

Cairngorms National Park
Proposed Local Development Plan 2020
Draft Action Programme



SECTION I: PURPOSE AND FORMAT

Purpose

This Action Programme has been prepared to support the delivery of the Cairngorms National Park Proposed Local Development Plan 2018 (LDP). It identifies the 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).

The preparation of this Action Programme has involved consulting with relevant bodies to include greater information about infrastructure requirements and constraints which may affect the delivery of sites.

The CNPA will also 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
1. The Purpose and Format	1
2. National Projects	5
3. Infrastructure Delivery and other Projects	7
4. Delivery of LDP Policy Framework	10
5. Monitoring	13
6. Development Land Supply Information	14

The role of partners

The Action Programme is prepared by the CNPA as the authority that prepares the Local Development Plan for the National Park. However, the CNPA is only one of many 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:
Cairngorms National Park Authority	<ul style="list-style-type: none"> • Coordination of delivery, monitoring and review of LDP and Action Programme. • Significant planning consents, monitoring and enforcement, delivery of efficient planning service for customers • Support and small-scale funding for corporate priorities

Local Authorities	<ul style="list-style-type: none"> • Planning consents, monitoring and enforcement, delivery of efficient planning service for customers. • Housing authority role including Housing Strategies, Strategic Housing Investment Plans, assess Housing Need and Demand. • Building Control, Roads, Waste, Education, Care services, Leisure, Business support, Environmental Health roles.
Scottish Water	<ul style="list-style-type: none"> • Infrastructure for and connections to public water supplies and waste water systems. <p>Full details at www.scottishwater.co.uk</p>
Scottish Natural Heritage	<ul style="list-style-type: none"> • Advice and support on Natural Heritage in preparation of LDP and in planning applications for planning authorities and developers. • Regulation of Species Licences. <p>Full details in SNH Service Statement</p>
Scottish Environment Protection Agency	<ul style="list-style-type: none"> • Advice and support on Environmental issues in preparation of LDP and in planning applications for planning authorities and developers. • Environmental Regulations and Licensing. <p>Full details at SEPA website</p>
Other public bodies	<ul style="list-style-type: none"> • Advice and support during preparation of LDP and in planning applications for planning authorities and developers. • May invest in projects or programmes that support or are connected to the LDP
Developers, (including community groups or	<ul style="list-style-type: none"> • Undertake work to make effective planning applications, including seeking pre-application advice.

Public bodies when acting as a developer)	<ul style="list-style-type: none"> • Comply with planning consents and conditions. • Secure other required consents. • Keep planning authority informed of progress or problems with sites. • Secure funding, manage development process through to completion and disposal or sale of properties.
Communities and other groups	<ul style="list-style-type: none"> • Engage in LDP preparation and consultations. • Develop and review Community Action Plans. • Establish community development companies to coordinate and develop projects.

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 sets the context:

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

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.

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:

CBP	Cairngorms Business Partnership
FCS	Forestry Commission Scotland
FES	Forestry Enterprise Scotland
HES	Historic Environment Scotland
HIE	Highlands and Islands Enterprise
HITRANS	Highlands and Islands Transport Partnership
HLF	Heritage Lottery Fund
LAs	all constituent Local Authorities
RSPB	Royal Society for the Protection of Birds
SEPA	Scottish Environment Protection Agency
SS	SportScotland
SNH	Scottish Natural Heritage
SW	Scottish Water
SYHA	Scottish Youth Hostelling Association
THC	The Highland Council

Other abbreviations:

DIA	Drainage Impact Assessment
FRA	Flood Risk Assessment
HRA	Habitats Regulations Assessment
LDP	Local Development Plan
NFM	Natural flood management
SEA	Strategic Environmental Assessment
WWTW	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
A9 Dualling	<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"> • improve the operational performance of the A9 by reducing journey times and improving journey time reliability • improve safety for motorised and non-motorised users by reducing accident severity and reducing driver stress • facilitate active travel within the corridor, and • improve integration with public transport facilities. 	By 2025	Transport Scotland		<p>The Scottish Ministers have committed to completing the dualling by 2025.</p> <p>Construction of the section between Kincaig and Dalraddy was completed in 2017.</p> <p>Information about the programme is available on Transport Scotland’s web site at https://www.transport.gov.scot/projects/a9-dualling-perth-to-inverness/</p> <p>CNPA has created an internal project to ensure coordination of National Park Authority input.</p>

