OTHER PROJECTS IN LDP**

Settlement/ Project Name	Infrastructure/ Project Description	Status/ Constraints	Timescale	Lead Agency	Other Partners
<b>HIGHLAND</b>					
<b>Review of Badenoch and Strathspey Healthcare facilities</b>	<p>As part of a NHS Highland review of healthcare facilities provision in Badenoch &amp; Strathspey, there is a proposal to replace the existing hospital facilities in Grantown-on-Spey and Kingussie with new community hospital facility in Aviemore (image of proposed development below).</p> <p>The future uses of the old hospital facilities and land still to be identified.</p>	<p>Planning permission (2018/0311/DET) now approved for the site and funding secured.</p> <p>Site currently under construction.</p>	2020 onwards	NHS Highland	CNPA, THC, Medical Practices, Communities





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<b>HIGHLAND</b>					
<b>Strathspey Railway Extension to Grantown</b>	Strathspey Railway Company's project 'Rails to Grantown', is focussed on bringing steam railway to Grantown-on-Spey from Broomhill. Project also requires crossing of A95 Trunk road, with opportunities for upgrading a section of the A95 and off-road link between Dulnain Bridge and Grantown-on-Spey.	EIA scoping completed and TAWS application comprising the road crossing, railway and railway station to be submitted.	2020 onwards	Strathspey Railway Co	Transport Scotland





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<b>HIGHLAND</b>					
<b>Development of 'Active Aviemore' Project</b>	The Scottish Government has agreed to fund the construction of a new £15m hospital in Aviemore. CNPA has identified this investment as a catalyst to deliver other strategic developments including Active Aviemore.	The project has now been divided into a number of independent projects to be delivered as follows:			
	This project aims to improve Aviemore's walking and cycling infrastructure, promote active travel and enhance the integration of social and health care facilities.	Grampian Road/ Dalfaber Drive Junction – redesign and construction Community consultation underway (June 2021) Path upgrade from Primary School to new Hospital site (rail underpass) – design and construction.	2021-22	THC	Sustrans
	Other infrastructure actions to support this include: <ul style="list-style-type: none"> <li>Recruiting a CNPA infrastructure engineer.</li> <li>Preparing a five year CNP Infrastructure Plan.</li> <li>Commencing Heritage Horizons Active Travel and Sustainable Transport projects.</li> </ul>	Designs submitted to Network Rail. Awaiting permissions and asset transfer process. Segregated cycle paths on Grampian Road. Design funding secured. Community consultation to re-commence 2021-2022.	2021-22	Hitrans	CNPA, Aviemore & Vicinity Community Council
		Segregated cycle paths on Grampian Road Design funding secured. Community consultation to re-commence 2021-2022.	2022-2025	CNPA	NLHF, Sustrans, THC, Hitrans, Aviemore & Vicinity Community Council



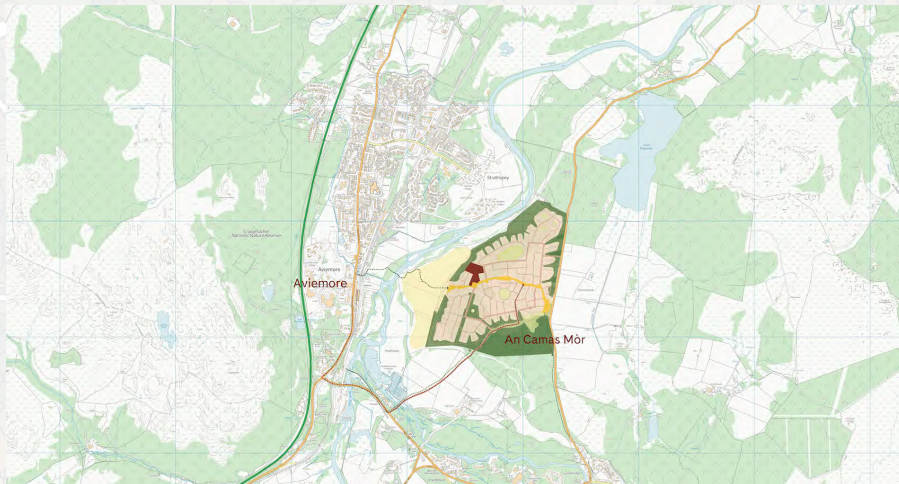


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Settlement/ Project Name	Infrastructure/ Project Description	Status/ Constraints	Timescale	Lead Agency	Other Partners
<b>HIGHLAND</b>					
<b>An Camas Mòr</b>	<p>Development of a new community (1500 houses; associated business, community facilities and provision of infrastructure). Infrastructure required will include:</p> <ul style="list-style-type: none"> <li>Road infrastructure, access and connectivity;</li> <li>Servicing infrastructure e.g. water, waste water, electricity; and</li> <li>Natural heritage, landscape and recreation.</li> </ul>	<p>Application under Section 42 to vary condition 1 of Planning Permission in Principle (CNPA Ref 09/155/CP) recommended for approval in August 2017. Section 75 signed and permission issued in April 2019.</p> <p>Awaiting submission of detailed Design and MSC applications for infrastructure.</p>	2021 onwards	An Camas Mòr LLP/The Highland Council/ Aviemore Community Council	CNPA, NS



Images above; map of proposed site and right; representative illustration of proposed development. Source: <https://ancamasmor.com/>





## SECTION 3: INFRASTRUCTURE DELIVERY AND OTHER PROJECTS

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**TABLE 3.1: INFRASTRUCTURE DELIVERY AND OTHER PROJECTS IN LDP**

Settlement/ Project Name	Infrastructure/ Project Description	Status/ Constraints	Timescale	Lead Agency	Other Partners
<b>HIGHLAND</b>					
<b>Cairngorm Mountain and Glenmore</b>	<p>The Cairngorm Masterplan which sets out the 25 year vision for the Mountain Estate was published in June 2021.</p> <p>The Masterplan comprises a 10 key strategies that will shape development of the publicly-owned Cairngorm Estate. It will act as a framework shaping future plans for ecology, sustainable transport, mountain biking, electrification, facilities development and more.</p> <p>The overarching vision for the Estate will be: 'a world-class mountain environment where nature thrives and people of all ages and abilities enjoy access to outdoor sport, recreation and education opportunities in every season of the year' (HIE).</p> <p>A key associated project is the SSEN power upgrade to Cairngorm which will increase electricity capacity in the area and enable the delivery of proposals within the masterplan to be delivered.</p>	<p>There are 10 key strategies which form the Cairngorm Mastepplain including:</p> <ul style="list-style-type: none"> <li>• An all-year round sustainable operating model</li> <li>• Cohesive ecology and habitat restoration</li> <li>• Promote active travel and sustainable transport (with specific focus on the Aviemore/Glenmore/ Cairngorm corridor)</li> <li>• A mountain for all providing diverse activities, uplift and facilities to cater for all user groups</li> <li>• Scottish Centre for the Mountain Environment</li> <li>• Excellent visitor experience</li> <li>• Mountain biking</li> <li>• De-carbonise the mountain</li> <li>• Access from Ptarmigan</li> <li>• Monitoring implementation of new activities</li> </ul>	2021 - 2046 onwards	HIE, SYHA, SSEN	CNPA, The Highland Council, SS, NS, Highlife Highland, Scottish Government



## SECTION 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK

The work that is needed to ensure the policy framework of the LDP is delivered.

TABLE 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK				
Policy	Timescale	Description	How it will be delivered / monitored	Lead and Partners
<b>All policies</b>	2021 onwards	Publish annual LDP monitoring and review report.	Report will be published annually.	CNPA
<b>Policy 1: New Housing Development</b>	2021 onwards	Ongoing review of LDP allocated sites, consents and land supply effectiveness and constraints.	Through the annual updates of the Action Programme and Housing Land Audits.	CNPA with input from developers, landowners, LA's and communities
	2021 onwards	Undertake detailed community-based assessments of housing needs as appropriate where communities have developed structures to take forward.  In addition, assist communities actively looking for 'self-help' solutions and work with these communities to help deliver specific projects.	Through the delivery of community led housing projects.  Work ongoing with five communities currently taking forward projects at various stages of development to delivery community owned housing.	Housing Enabling Organisations and Community Support Organisations in conjunction with Community Groups, CNPA, LA's, landowners and developers.
	2021	Draft Housing Development Statutory Supplementary Guidance has been prepared and will be published for consultation in the Summer 2021. Once consulted on, amendments may be made and it will be approved at Committee before getting final approval from the Scottish Government.	Once adopted, the Supplementary guidance will be monitored through planning applications and feedback from CNPA and LA Planning Officers. This will be an ongoing process.	CNPA, LA's





## SECTION 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK

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TABLE 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK				
Policy	Timescale	Description	How it will be delivered / monitored	Lead and Partners
<b>Policy 2: Supporting Economic Growth</b>	2021	Undertake an Economic Land Audit within the Park to review demand and supply for business land and unit availability within the National Park.	This project is currently underway.	CNPA
	2021	Non-statutory planning guidance has been prepared, consulted on and adopted to support the interpretation and delivery of business and economic related developments.	Ongoing monitoring through planning applications and feedback from CNPA and LA Planning Officers.	CNPA, LAs
	2021 onwards	Re-start Town Centre Health checks to monitor the vitality and viability of town centres. Health checks were previously undertaken every two years, however have not been done since 2018 due to the pandemic.	Preparation of a Town Centre Health Check Report published every two years.	CNPA, LAs
<b>Policy 3: Design and Placemaking</b>	2021	Promote good practice in terms of design through the preparation of Planning Advice, holding Design Awards and using case studies.	Through the preparation of planning advice and using the CNPA website to highlight case studies.	CNPA in conjunction with LA's, developers and communities.
		Draft Design and Placemaking Statutory Supplementary Guidance has been prepared and will be published for consultation in the Autumn/ Winter 2021. Once consulted on, amendments may be made and it will be approved at Committee before getting final approval from the Scottish Government.	Once adopted, the Supplementary guidance will be monitored through planning applications and feedback from CNPA and LA Planning Officers. This will be an ongoing process.	CNPA, LAs



## SECTION 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK

The work that is needed to ensure the policy framework of the LDP is delivered.

TABLE 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK				
Policy	Timescale	Description	How it will be delivered / monitored	Lead and Partners
<b>Policy 4: Natural Heritage</b>	2021	Non-statutory planning guidance has been prepared, consulted on and adopted to support the interpretation of the Policy and ensure development projects do not adversely affect Natural Heritage interests.	Ongoing monitoring through planning applications and feedback from CNPA and LA Planning Officers.	CNPA, LA's
<b>Policy 5: Landscape</b>	2021 onwards	Continue to promote and apply the Landscape Toolkit for the Park.	Through individual assessment of planning applications.	CNPA
	2021	Non-statutory planning guidance has been prepared, consulted on and adopted to support the interpretation of Policy 5 and ensure developments fully consider and assess any landscape impacts.	Ongoing monitoring through planning applications and feedback from CNPA and LA Planning Officers.	CNPA, LAs
<b>Policy 6: The Siting &amp; Design of Digital Communications Equipment</b>	2021 onwards	Monitor consents and development on the ground - particularly in relation to 5G installations.	Ongoing monitoring through planning applications and feedback from CNPA, LAs and other consultees.	CNPA
<b>Policy 7: Renewable Energy</b>	2021 onwards	Monitor consents and development on the ground.	Ongoing monitoring through planning applications and feedback from CNPA, LAs and other consultees.	CNPA
	2021	Non-statutory planning guidance has been prepared, consulted on and adopted to support the interpretation of Policy 7 and guide the delivery of Renewable Energy related developments.	Ongoing monitoring through planning applications and feedback from CNPA and LA Planning Officers.	CNPA, LAs





## SECTION 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK

The work that is needed to ensure the policy framework of the LDP is delivered.