TABLE 2: NATIONAL PROJECTS identified through the Scottish Government’s National Planning Framework (NPF3).					
Proposal	Description	Timescale	Lead Agency	Other Partners	Notes
Highland Mainline Rail improvements	<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"> • an hourly service; • average journey time reductions of around 10 minutes between Inverness and Perth extended to Edinburgh and Glasgow; and • more efficient freight operations that better respond to the needs of customers. 	By 2019	Transport Scotland	Network Rail	<p>Construction is underway and on schedule for completion March 2019. Passenger benefits will be implemented in a phased manner from December 2018, with the enhanced timetable to be introduced December 2019.</p> <p>Further information available at https://www.networkrail.co.uk/running-the-railway/our-routes/scotland/highland-main-line/</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
HIGHLAND					
Review of Badenoch and Strathspey Healthcare facilities	As part of a NHS Highland review of healthcare facilities provision in Badenoch & Strathspey, there is a proposal to replace the existing hospital facilities in Grantown-on-Spey and Kingussie with new community hospital facility in Aviemore. The future uses of the old hospital facilities and land still to be identified.	Feasibility studies undertaken, funding secured and preferred site identified. Site purchase negotiations underway.	2020 onwards	NHS Highland	CNPA, The Highland Council, Medical Practices, Communities
Strathspey Railway Extension to Grantown	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

TABLE 3.1: INFRASTRUCTURE DELIVERY AND OTHER PROJECTS IN LDP					
Settlement/ Project Name	Infrastructure/ Project Description	Status / Constraints	Timescale	Lead Agency	Other Partners
Development of 'Active Aviemore' Project	<p>The Scottish Government has agreed to fund the construction of a new £13m hospital in Aviemore. CNPA has identified this investment as a catalyst to deliver other strategic developments including Active Aviemore.</p> <p>This project aims to improve Aviemore's walking and cycling infrastructure, promote active travel and enhance the integration of social and health care facilities.</p>	<p>Fully costed two phase designs involving: Phase 1: Active Travel Study (2018) Phase 2: From concept design to detailed design (2019). Further Sustrans funding will be sought to develop detailed final designs by end of 2019 and construct community approved street scape changes from 2020.</p>	2017 - 2020	CNPA	Aviemore Community Council, THC, HITRANS, NHS Highland and SUSTRANS
An Camas Mòr	<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"> • Road infrastructure, access and connectivity; • Servicing infrastructure e.g. water, waste water, electricity; and • Natural heritage, landscape and recreation. 	<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, subject to S75. Decision to be issued when S75 concluded.</p>	2020 onwards	An Camas Mòr LLP/The Highland Council/ Aviemore Community Council	CNPA SNH

TABLE 3.1: INFRASTRUCTURE DELIVERY AND OTHER PROJECTS IN LDP					
Settlement/ Project Name	Infrastructure/ Project Description	Status / Constraints	Timescale	Lead Agency	Other Partners
Cairngorm Mountain and Glenmore	<p>Strategy approved by CNPA Board in September 2016 and by all public sector partners later in 2016.</p> <p>Development of a Strategy and Action Plan to:-</p> <ul style="list-style-type: none"> • Enhance the visitor experience to match the quality of environment • Enhance habitat and species conservation on a landscape scale • Support and enhance the regional economy • Create outdoor learning opportunities for all 	<p>A number of projects supporting the delivery of the Strategy include:</p> <ul style="list-style-type: none"> • The re-development of the visitor management plan for Glenmore (FCS) • Application to Rural Tourism Infrastructure Fund to build a multiuse path linking car parks and visitor sites in Glenmore (CNPA) • Appointment of consultants to evaluate the visitor experience and make recommendations on how to improve the long term value (HIE). • Continued research into the opportunity to purchase the state owned land at CairnGorm Mountain (Aviemore and Glenmore Community Trust). 	2020 onwards	Natural Retreats, FES, SYHA	CNPA, The Highland Council, SS, SNH, HIE, Highlife Highland.