TABLE 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK				
Policy	Timescale	Description	How it will be delivered / monitored	Lead and Partners
<b>Policy 8: Open Space, Sport &amp; Recreation</b>	2021	Non-statutory planning guidance has been prepared, consulted on and adopted to support the interpretation of Policy 8 and guide developments affecting or relating to open space, sport or recreation.	Ongoing monitoring through planning applications and feedback from CNPA and LA Planning Officers.	CNPA, LA's
<b>Policy 9: Cultural Heritage</b>	2021 onwards	Review of conservation areas and management plans as appropriate.	Support or feed into the preparation of any Conservation Area Management Plans.	LA's with input from CNPA and community.
	2021	Non-statutory planning guidance has been prepared, consulted on and adopted to support the interpretation of the Policy and ensure development projects do not adversely affect any Cultural Heritage interests.	Ongoing monitoring through planning applications and feedback from CNPA and LA Planning Officers.	CNPA, LAs
<b>Policy 10: Resources</b>	2021 onwards	Monitoring consents and development on the ground.	Ongoing monitoring through planning applications and feedback from CNPA, LAs and other consultees.	CNPA with SEPA, NS, SW and Catchment Management Partnerships
	2021	Non-statutory planning guidance has been prepared, consulted on and adopted to support the interpretation of Policy 10 and guide the delivery of resource related developments.	Ongoing monitoring through planning applications and feedback from CNPA and LA Planning Officers.	CNPA, LAs



## SECTION 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK

The work that is needed to ensure the policy framework of the LDP is delivered.

**TABLE 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK**

Policy	Timescale	Description	How it will be delivered / monitored	Lead and Partners
<b>Policy 11: Developer Obligations</b>	2021 onwards	Annually reviewing information to inform developer obligations requirements in terms of education (school roll forecasts), healthcare and community facilities to give developers most up to date position on the contributions required.	Using the annual review of the Action Programme and preparation of Supplementary Guidance.	CNPA in conjunction with LA's, Health Boards and relevant key agencies.
	2021	Draft Housing Development Statutory Supplementary Guidance has been prepared and will be published for consultation in the Autumn/ Winter 2021. Once consulted on, amendments may be made and it will be approved at Committee before getting final approval from the Scottish Government.	Once adopted, the Supplementary guidance will be monitored through planning applications and feedback from CNPA and LA Planning Officers. This will be an ongoing process.	CNPA, LAs
<b>Community Information</b>	2021 onwards	Continuing to support communities to achieve their community objectives through Community Action Planning and Community Plan Partnerships.	Through the delivery of Community Action Plans.	CNPA in conjunction with community support organisations





## SECTION 5: MONITORING

The routine monitoring of the LDP and Action Programme. This will be reported in the review of the Action Programme and other routine monitoring reports each year.

**TABLE 5: MONITORING**

Action / Description	Timescale	Lead Agency	Other Partners
<b>Delivery of Action Programme</b>	Annually	CNPA	LAs
<b>Use of Policies</b>	Annually	CNPA	LAs
<b>Planning Permissions and Completions</b>	Annually	CNPA	LAs
<b>Housing Land Supply and Effectiveness</b>	Annually	CNPA	LAs
<b>Town Centre Health Checks</b>	Every 2 years	CNPA	LAs
<b>SEA - Monitor environmental effects of LDP</b>	Annually	CNPA	Key agencies
<b>HRA – Mitigation measures and effects on conservation objectives of European sites</b>	Annually	CNPA	Key agencies



## SECTION 6: DEVELOPMENT LAND SUPPLY

This section of the Action Programme is used to assess progress and identify constraints or barriers to the development of land and sites for housing, employment and community or other uses. It is set out by settlement and includes 'anticipated infrastructure & affordable housing requirements' which apply at a settlement level as well as more detailed updates on a site-by-site basis. These have been informed through consultation with the relevant authorities and each site has been colour coded to reflect its level of constraint.

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

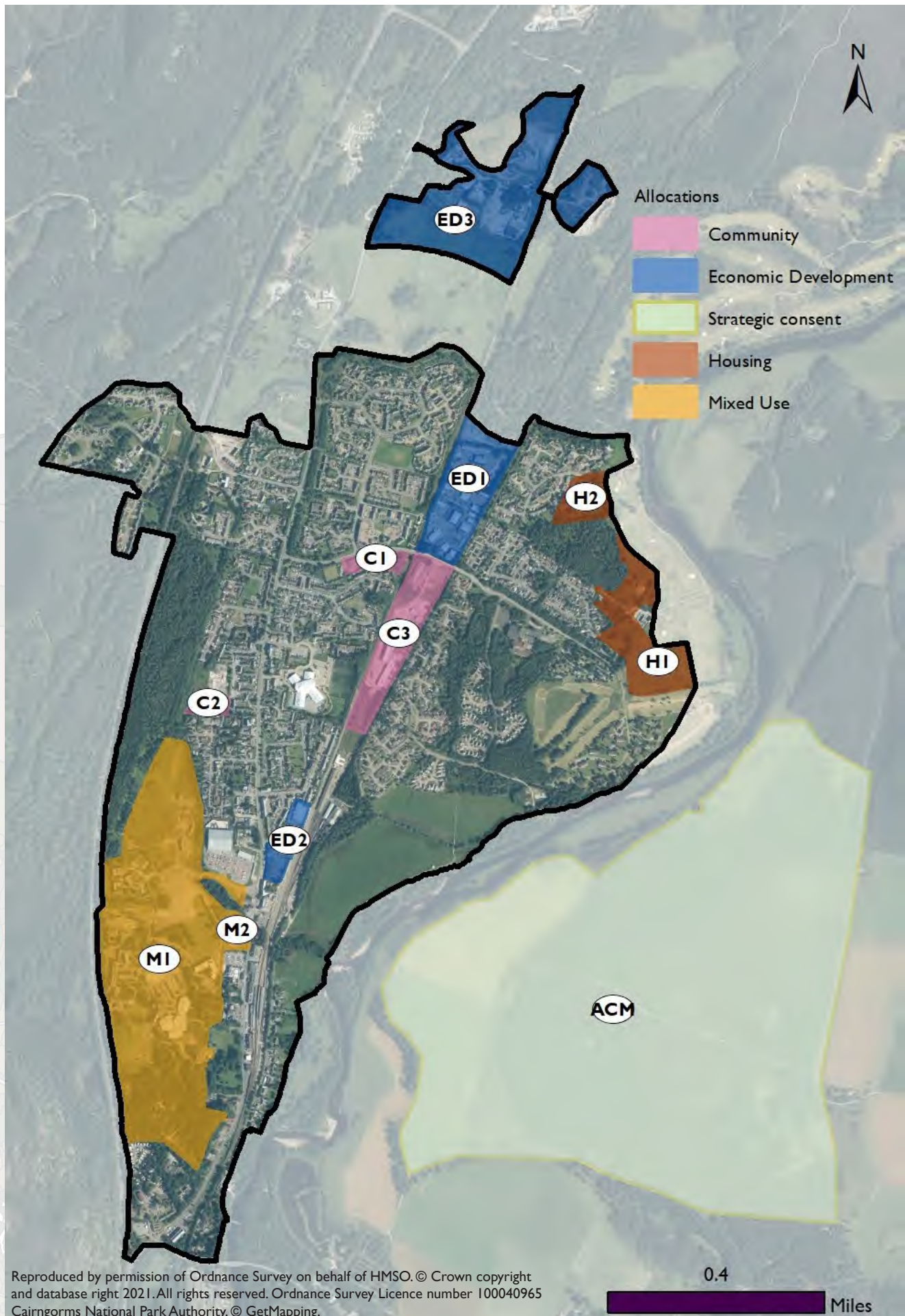
This section includes all current allocations including housing, economic development, tourism and community.

	No significant infrastructure constraints affecting delivery of the site.
	Moderate constraints or further assessment required to determine the extent of constraint. Appropriate mitigation measures required.
	Significant infrastructure or other constraints that will make the development undeliverable.










## SECTION 6: AVIEMORE







## SECTION 6: AVIEMORE

ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS		
	Affordable Housing	All developments over 3 units will be required to provide 45% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Primary Education	Aviemore Primary School is projected to exceed capacity and contributions will be required towards increasing capacity.
	Secondary Education	Kingussie High School is projected to exceed capacity over longer term and contributions to an extension will be required.
	Community	Contributions will be required towards increasing capacity at strategic community leisure facilities serving Aviemore.
	Water and Waste Water Treatment Works	Ongoing investment in the WwTW to meet ongoing demand and a growth project underway for the WTW. All developers are encouraged to submit a Pre Development Enquiry to Scottish Water at earliest possible state to allow any developments to be taken into account for any modelling and investment programmes.





## SECTION 6: AVIEMORE

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<p><b>H1: Dalfaber</b> Site has capacity for 10 dwellings.</p> <p><b>Owner / developer:</b> Reidhaven and Seafeld Estates</p> <p><b>Planning Status:</b> An MSC application for the discharge of a number of conditions was approved in November 2018 (2018/0183/MS) for a previous planning permission in principle application which was granted on appeal in March 2016.</p>	<p>No significant constraints.</p> <p>Should the existing permission be varied:</p> <ul style="list-style-type: none"> <li>A Flood Risk Assessment and hydro morphological study will be required.</li> <li>A Drainage Impact Assessment may be required.</li> </ul>	<p>Submission of MSC application for the remaining condition on PPP consent.</p> <p>Commence Development.</p>	<p>By March 2019</p> <p>2021</p>	<p>MSC application approved in November 2018 to discharge a number of conditions attached to PPP consent.</p>



H1 Site, July 2021



H1 Site, July 2021





## SECTION 6: AVIEMORE

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<p><b>H2: Dalfaber</b> Site has capacity for 83 dwellings.</p> <p><b>Owner / developer:</b> Reidhaven and Seafeld Estates</p> <p><b>Planning Status:</b> An MSC application for the discharge of a number of conditions was approved in November 2018 (2018/0184/ MSC) for a previous planning permission in principle application which was granted on appeal in March 2016.</p>	<p>No significant constraints.</p> <p>Should the existing permission be varied:</p> <ul style="list-style-type: none"> <li>• A Flood Risk Assessment and hydro morphological study will be required.</li> <li>• A Drainage Impact Assessment may be required.</li> </ul>	<p>Submission of MSC application for the remaining condition on PPP consent.</p> <p>Commence Development.</p>	<p>2018/19</p> <p>2021</p>	<p>MSC application approved in November 2018 to discharge a number of conditions attached to PPP consent.</p>



Footpath adjacent to H2 Site, July 2021



H2 Site, July 2021





## SECTION 6: AVIEMORE

MIXED USE SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<p><b>MI:Aviemore Highland Resort</b> The site currently has a range of different uses including hotels, holiday accommodation, retail recreation and housing.The allocation offers opportunities for the improvement and diversification of the current uses and the provision of additional housing, retail, recreation and economic development.</p> <p><b>Owner/developer:</b> McDonald Hotels</p> <p><b>Planning Status:</b> Full planning permission was granted in March 2008 for 161 units over two planning applications: 05/306/CP and 05/304/CP in the northern part of the site, which have been implemented through the construction of part of the site.</p>	<ul style="list-style-type: none"> <li>Medium probability flood risk adjacent to the site.A Flood Risk Assessment or other supporting information will be required to identify developable area.</li> <li>A Drainage Impact Assessment is required and should address existing surface water flooding issues.</li> </ul> <p>Site has been partially constructed.</p>	Development brief for the Aviemore Highland Resort Site has been adopted.	April 2018	<p>A small section of affordable housing completed.</p> <p>Work currently underway to complete the housing in the north of the site.</p>



Aviemore Site MI -North, July 2021



Aviemore Site MI - North, July 2021



## SECTION 6: AVIEMORE

MIXED USE SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<p><b>M2: Land at Laurel Bank</b></p> <p>The site provides an opportunity for development that contributes to the town centre including retail, commercial and residential.</p> <p><b>Owner/developer:</b> Laurel Grant LLP</p> <p><b>Planning status:</b> Planning permission currently pending for the erection of 23 self-catering apartments, shops, hotel and underground parking ( 2021/0105/DET).</p>	<ul style="list-style-type: none"> <li>A Flood Risk Assessment or other supporting information will be required to identify developable area.</li> <li>A Drainage Impact Assessment is required and should address existing surface water flooding.</li> </ul>	Determination of planning application.	2021/22	Planning application currently pending.