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
All policies	2020 onwards	Publish annual LDP monitoring and review report.	Report will be published annually.	CNPA
	2020 onwards	Prepare additional non-statutory guidance if required.	Through the preparation of planning advice where necessary.	CNPA
New Housing Development	2020 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
	2020 onwards	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.	CNPA in conjunction with community support organisations, LA's, Housing Associations and Trusts, landowners and developers.

TABLE 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK				
Policy	Timescale	Description	How it will be delivered / monitored	Lead and partners
Supporting Economic Growth	2020 onwards	Review demand and supply for business land and units within the National Park.	This will be delivered through a project set up to look at this issue.	CNPA in conjunction with LA's, CBP and HIE
	2020 onwards	Undertake Town Centre Health Checks every two years.	Preparation of a Town Centre Health Check Report published every two years.	CNPA
Sustainable Design	2020	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.
Natural Heritage	2020 onwards	Monitor consents and development on the ground	Through the preparation of planning advice where necessary.	CNPA
Landscape	2020 onwards	Continue to promote and apply the Landscape Toolkit for the Park.	Through individual assessment of planning applications.	CNPA
Siting & Design of Digital Communications Equipment	2020 onwards	Monitor consents and development on the ground - particularly in relation to 5G installations.	Through the preparation of planning advice where necessary.	CNPA
Renewable Energy	2020 onwards	Monitor consents and development on the ground.	Through the preparation of planning advice where necessary.	CNPA

TABLE 4: DELIVERY OF LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK				
Policy	Timescale	Description	How it will be delivered / monitored	Lead and partners
Cultural Heritage	2020 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.
Resources	2020 onwards	Monitoring consents and development on the ground.	Through the preparation of planning advice where necessary.	CNPA with SEPA, SNH, SW and Catchment Management Partnerships
Developer Contributions	2020 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.
Community Information	2020 onwards	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
Delivery of Action Programme	Annually	CNPA	LAs
Use of Policies	Annually	CNPA	LAs
Planning Permissions and Completions	Annually	CNPA	LAs
Housing Land Supply & Effectiveness	Annually	CNPA	LAs
Town Centre Health Checks	Annually	CNPA	LAs
SEA - Monitor environmental effects of LDP	Annually	CNPA	Key agencies
HRA – mitigation measures and effects on conservation objectives of European sites	Annually	CNPA	Key agencies