## SECTION 6: AVIEMORE

OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply - Estimated (Ha)
<b>ED1: Dalfaber Industrial Estate</b>	Economic	Existing use as industrial estate. Site includes small extension to the north. A Drainage Impact Assessment for the northern part of the site is required to address existing surface water flooding issues.	<b>5.9</b>	<b>0.95</b>
<b>ED2: Myrtlefield Industrial Estate</b>	Economic	In operation / existing use A Drainage Impact Assessment is required for any future development proposals to address existing surface water flooding issues.	<b>1.2</b>	<b>0</b>
<b>ED3: Granish</b>	Economic	Majority of site in operation with some capacity for additional economic development. Due to the presence of small watercourses, a Flood Risk Assessment, or other supporting information, will be required to identify the functional floodplain and developable area. A Drainage Impact Assessment is required and should address existing surface water flooding issues.	<b>16</b>	<b>5.3</b>
<b>TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND</b>				<b>6.25</b>



## SECTION 6: AVIEMORE

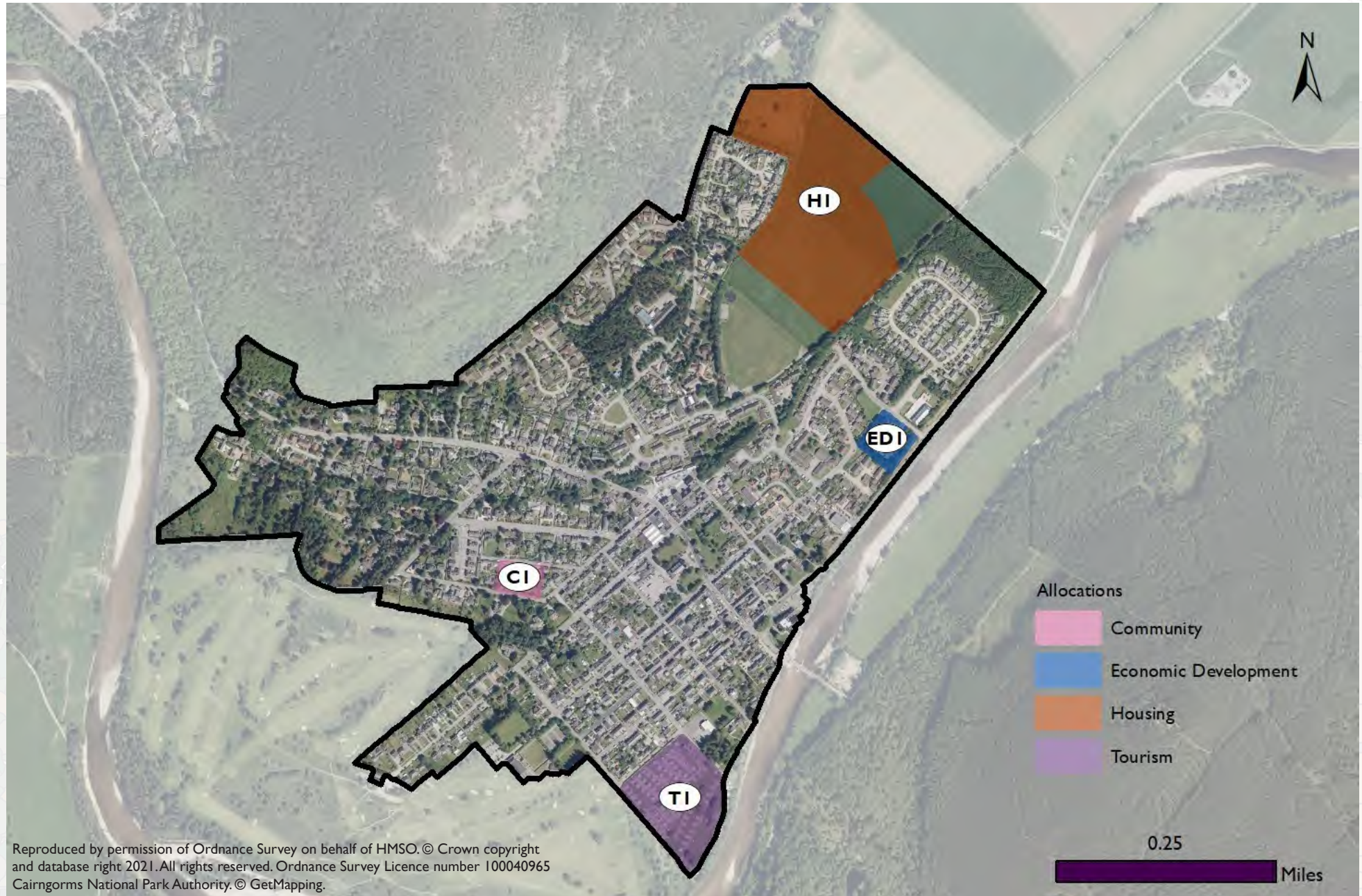
COMMUNITY SITES	Proposed / potential use	Status / Progress
<b>C1: Land between the Bowling Green and Railway line</b>	Protected for community use.	
<b>C2: Former school playing fields</b>	Allocated for community use. Future development proposals will require a Flood Risk Assessment to identify the developable area. A Drainage Impact Assessment may be required and should address existing surface water flooding issues.	
<b>C3: Land south of Dalfaber Industrial Estate</b>	Planning permission for a new Community Hospital approved in April 2019 (2018/03111/DET).	Site is now under construction.

STRATEGIC CONSENT: AN CAMAS MOR	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<p><b>EP: An Camas Mor</b> Existing consent for development of a new community (1500 houses; associated business, community facilities and provision of infrastructure).</p> <p><b>Owner / developer:</b> An Camas Mor LLP</p> <p><b>Planning status:</b> Application under Section 42 to vary condition 1 of Planning Permission in Principle (CNPA Ref 09/155/CP) recommended for approval in August 2017, subject to S75. Section S75 signed and Planning Permission in Principle issued in April 2019.</p>	<p>In addition to the infrastructure requirements for Aviemore, ACM will require to address the following:</p> <ul style="list-style-type: none"> <li>SSE identifies need for a feasibility study for phasing of development to establish most appropriate electricity connection options.</li> <li>Significant road, access and infrastructure costs associated with this development will be required.</li> </ul>	<p>Conclusion of S75.</p> <p>Submit detailed Design and MSC applications for infrastructure.</p>	<p>2019</p> <p>By April 2022</p>	<p>Conclusion of S75 and decision notice to be issued in 2022.</p>





## SECTION 6: BALLATER










## SECTION 6: BALLATER

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 45% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Secondary Education	Aboyne Academy is projected to exceed capacity and contributions towards secondary education will be required.
	Healthcare	Contributions will be required towards Ballater Medical practice to extend the premises.





## SECTION 6: BALLATER

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<p><b>HI Monaltrie Park</b> Allocated for 50 residential units. Forms part of larger site with overall capacity for 250 units. Masterplan required for whole site.</p> <p><b>Owner / developer:</b> Invercauld Estate</p> <p><b>Planning status:</b> No current planning permission.</p>	<ul style="list-style-type: none"> <li>Any site layout will need to take account of the functional flood plain as defined in the Ballater Flood Study and will require safe access and egress from the site.</li> <li>A Drainage Impact Assessment is required and should address surface water flooding.</li> <li>Landscaping.</li> <li>Two access roads and footpath connections required.</li> <li>Ensuring appropriate open space provision.</li> </ul>	<p>Submission of planning application reflecting agreed access points for the site and Flood Risk Assessment.</p> <p>Submission of planning application for northern section.</p>	<p>2022</p> <p>2021</p>	<p>Pre-application discussions underway with relevant authorities including Aberdeenshire Council, Roads, Flooding and SEPA.</p> <p>The Estate are proposing to progress northern section of the site whilst a developer will progress the main larger part.</p>



HI Site, July 2021



HI Site, July 2021





## SECTION 6: BALLATER

OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply - Estimated (Ha)
<b>EDI: Ballater Business Park</b>		In operation as a Business Park. Site contains medium to high probability flood risk. Any future proposals on the site will require a Flood Risk Assessment.	<b>0.6</b>	<b>0</b>
<b>TI: Caravan Park</b>		In operation as a caravan and camping site. Site lies within and area of medium to high probability flood risk. Any significant change or increase in the number of caravans is unlikely to be supported due to significant flooding constraints.	<b>2.8</b>	<b>0</b>
<b>TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND</b>				<b>0</b>

COMMUNITY SITES	Proposed / potential use	Status / Progress
<b>CI: Former School site</b>	Site provides an opportunity for development that benefits the community including affordable housing. Planning permission approved on the site 2019/0003/DET for 24 affordable units.	Nearing completion.



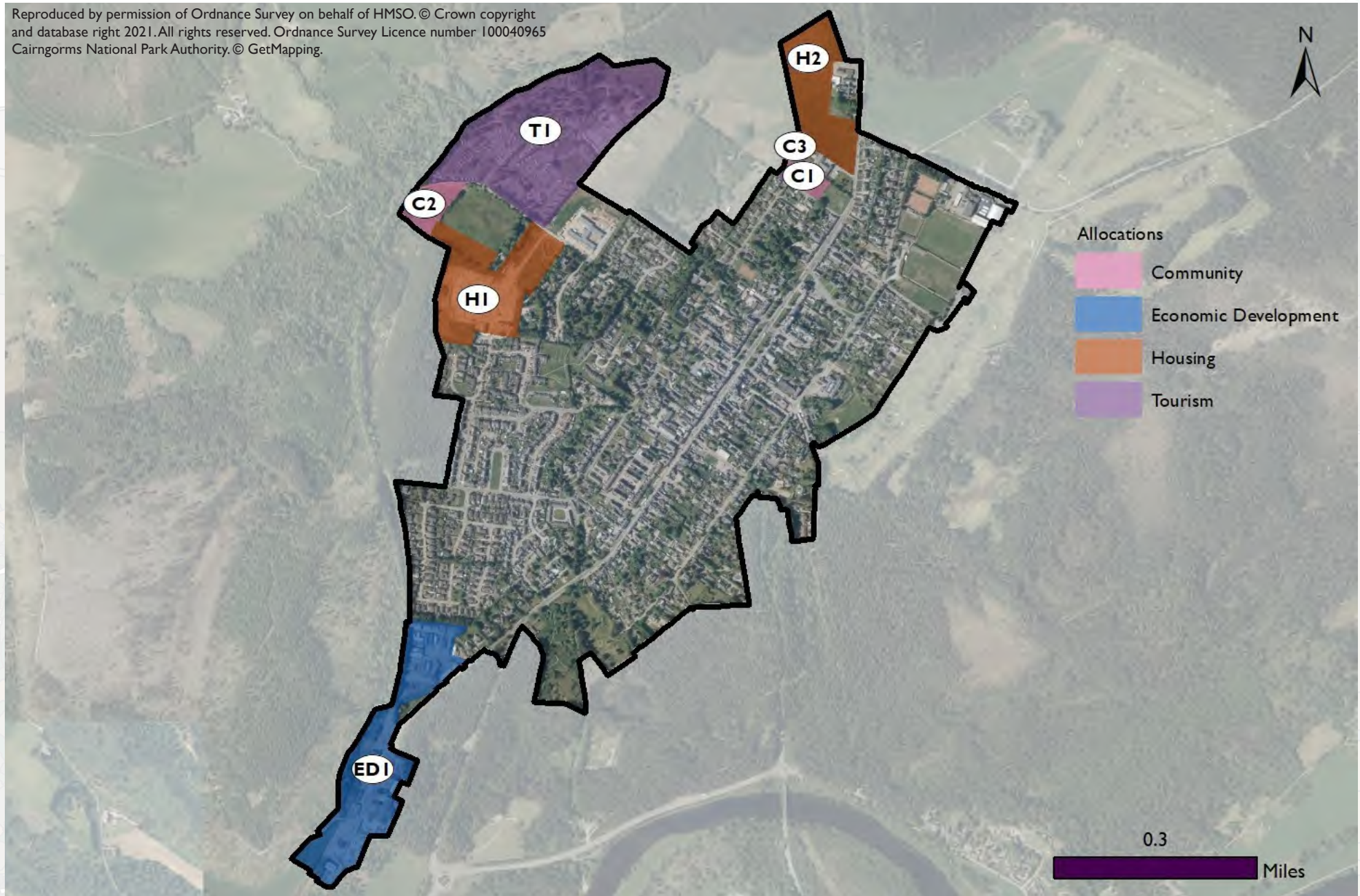
Image right : CI: Former School Site Proposal Image





## SECTION 6: GRANTOWN-ON-SPEY

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## SECTION 6: GRANTOWN-ON-SPEY

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Community	Contributions will be required towards increasing capacity at strategic community leisure facilities serving Grantown-on-Spey.

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<b>H1: Beachen Court</b> Site allocated for 53 units.  <b>Owner / developer:</b> Reidhaven Estates and Highland Council.  <b>Planning Status:</b> Planning permission approved in October 2016 (2015/0394/DET and 2016/0060/DET).	<b>Under construction.</b>			

Image right: Completed affordable housing at Breachen Court







## SECTION 6: GRANTOWN-ON-SPEY

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<p><b>H2: Castle Road</b> Site is allocated for 50 residential units.</p> <p><b>Owner / developer:</b> Reidhaven Estates</p> <p><b>Planning Status:</b> No current permission.</p>	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment is required due to small watercourses on the boundary of the site.</li> <li>• A Drainage Impact Assessment is required and should address surface water flooding.</li> <li>• Roads to be designed to adoptable standard with appropriate access visibility.</li> <li>• Landscaping.</li> <li>• Overhead low voltage network crossing on the site requires to be diverted or undergrounded.</li> </ul>	Proposed delivery of site.		Owner is currently focusing on the delivery of site H1 in Granttown before progressing H2.



## SECTION 6: GRANTOWN-ON-SPEY

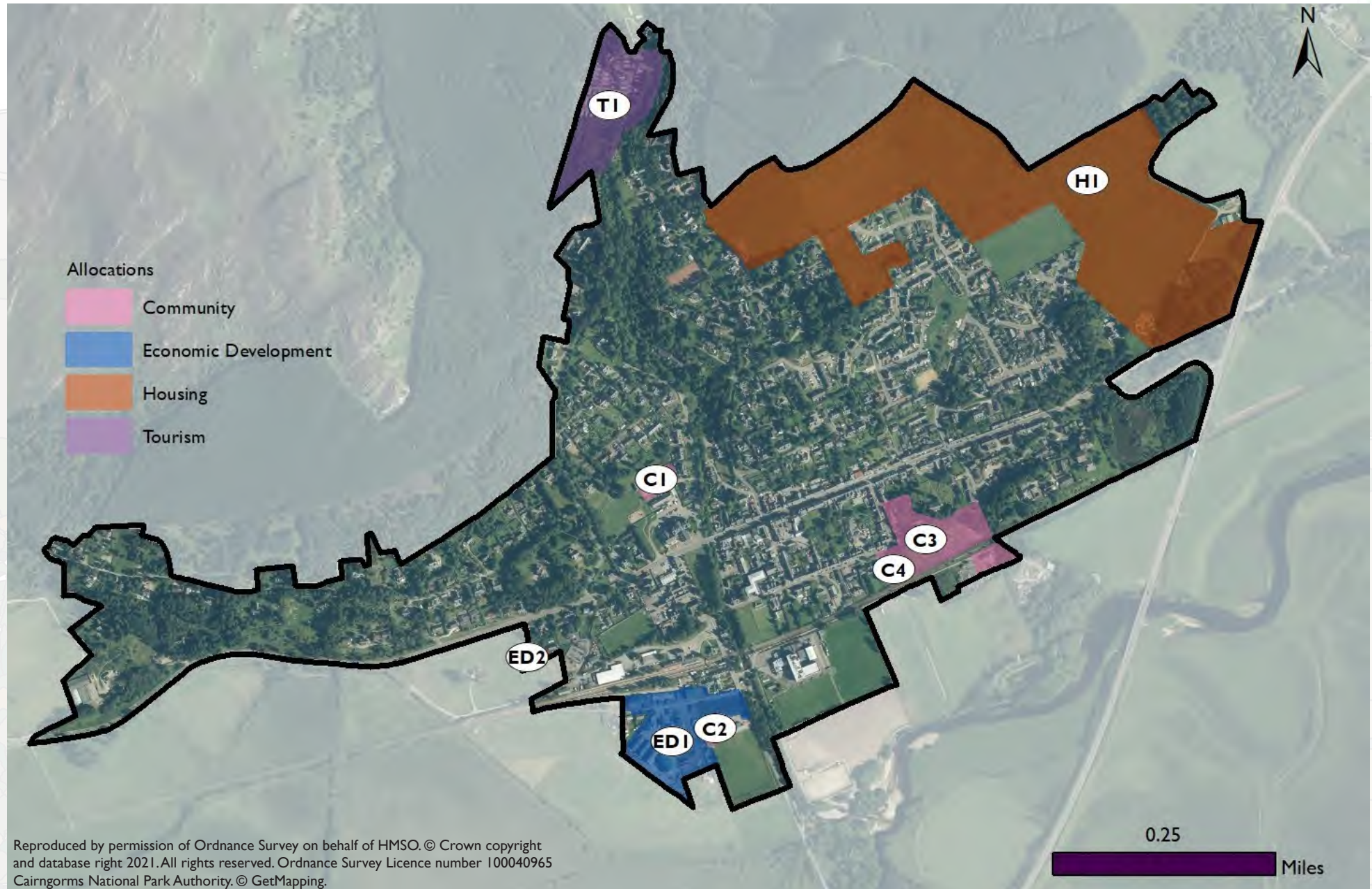
OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply - Estimated (Ha)
<b>ED1:</b> Woodlands Industrial Estate	Economic	In operation / existing use A Drainage Impact Assessment is required for any future development on the site and should address existing surface water flooding.	7.4	1.01
<b>TI:</b> Caravan Park	Tourism	Majority of the site is in operation with some capacity for future development to expand the existing business. Due to the presence of small watercourses and flood risk adjacent to the site, further development will require a Flood Risk Assessment. Species surveys may also be required.	11.3	0
<b>TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND</b>				<b>1.01</b>

COMMUNITY SITES	Proposed / potential use	Status / Progress
<b>C1: Mossie Road</b>	Site provides opportunity for development which supports the needs for the community.	No current proposals
<b>C2: Speyside Railway extension</b>	Site is allocated for the future terminus of the Strathspey Railway from its current terminus in Broomhill to Grantown. Due to the presence of small watercourses and flood risk adjacent to the site, a Flood Risk Assessment and Drainage Impact Assessment will be required.	TAWS application to be submitted.
<b>C3: Land at Mossie Road</b>	Site has planning permission for allotments (2018/0318/DET).	





## SECTION 6: KINGUSSIE










## SECTION 6: KINGUSSIE

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Secondary Education	Kingussie High School projected to exceed capacity over longer term and contributions to an extension may be required.
	Community	Contributions will be required towards increasing capacity at strategic community leisure facilities serving Kingussie.





## SECTION 6: KINGUSSIE

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<p><b>H1: Land between Ardbroilach Road and Craig an Darach</b></p> <p>Site has consent for 300 units, economic development uses; community uses including infrastructure, landscaping etc. however this has now lapsed.</p> <p><b>Owner:</b> Davall Developments Ltd/ Cairngorm Residential LLP</p> <p><b>Planning Status:</b> Planning permission granted (2015/0316/DET and 2015/0317/DET) but this lapsed in March 2019. There are a number of planning permissions on the site which include:</p> <ol style="list-style-type: none"> <li>1) Planning permission approved in March 2020 for 23 houses on the land to North and East of Dunbarry Terrace and Kerrow Drive (20/00415/PAN).</li> <li>2) Planning permission approved in September 2020 for 22 apartments at land 65m south of 22 Kerrow Drive (2020/0013/DET).</li> <li>3) Planning permission approved in September 2020 for 23 affordable houses in the east of the site (115m NE of Craig An Darach High Street) (2020/0067/DET).</li> </ol>	<p>No significant infrastructure constraints.</p> <p>Any future or amended applications on the site will require:</p> <ul style="list-style-type: none"> <li>• A Drainage Impact Assessment is required and should assess potential surface water flooding.</li> <li>• Landscaping.</li> <li>• Transport access.</li> <li>• Overhead network crossing the site requires to be diverted or undergrounded.</li> </ul>	<p>Planning permission granted for 300 units.</p> <p>Discharge conditions for all three planning applications.</p> <p>Commencement of development.</p>	<p>2017</p> <p>2021/22</p> <p>2022/23</p>	<p>Planning permission granted for 2 years in 2017 but this has now lapsed.</p> <p>Three applications for a total of 68 residential units have been approved and currently discharging conditions.</p>



## SECTION 6: KINGUSSIE

OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply - Estimated (Ha)
<b>ED1: Council Depot</b>	Economic	In operation as a Council Depot. Site contains flood risk and any future development will require a Flood Risk Assessment.	<b>0.9</b>	<b>0</b>
<b>ED2: McCormack's Garage</b>	Economic	In operation as a Mechanical Garage. Site contains flood risk and any future development will require a Flood Risk Assessment.	<b>0.1</b>	<b>0</b>
<b>T1: Caravan Park</b>	Tourism	In operation as a Caravan Park. A Flood Risk Assessment will be required for any future development on the site as it contains small areas of flood risk. A Drainage Impact Assessment may also be required to assess surface water flooding.	<b>2.7</b>	<b>0</b>
<b>TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND</b>				<b>0</b>

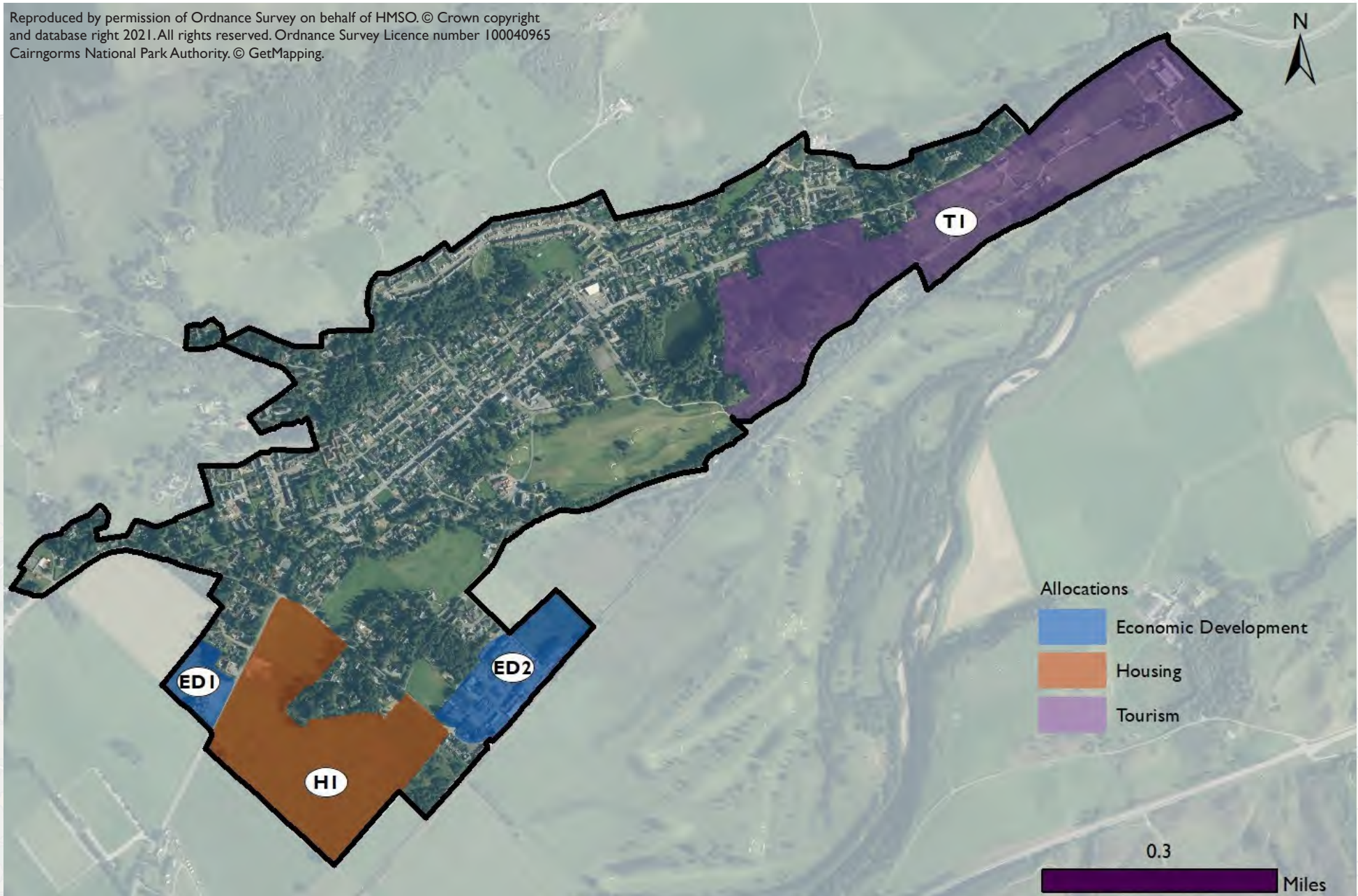
COMMUNITY SITES	Proposed / potential use	Status / Progress
<b>C1/C2/C4: Community car parks</b>	The community car parks will be protected from development.	Sites contain surface water flooding issues.
<b>C3: West of Spey Street (Am Fasgadh)</b>	Site was being progressed as a community enterprise but now bought and being renovated privately. Site contains flood risk and a Flood Risk Assessment will be required. A Drainage Impact Assessment may also be required to assess surface water flooding.	Planning permission for change of use from commercial/museum to residential and for external alterations was approved in July 2021.