SECTION 6: DEVELOPMENT LAND SUPPLY

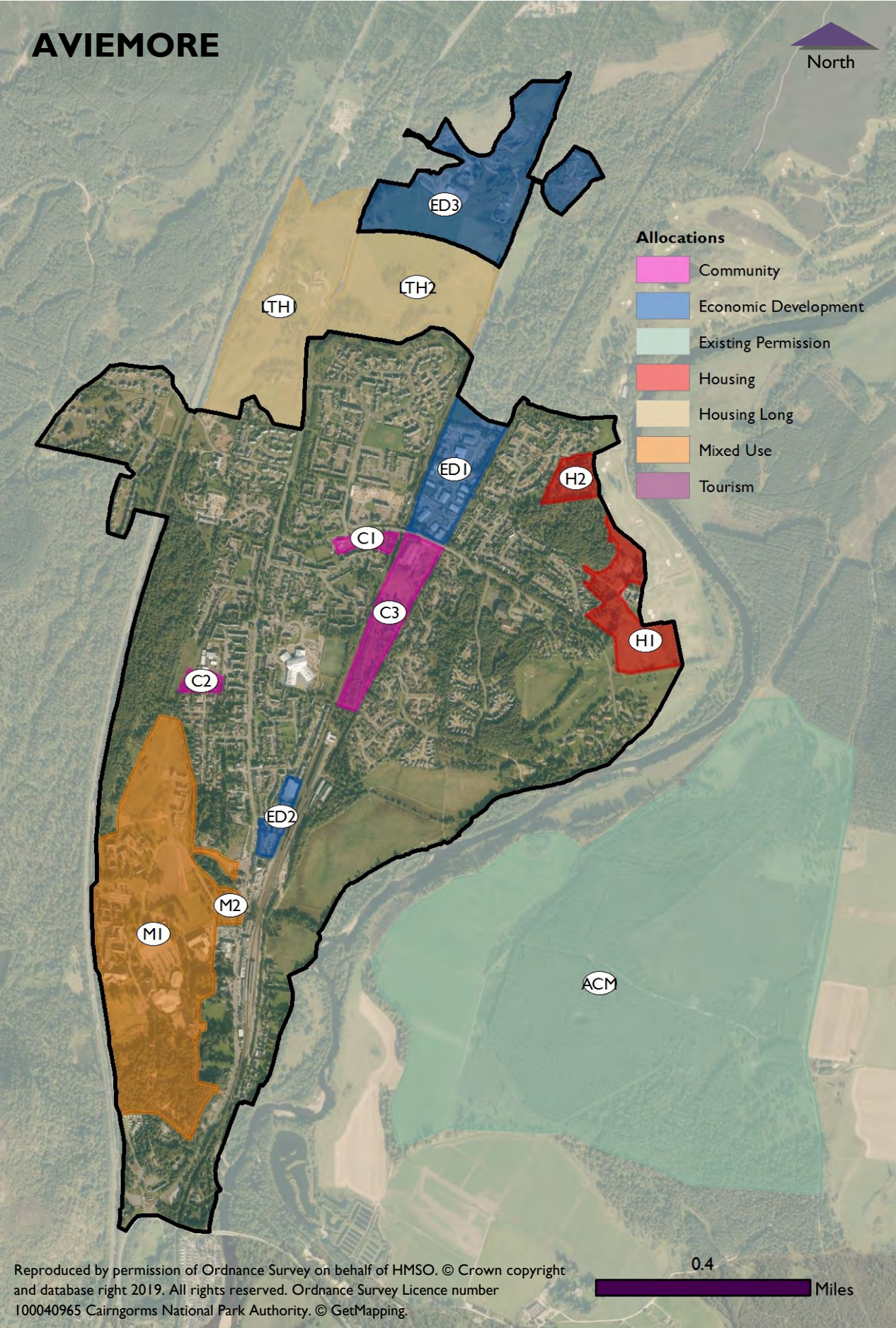
This section of the Action Programme is used to assess progress and identify constraints or barriers to the development of land and sites for housing, employment and community or other uses. It is set out by settlement and includes ‘anticipated infrastructure & affordable housing requirements’ which apply at a settlement level as well as more detailed updates on a site by site basis.

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

Infrastructure requirements

Each site has also been assessed in respect of flooding, roads, water & drainage, electricity and education under the infrastructure requirements heading. These have been informed through consultation with the relevant authorities and each site has been colour coded to reflect its level of constraint.

	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.



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.