## SECTION 6: NEWTONMORE

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## SECTION 6: NEWTONMORE

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Secondary Education	Kingussie High School projected to exceed capacity over longer term and contributions to an extension may be required.
	Community	Contributions will be required towards increasing capacity at strategic community leisure facilities serving Newtonmore.





## SECTION 6: NEWTONMORE

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<p><b>H1: Land between Perth Road and Station Road</b> Site allocated for 120 residential units.</p> <p><b>Owner:</b> Tulloch Homes</p> <p><b>Planning Status:</b> Full permission for 81 units approved in 2009 (07/230/CP). Planning permission has since been approved (2018/0242/DET) for 20 affordable units (amendment to 07/00153/FULBS) in October 2018 as an alteration to the existing consent.</p>	<p>Any future or amended applications on the site will require:</p> <ul style="list-style-type: none"> <li>Part of site contains medium to high probability flood risk and a Flood Risk Assessment will be required to identify developable area for future proposals.</li> <li>Drainage Impact Assessment may be required.</li> <li>Landscaping.</li> </ul>	<p>Discharging conditions and commencement of development.</p> <p>Obtain Road Construction Consent (THC).</p> <p>Commence construction.</p>	<p>2018 onwards</p> <p>2021/22</p> <p>2022</p>	<p>Site has full planning permission for 20 affordable units and Roads Construction Consent is currently being sought to enable the development to get started.</p>



H1 Site , July 2021



H1 Site , July 2021





## SECTION 6: NEWTONMORE

OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply - Estimated (Ha)
<b>ED1: Rear of Cafe</b>	Economic	Part of site is in-use as a café. A large part of the site is within Low to High probability flood risk. A Flood Risk Assessment, or other supporting information, will be required to identify the functional floodplain and developable area.	<b>1.3</b>	<b>0.7</b>
<b>ED2: Industrial Park</b>	Economic	In operation as existing business. Site is adjacent to Medium to High probability flood risk. A Flood Risk Assessment, or other supporting information will be required to identify the functional floodplain and developable area.	<b>4</b>	<b>1.2</b>
<b>T1: Highland Folk Museum</b>	Tourism	In operation as cultural heritage Museum site. Medium to High probability flood risk lies within and adjacent to the site and a Flood Risk Assessment may be required. A Drainage Impact Assessment maybe required and should assess existing surface water flooding.	<b>20.3</b>	<b>0</b>
<b>TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND</b>				<b>1.9</b>



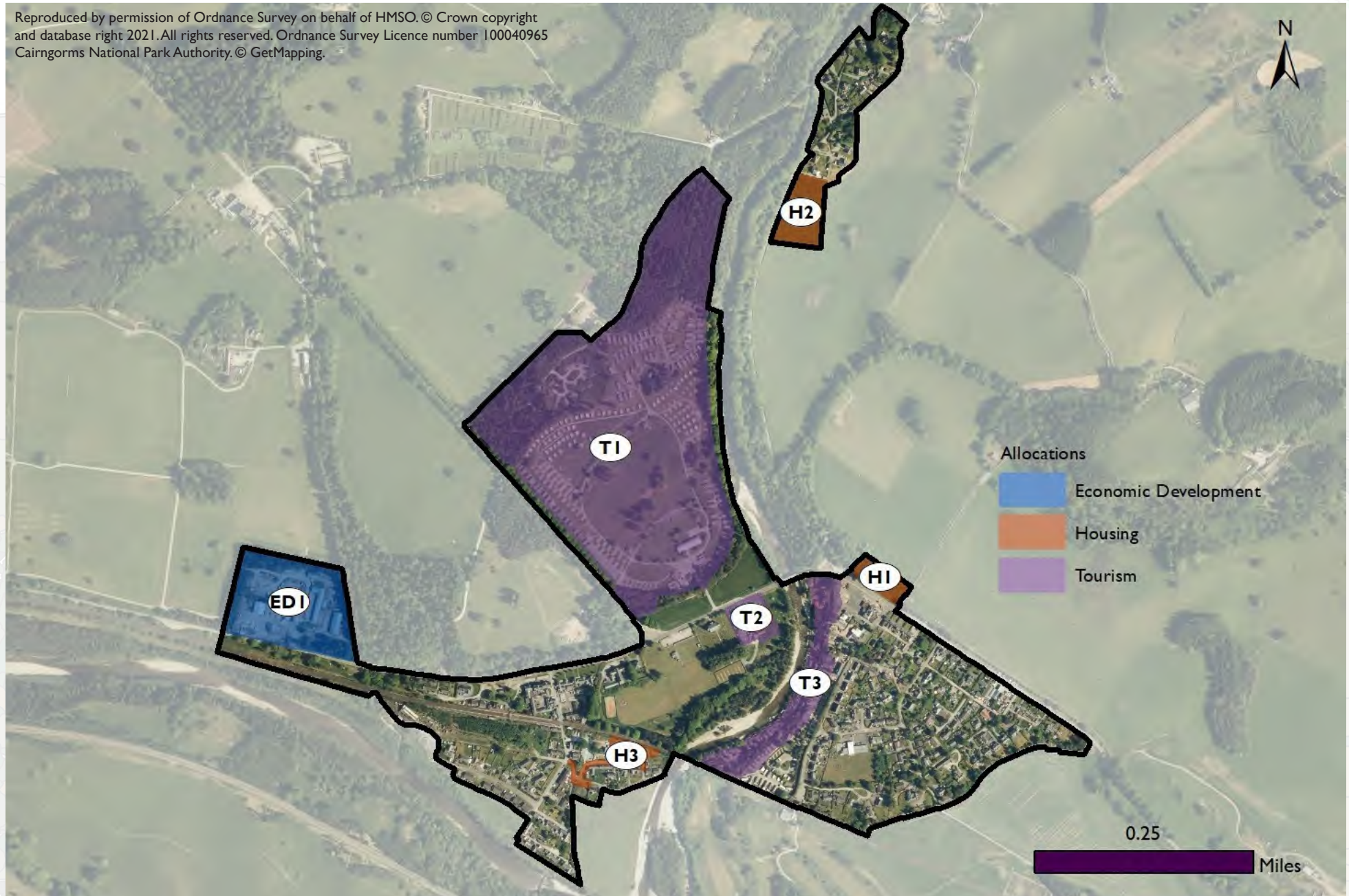
Image right: Highland Folk Museum





## SECTION 6: BLAIR ATHOLL

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## SECTION 6: BLAIR ATHOLL

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS



#### Affordable Housing

All developments over 3 units will be required to provide 45% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<b>H1: Old Bridge of Tilt</b> Site allocated for 20 residential units, <b>Owner:</b> Lude Estate <b>Planning Status:</b> No current planning permission	<ul style="list-style-type: none"> <li>A Drainage Impact Assessment will be required and should assess surface water flooding.</li> <li>Landscaping.</li> <li>Road improvements required.</li> </ul>	Submission of planning application.	2020	No current progress.
<b>H2: Main Road</b> Site allocated for 10 residential units. <b>Owner:</b> Lude Estate <b>Planning Status:</b> No current planning permission	<ul style="list-style-type: none"> <li>A Flood Risk Assessment required to identify developable area due to adjacent watercourse.</li> <li>A Drainage Impact Assessment required and should assess potential surface water flooding.</li> <li>Landscaping</li> </ul>	Submission of planning application.	2020	No current progress.
<b>H3: Land north of Old Orchard</b> Site allocated for 8 residential units. <b>Owner:</b> Atholl Estate <b>Planning Status:</b> Planning Application 2019/0263/DET permitted (Oct 2019) for 8 affordable dwellings, replacement bridge and associated works.		Completion of site.	2021	Site nearly completed.





## SECTION 6: BLAIR ATHOLL

OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply - Estimated (Ha)
<b>ED1: Blair Atholl Sawmill Yard</b>	Economic	In operation as an Industrial Estate. Site contains flood risk and will require a Flood Risk Assessment for any future proposals. A Drainage Impact Assessment will also be required and should assess existing surface water flooding.	<b>3.5</b>	<b>0</b>
<b>T1: Blair Castle Caravan Park</b>	Tourism	In operation as a Caravan Park. The site is adjacent to an area of flood risk and a Flood Risk Assessment will be required to identify the functional flood plain. A Drainage Impact Assessment will be required and should assess existing surface water flooding.	<b>19.8</b>	<b>3.2</b>
<b>T2: Caravan Park</b>	Economic	In operation as a Caravan Park. The site is adjacent to an area of flood risk and a Flood Risk Assessment will be required to identify the functional flood plain. A Drainage Impact Assessment will be required and should assess existing surface water flooding.	<b>0.5</b>	<b>0</b>
<b>T3: Visitor Gateway</b>	Tourism	In operation / existing use Site has an existing planning permission for gateway centre including a new ranger's / interpretation building, new retail units, carpark, visitor square and site entrance. Much has been completed but there is some limited capacity for further development. A Flood Risk Assessment will be required due to adjacent flood risk for future development proposals.	<b>1.8</b>	<b>0</b>
<b>TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND</b>				<b>3.2</b>





## SECTION 6: BOAT OF GARTEN

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## SECTION 6: BOAT OF GARTEN

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Primary Education	Deshar Primary School is projected to exceed capacity and contributions will be required towards increasing capacity.
	Community	Contributions will be required towards increasing capacity at strategic community leisure facilities serving Boat of Garten.

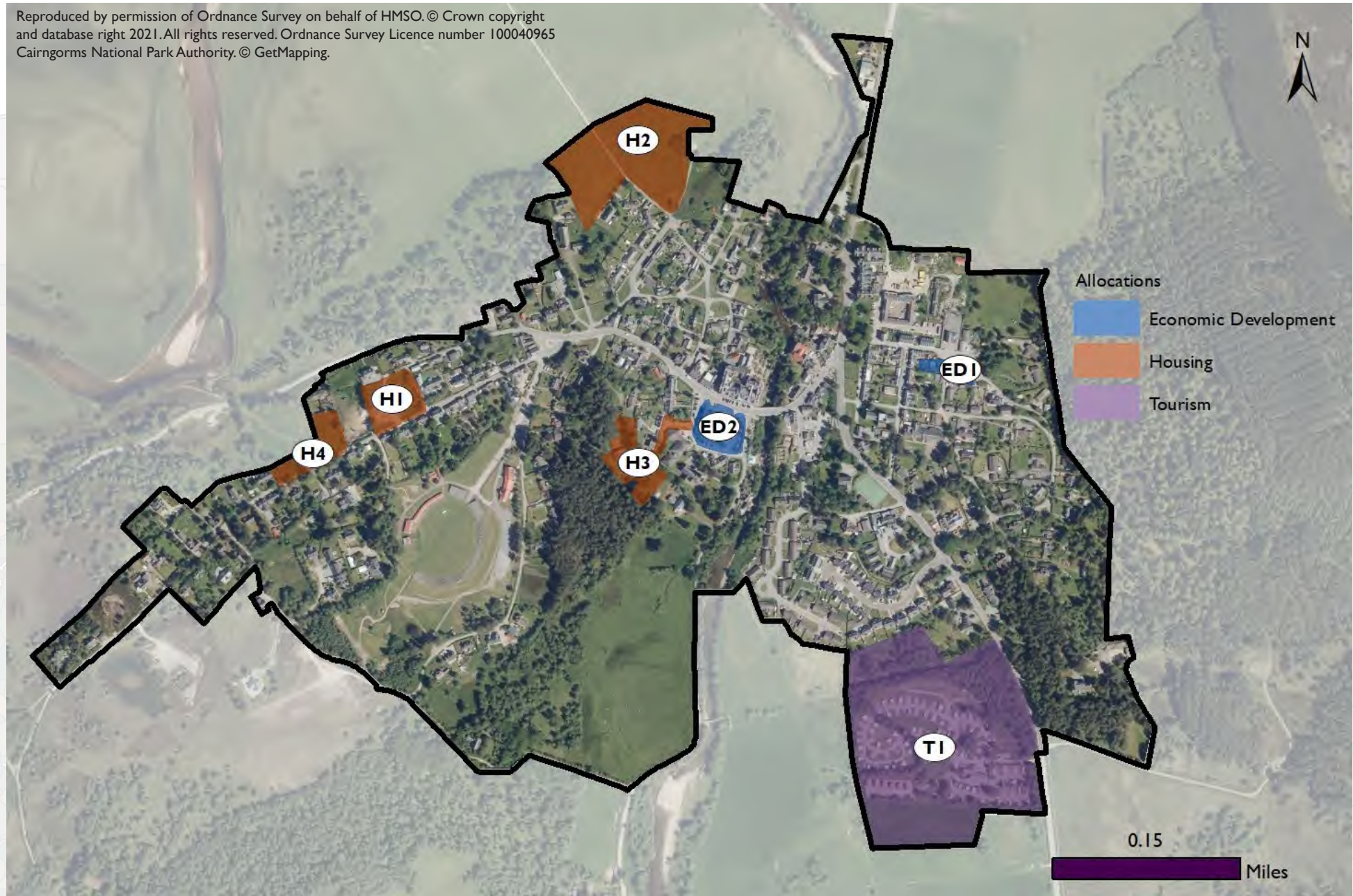
OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply Estimated (Ha)
<b>EDI: Steam Railway Station</b>	Economic	In operation as Railway Station site for Strathspey Railway	<b>2.7</b>	<b>0</b>
<b>TI: Caravan Park</b>	Tourism	In operation as a Caravan Park	<b>2.2</b>	<b>0</b>
<b>TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND</b>				<b>0</b>





## SECTION 6: BRAEMAR

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## SECTION 6: BRAEMAR

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 45% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Secondary Education	Aboyne Academy is projected to exceed capacity and contributions towards secondary education will be required.
	Water and Waste Water Treatment Works	Upgrades may be required to increase capacity.

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<b>H1 Chapel Brae</b> Allocated for 6 residential units.  <b>Owner / developer:</b> Mar Estate  <b>Planning Status:</b> No current permissions.	<ul style="list-style-type: none"> <li>Small risk of surface water flooding adjacent to site.</li> </ul> No significant infrastructure constraints.	Submission of planning application.	2020	Owner is currently exploring options for the site.

Image right: H1 Site, July 2021, currently vacant and being used by contractors building a new house on the adjacent plot







## SECTION 6: BRAEMAR

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<p><b>H2: St Andrews Terrace</b> Site is allocated for 30 dwellings.</p> <p><b>Owner / developer:</b> Gordon Land Ltd</p> <p><b>Planning Status:</b> Full planning permission for site approved April 2014 (07/219/CP) but withdrawn in 2016.</p>	<p>Any future or amended applications on the site will require:</p> <ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required to identify the developable area due to adjacent flood risk.</li> <li>• Drainage Impact Assessment to address surface water flooding.</li> <li>• Landscaping.</li> <li>• Overhead line to be diverted / undergrounded.</li> <li>• Road improvements will be required outwith the site to provide adequate access.</li> </ul>	Permission implemented.	2017	Permission has been implemented. No further progress on the site.



H2 Site, July 2021



H2 Site, July 2021





## SECTION 6: BRAEMAR

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<b>H3: Kindrochit Court</b> Site is allocated for 11 affordable dwellings.  <b>Owner / developer:</b> Braemar Community Ltd  <b>Planning Status:</b> Full planning permission for site was approved April 2014 (07/223/CP). A further planning application is currently pending for 15 dwellings (2021/0166/DET).	Any future or amended applications on the site will require: <ul style="list-style-type: none"> <li>• Drainage Impact Assessment to address surface water flooding.</li> <li>• Minimum junction visibility standards are required for the site and roads construction consent required.</li> </ul>	Determination of planning application.	2021	Currently being progressed as a community led housing project through Braemar Community Ltd.  Planning application submitted in May 2021. Awaiting decision.



Site H3, July 2021, existing buildings on site



Site H3, July 2021





## SECTION 6: BRAEMAR

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<b>H4: Chapel Brae</b> Site is allocated for 6 dwellings.  <b>Owner / developer:</b> Mar Estate  <b>Planning Status:</b> No current planning permission.	<ul style="list-style-type: none"> <li>A Drainage Impact Assessment will be required.</li> </ul> No significant infrastructure constraints.	Submission of planning application.	2022	



H4 Site, July 2021



H4 Site, July 2021





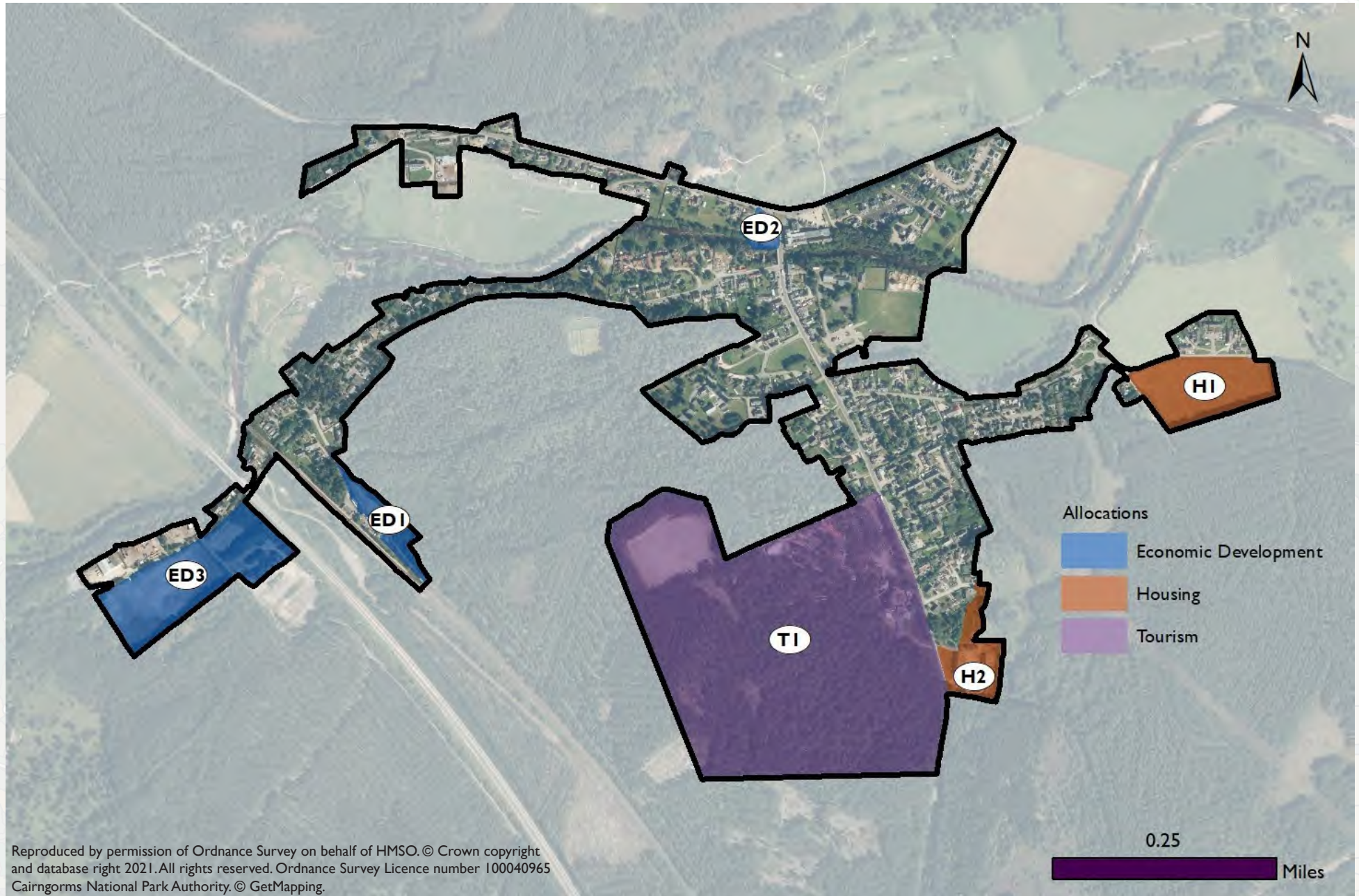
## SECTION 6: BRAEMAR

OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply Estimated (Ha)
<b>ED1: The Ambulance Station</b>	Economic	Comprises 2 sites including former ambulance station. Currently redundant.	<b>0.1</b>	<b>0.1</b>
<b>ED2: The Mews</b>	Economic	In operation as four retail units. Any future development on the site will require a Flood Risk Assessment to identify developable area.	<b>0.3</b>	<b>0</b>
<b>T1: Caravan Park</b>	Tourism	In operation as a Caravan Park. Site contains flood risk and a watercourse runs through the site. Therefore a Flood Risk Assessment will be required for any future changes.	<b>5.5</b>	<b>0.7</b>
<b>TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND</b>				<b>0.8</b>





## SECTION 6: CARR-BRIDGE











## SECTION 6: CARR-BRIDGE

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Primary Education	Carr-Bridge Primary School expected to exceed capacity and contributions will be required for an extension to the School.
	Community	Contributions will be required towards increasing capacity at strategic community leisure facilities serving Carr-Bridge.
	Water and Waste Water Treatment Works	Upgrades may be required to increase capacity,





## SECTION 6: CARR-BRIDGE

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<b>H1: Carr Road</b> Site is allocated for 47 residential units.  <b>Owner / developer:</b> Tulloch Homes  <b>Planning Status:</b> Planning permission approved for 47 units at appeal (2019/0120/DET)	<ul style="list-style-type: none"> <li>• Drainage Impact Assessment required to address surface water flooding.</li> <li>• Transport statement required to detail accessibility for all modes of transport.</li> <li>• Feasibility of public sewer connection to be established.</li> <li>• Landscaping and open space provision.</li> <li>• Upgrading of electricity supply may be required.</li> </ul>	Discharge of conditions/ commencement of development.	2021	Currently discharging planning conditions.



Site H1, July 2021





## SECTION 6: CARR-BRIDGE

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<p><b>H2: Crannich Park</b> Site is allocated for 23 residential units.</p> <p><b>Owner / developer:</b> Tulloch Homes / Highland Council</p> <p><b>Planning Status:</b> Planning permission approved for 23 residential units (2018/0046/DET) comprising 13 open market and 12 affordable.</p>	<p>Any future or amended applications on the site will require:</p> <ul style="list-style-type: none"> <li>A Flood Risk Assessment will be required and should be used to inform site layout.</li> <li>Groundwater and drainage.</li> </ul>	Discharge of conditions and commencement of development.	2020	Site Complete.