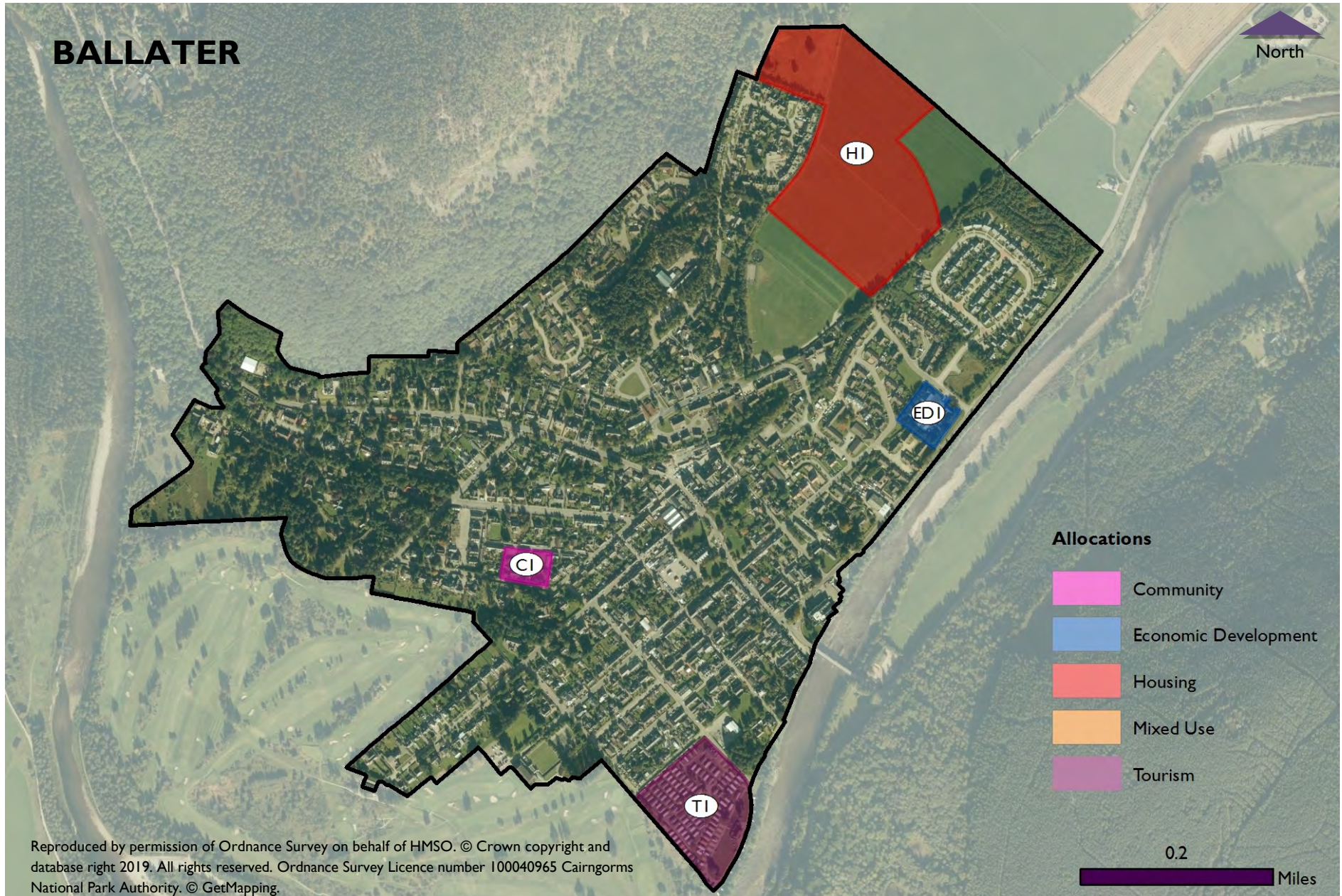
HOUSING SITES	Site requirements / infrastructure constraints	Actions /deliverables	Timescale	Progress update
<p>H1: Dalfaber Site has capacity for 10 dwellings.</p> <p>Owner / developer: Reidhaven and Seafeld Estates</p> <p>Planning Status: An MSC application for the discharge of a number of conditions 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"> • A Flood Risk Assessment and hydro morphological study will be required • A Drainage Impact Assessment may be required 	Submission of MSC application for the remaining condition on PPP consent	By March 2019	MSC application approved in November 2018 to discharge a number of conditions attached to PPP consent.
<p>H2: Dalfaber Site has capacity for 83 dwellings.</p> <p>Owner / developer: Reidhaven and Seafeld Estates</p> <p>Planning Status: An MSC application for the discharge of a number of conditions was approved in November 2018 (2018/0184/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"> • A Flood Risk Assessment and hydro morphological study will be required • A Drainage Impact Assessment may be required 	Submission of MSC application for the remaining condition on PPP consent	2018/19	MSC application approved in November 2018 to discharge a number of conditions attached to PPP consent.