Site H2, completed houses, July 2021



Site H2, completed houses, July 2021





## SECTION 6: CARR-BRIDGE

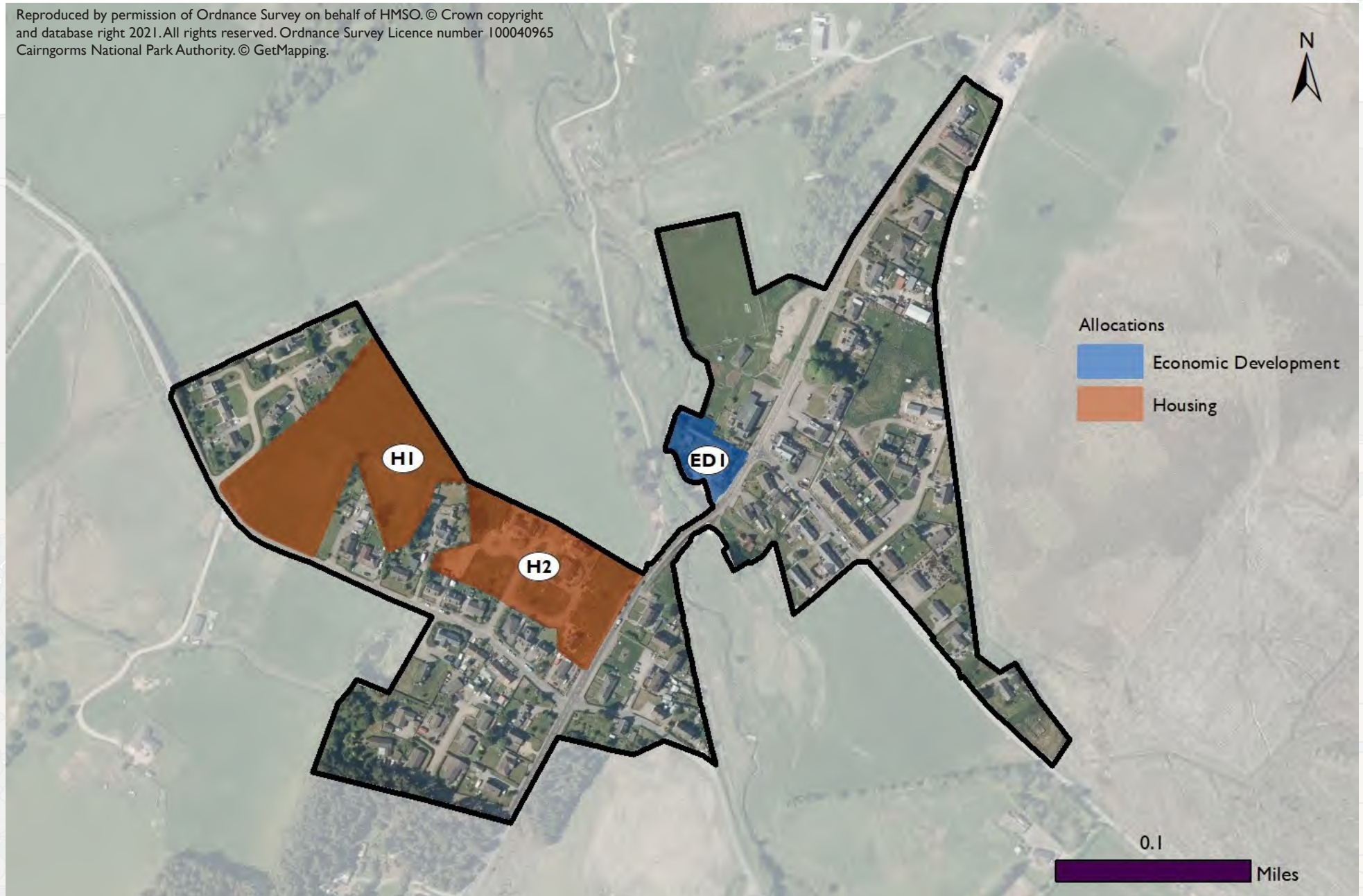
OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply - Estimated (Ha)
<b>ED1: Land at Railway Station</b>	Economic	Site largely redundant. A Drainage Impact Assessment is required for any future develop-ment proposals and should address surface water flooding.	<b>0.8</b>	<b>0.8</b>
<b>ED2: Garage</b>	Economic	In operation as mechanical garage and filling station. Part of site lies within area of flood risk and a Flood Risk Assess-ment will be required.	<b>0.3</b>	<b>0</b>
<b>ED3: Former Saw Mill</b>	Economic	Currently redundant former Saw Mill site. A Flood Risk Assessment will be required to identify developable area and a Habitat Survey will be required.	<b>3.7</b>	<b>3.7</b>
<b>TI: Landmark</b>	Tourism	In operation as a forest adventure park. A Flood Risk Assessment or other supporting information will be required to identify developable area and a Drainage Impact As-ssessment to assess surface water flooding.	<b>45.2</b>	<b>10</b>
<b>TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND</b>				<b>14.5</b>





## SECTION 6: CROMDALE

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## SECTION 6: CROMDALE

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be re-required to make a financial contribution.
	Community	Contributions will be required towards increasing capacity at strategic community leisure facilities serving Cromdale.

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<b>H1: Kirk Road</b> Site allocated for 20 residential units.  <b>Owner / developer:</b> Private  <b>Planning Status:</b> Planning permission approved in June 2021 for 18 units – 10 open market and 8 affordable (2020/0009/DET).	<ul style="list-style-type: none"> <li>Traffic impact on Kirk Road / A95 junction.</li> <li>A Drainage Impact Assessment is required for the site.</li> </ul> No significant infrastructure constraints.	Discharge of conditions.	<b>2021</b>	Planning permission recently granted for 18 units. Conditions to be discharged prior to commencement of development.





## SECTION 6: CROMDALE

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<p><b>H2:Auchroisk Park</b> Site has consent for 22 plots dating back from 1998.</p> <p><b>Owner / developer:</b> Multiple - site is subdivided for self-build plots.</p> <p><b>Planning Status:</b> Permission granted in 1998 (BS/97/224) which has been implemented through individual detailed planning applications and completion of approximately 8 units.</p>	<ul style="list-style-type: none"> <li>• Marketability.</li> <li>• A Drainage Impact Assessment / Water Impact Assessment may be required for the site.</li> </ul> <p>No significant infrastructure constraints.</p>	Marketing sites.	Ongoing	8 units completed. The remaining plots are currently being marketed.



Site H2, completed self-build houses and vacant plots, July 2021







## SECTION 6: CROMDALE

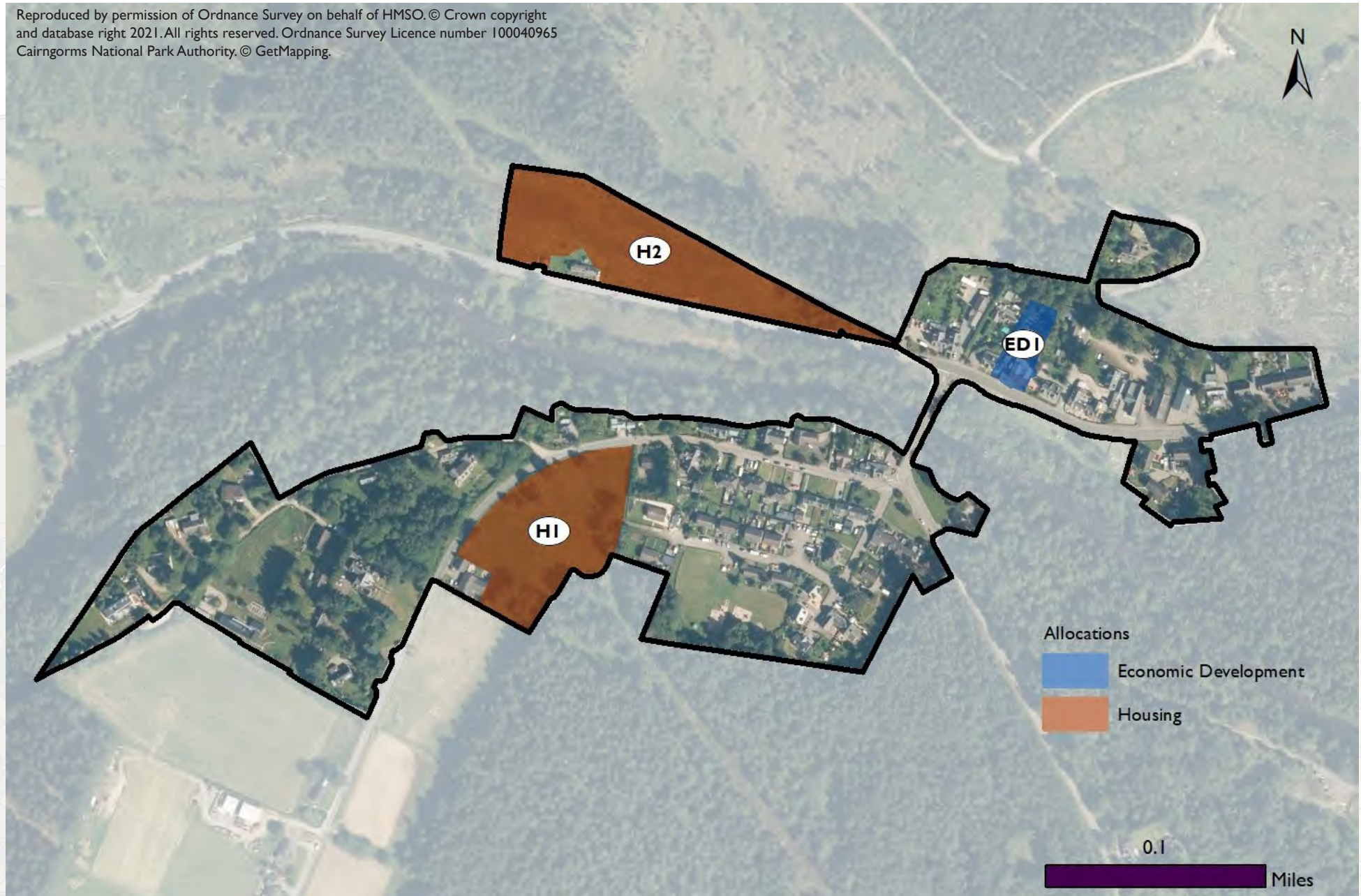
OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply - Estimated (Ha)
EDI:The Smoke House	Economic	Site provides an opportunity for economic development that benefits the village. A Flood Risk Assessment will be required to identify the developable area and a Drainage Impact Assessment may be required for any future proposals.	0.3	0
<b>TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND</b>				<b>0</b>





## SECTION 6: DUNLAIN BRIDGE

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## SECTION 6: DUNLAIN BRIDGE

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Community	Contributions will be required towards increasing capacity at strategic community leisure facilities serving Dunlain Bridge.
	Water and Waste Water Treatment Works	Upgrades may be required to increase capacity,

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<b>H1: West of play area</b> Allocated for 20 residential units.  <b>Owner / developer:</b> Reidhaven and Seafeld Estates  <b>Planning Status:</b> No current permission.	<ul style="list-style-type: none"> <li>• Drainage Impact Assessment required.</li> <li>• Junction improvements required at School Road /Fraser Road and pedestrian and cycle links.</li> <li>• Overhead lines traversing the site will require diverting or undergrounding.</li> </ul>	Submission of planning application.	2021/22	Landowner working with the Dunlain Bridge Community Development Trust and the Communities Housing Trust to explore options for affordable community owned units and open market sites.





## SECTION 6: DUNLAIN BRIDGE

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<b>H2: Adjacent to A938</b> Site is allocated for 20 residential units.  <b>Owner / developer:</b> Muckrach Estate / Highland Council  <b>Planning Status:</b> Full permission (04/00118/FULBS) approved 2010 for 10 units. New permission granted for 18 houses and improved access (2018/0221/DET).	Any future or amended applications on the site will require: <ul style="list-style-type: none"> <li>A Flood Risk Assessment will be required to identify the developable area.</li> </ul>	Pre-commencement conditions still to be discharged before construction can begin.	2021	Existing permission has been implemented but a new application has been granted with conditions for 18 units.  Conditions currently being discharged.

OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply Estimated (Ha)
<b>ED1: Garage</b>	Economic	In operation as a mechanical garage. A Drainage Impact Assessment is required for any future development proposals and should address surface water flooding.	0.1	0





## SECTION 6: KINCRAIG

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## SECTION 6: KINCRAIG

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Secondary Education	Kingussie High School projected to exceed capacity over longer term and contributions to an extension may be required.
	Community	Contributions will be required towards increasing capacity at strategic community leisure facilities serving Kincraig.





## SECTION 6: KINCRAIG

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<b>HI: Opposite School</b> Site is allocated for 40 residential units.  <b>Owner:</b> Update  <b>Planning Status:</b> Planning permission approved for a first phase 40 unit housing development in December 2020 (20/01563/FUL)	<ul style="list-style-type: none"> <li>A Flood Risk Assessment is required to establish the developable area.</li> <li>A Drainage Impact Assessment is required and will need to address surface water flooding.</li> <li>Landscaping.</li> <li>Overhead lines may need to be diverted / undergrounded.</li> </ul>	Discharge planning conditions.	2021/22	Planning permission approved for 40 units subject to conditions. Conditions to be discharged prior to the commencement of development.



Site HI, July 2021





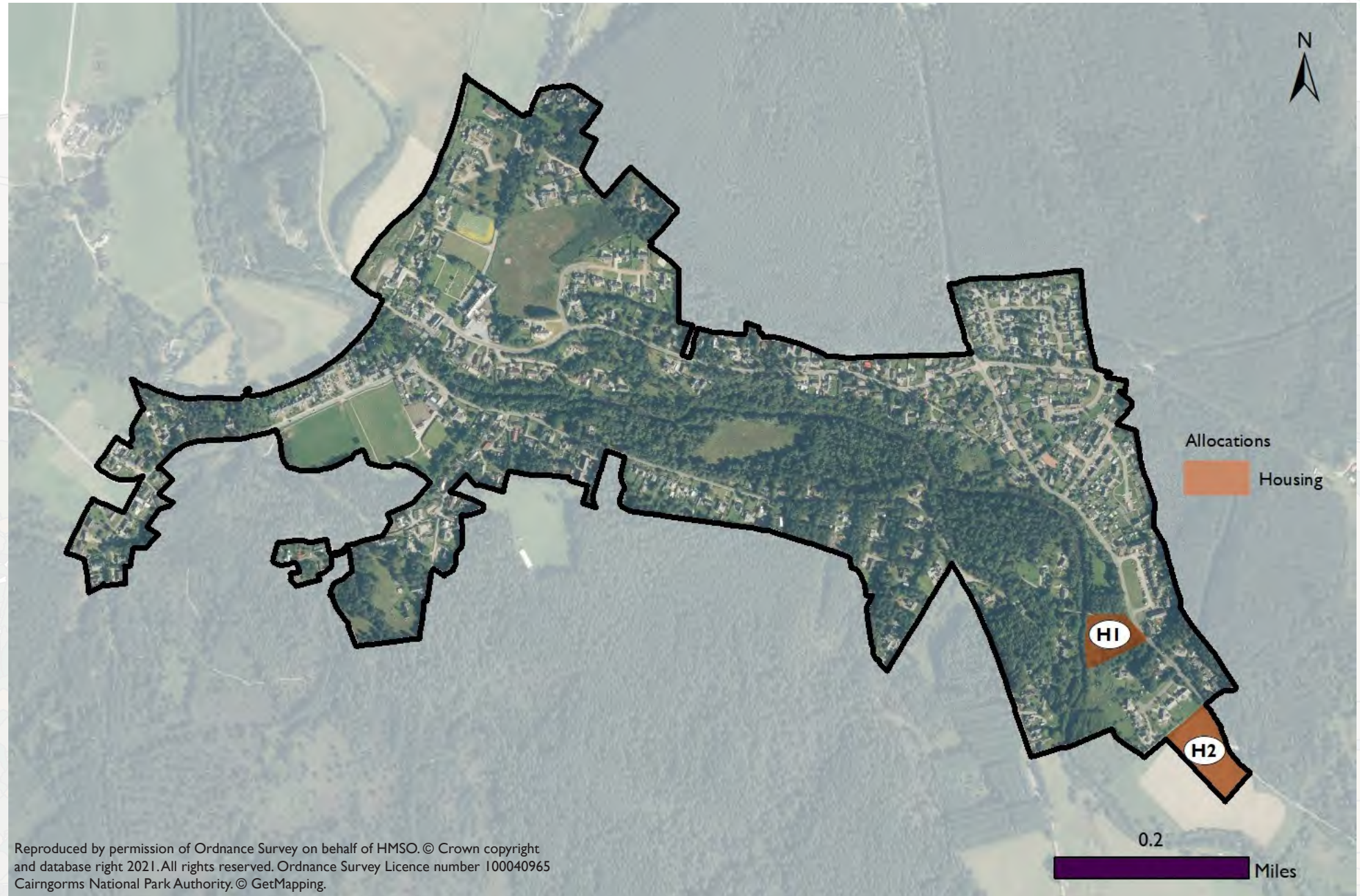
## SECTION 6: KINCRAIG

OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply - Estimated (Ha)
EDI: Baldow Smiddy	Economic	In operation as a garage. Further development on the site may require a Flood Risk Assessment and Drainage Impact Assessment.	0.3	0





## SECTION 6: NETHY BRIDGE









## SECTION 6: NETHY BRIDGE

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Community	Contributions will be required towards increasing capacity at strategic community leisure facilities serving Nethy Bridge.

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<b>H1: Lettoch Road</b> Site allocated for 20 residential units.  <b>Owners:</b> Private  <b>Planning Status:</b> No current permission.	No significant constraints. <ul style="list-style-type: none"> <li>Site contains flood risk. A Flood Risk Assessment or other supporting information will be required to determine the developable area.</li> <li>Landscaping.</li> </ul>	Submission of planning application.	2022/23	Owner currently in discussions with builder to progress the site.
<b>H2: Land at Lynstock Crescent</b> Site allocated for 4 residential units.  <b>Owner:</b> Multiple  <b>Planning Status:</b> No current permission.	<ul style="list-style-type: none"> <li>A Flood Risk Assessment or other supporting information will be required to determine the developable area.</li> <li>Use of SuDS must form part of the proposal.</li> <li>A Construction Environmental Management Plan will be required.</li> </ul>	Submission of planning application.	2022/23	No progress.





## SECTION 6: TOMINTOUL









## SECTION 6: TOMINTOUL

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Transport	A contribution towards Tomintoul's demand responsive transport service is required.

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<b>H1: Land to North East</b> Site allocated for 8 residential units.  <b>Owner / developer:</b> The Crown Estate  <b>Planning status:</b> No current permission.	<ul style="list-style-type: none"> <li>A Drainage Impact Assessment will be required.</li> <li>There are potential marketability constraints.</li> </ul>			No progress.
<b>H2: Lecht Drive</b> Site allocated for 8 residential units.  <b>Owner / developer:</b> The Crown Estate  <b>Planning status:</b> No current permission.	<ul style="list-style-type: none"> <li>A Flood Risk Assessment or other supporting information will be required.</li> <li>A Drainage Impact Assessment will be required.</li> <li>There are potential marketability constraints.</li> </ul>			No progress.





## SECTION 6: TOMINTOUL

OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply - Estimated (Ha)
ED1: Garage to north	Economic	In operation / existing use	0.7	0
ED2: By A939	Economic	Existing use – Part of site forms a depot.	1.2	0.7
T1:Tomintoul	Tourism	Site has full planning permission for camping pods. Any future development of the site will require a Flood Risk Assessment or other supporting information.	2.3	0
<b>TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND</b>				<b>0.7</b>





## SECTION 6: CALVINE

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### ANTICIPATED REQUIREMENTS



#### Affordable Housing

All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.

### COMMUNITY SITES

#### Site requirements/ infrastructure constraints

#### Status / Progress

#### CI: Old School

Allocated for 6 units.

**Owner / developer:** Perth & Kinross Council

#### Planning Status:

No current permission.

No significant constraints.

No current progress.








## SECTION 6: DALWHINNIE

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### ANTICIPATED REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Secondary Education	Kingussie High School projected to exceed capacity over longer term and contributions to an extension may be required.
	Community	Contributions will be required towards increasing capacity at strategic community leisure facilities serving Dalwhinnie.





## SECTION 6: DALWHINNIE

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<b>H1: Land by Garage</b> Allocated for 6 units.  <b>Owner / developer:</b> Unknown  <b>Planning Status:</b> No current permission.	<ul style="list-style-type: none"> <li>Site is adjacent to area of flood risk. A Flood Risk Assessment will be required to determine developable area.</li> <li>A Drainage Impact Assessment will be required.</li> <li>There are potential marketability constraints.</li> <li>Overhead line required to be diverted / undergrounded.</li> </ul>			Planning permission submitted (Feb 2021) for caravan site (21/00680/FUL) that overlaps eastern part of the site.  No progress on housing.

OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply Estimated (Ha)
<b>ED1: Garage site</b>	Economic	Part of site in operation as a shop/ filling station. Future proposals will require a Flood Risk Assessment.	0.3	0.1





## SECTION 6: DINNET

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## SECTION 6: DINNET

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Secondary Education	Aboyne Academy is projected to exceed capacity and contributions towards secondary education will be required.
	Healthcare	Contributions may be required towards extending Aboyne Medical practice.
	Waste Water Treatment Works	Upgrades may be required to increase capacity,





## SECTION 6: DINNET

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<p><b>H1: Land to the East</b> H2 is allocated for 15 residential units.</p> <p><b>Owner / developer:</b> Dinnet and Kinnord Estates</p> <p><b>Planning Status:</b> No current permissions.</p>	<ul style="list-style-type: none"> <li>Site adjacent to area of medium probability flood risk and will require Flood Risk Assessment to determine the developable area.</li> <li>A Drainage Impact Assessment is required.</li> <li>Footpath, street lighting and speed limit should be extended to site.</li> <li>Landscaping.</li> <li>Transformer capacity to be determined and overhead lines would need to be diverted or undergrounded.</li> </ul>	Submission of planning application.	2020	Owner is currently exploring options to provide individual plots for sale on the site on a phased basis.

OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply - Estimated (Ha)
<b>ED1: Former Steading</b>	Economic	Currently redundant steading providing an opportunity for economic development that benefits Dinnet. Any proposals will require a Flood Risk Assessment to determine the developable area and provision must be made for connecting to the public waste water network. Planning permission approved in June 2021 for a temporary (2 year) car park with associated toilet and refuse facilities (2021/0143/DET)	1.5	1.5





## SECTION 6: GLENMORE











## SECTION 6: GLENMORE

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Primary Education	Aviemore Primary School is projected to exceed capacity and contributions will be required towards increasing capacity.
	Secondary Education	Kingussie High School projected to exceed capacity over longer term and contributions to an extension may be required.
	Community	Contributions will be required towards increasing capacity at strategic community leisure facilities serving Glenmore.

OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply - Estimated (Ha)
<b>T1: The Camp Site</b>	Tourism	In operation as a camping site. Any future development on the site will require a Flood Risk Assessment, appropriate landscaping, integration with existing path networks and a Habitats Regulations Appraisal.	<b>10.4</b>	<b>0</b>
<b>T2: Glenmore Lodge</b>	Tourism	In operation as an outdoor centre and accommodation provider. Any future proposals will require a Flood Risk Assessment or other supporting information and a Habitats Regulations Appraisal.	<b>6.4</b>	<b>0</b>
<b>TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND</b>				<b>0</b>





## SECTION 6: INVERDRUIE & COYLUMBRIDGE











## SECTION 6: INVERDRUIE & COYLUMBRIDGE

### ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Primary Education	Aviemore Primary School is projected to exceed capacity and contributions will be required towards increasing capacity.
	Secondary Education	Kingussie High School projected to exceed capacity over longer term and contributions to an extension may be required.
	Community	Contributions will be required towards increasing capacity at strategic community leisure facilities serving Glenmore.

OTHER SITES	Type of Development	Status / Progress	Total Area (Ha)	Available supply - Estimated (Ha)
<b>TI: The Camp Site</b>	Tourism	In operation as a camping site.  Any future proposals will require a Flood Risk Assessment, appropriate landscaping, integration with existing path networks, connection to waste water which is not within vicinity of the site and a Habitats Regulations Appraisal.	3.8	0
<b>TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND</b>				<b>0</b>








## SECTION 6: LAGGAN

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### ANTICIPATED REQUIREMENTS

	Affordable Housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
	Secondary Education	Kingussie High School projected to exceed capacity over longer term and contributions to an extension may be required.
	Community	Contributions will be required towards increasing capacity at strategic community leisure facilities serving Laggan.

HOUSING SITES	Site requirements/ infrastructure constraints	Status / Progress
<b>HI: Land adjacent to A86</b> Allocated for affordable units.  <b>Owner / developer:</b>  <b>Planning Status:</b> No current permission.	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required.</li> <li>• Landscaping.</li> <li>• Integration with existing path networks.</li> <li>• Suitable provision for waste water (no public network within vicinity).</li> </ul>	





**Cairngorms**  
NATIONAL PARK

Pàirc Nàiseanta a' Mhonaidh Ruaidh

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