MIXED USE SITES	Site requirements / infrastructure constraints	Actions /deliverables	Timescale	Progress update
<p>M1: Aviemore Highland Resort 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>Owner/developer: McDonald Hotels</p> <p>Planning Status: 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"> • Medium probability flood risk adjacent to the site. A Flood Risk Assessment or other supporting information will be required to identify developable area • A Drainage Impact Assessment is required and should address existing surface water flooding issues. <p>Site has been partially constructed.</p>	<p>Development brief for the wider Aviemore Highland Resort Site approved.</p>	<p>April 2018</p>	<p>A small section of affordable housing completed.</p>
<p>M2: Land at Laurel Bank The site provides an opportunity for development that contributes to the town centre including retail, commercial and residential.</p> <p>Owner/developer: Laurel Grant LLP</p> <p>Planning status: No current planning permission.</p>	<ul style="list-style-type: none"> • A Flood Risk Assessment or other supporting information will be required to identify developable area • A Drainage Impact Assessment is required and should address existing surface water flooding. 	<p>Pre-application discussion and submission of planning application</p>	<p>2020</p>	
LONG TERM HOUSING	Site requirements / infrastructure constraints	Actions /deliverables	Timescale	Progress update
<p>LTH1 & LTH2: North Aviemore These sites represent locations for long term growth beyond the plan period. They are not programmed to be released during the plan period and are subject to the requirements of Policy I.</p> <p>Owner developer: Seafeld Estate</p>	<ul style="list-style-type: none"> • Flood Risk Assessment and 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 • Landscaping • Path network integration 	<p>The need for the site will be kept under review throughout the lifetime of the LDP.</p>		

OTHER SITES	Type of Development	Status / progress	Total Area (Ha)	Available supply – Estimated (Ha)
ED1: Dalfaber Industrial Estate	Economic	Existing use as industrial estate. Site includes small extension to the north. A Drainage Impact Assessment for the northern part of the site is required to address existing surface water flooding issues.	5.9	0.5
ED2: Myrtlefield Industrial Estate	Economic	In operation / existing use A Drainage Impact Assessment is required for any future development proposals to address existing surface water flooding issues.	1.2	0
ED3: Granish	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.	16	5.3
TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND				5.8

COMMUNITY SITES	Proposed / potential use	Status / progress
C1: Land between the Bowling Green and Railway line	Protected for community use.	
C2: Former school playing fields	Allocated for community use. 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.	
C3: Land south of Dalfaber Industrial Estate	Site currently vacant but identified as preferred option for new hospital. A Drainage Impact Assessment is required and should address existing surface water flooding issues.	Planning application has been submitted and pending consideration. To be determined 2018/19.

STRATEGIC CONSENT: AN CAMAS MOR	Site requirements / infrastructure constraints	Actions /deliverables	Timescale	Progress update
<p>EP: An Camas Mor Existing consent for development of a new community (1500 houses; associated business, community facilities and provision of infrastructure).</p> <p>Owner / developer: An Camas Mor LLP</p> <p>Planning status: Application under Section 42 to vary condition I of Planning Permission in Principle (CNPA Ref 09/155/CP) recommended for approval in August 2017, subject to S75. Decision to be issued when S75 concluded.</p>	<p>In addition to the infrastructure requirements for Aviemore, ACM will require to address the following:</p> <ul style="list-style-type: none"> • SSE identifies need for a feasibility study for phasing of development to establish most appropriate electricity connection options • Significant road, access and infrastructure costs associated with this development will be required. 	<p>Conclusion of S75</p>	<p>2018/ 2019.</p>	<p>Conclusion of S75 and decision notice to be issues in 2018/2019.</p>



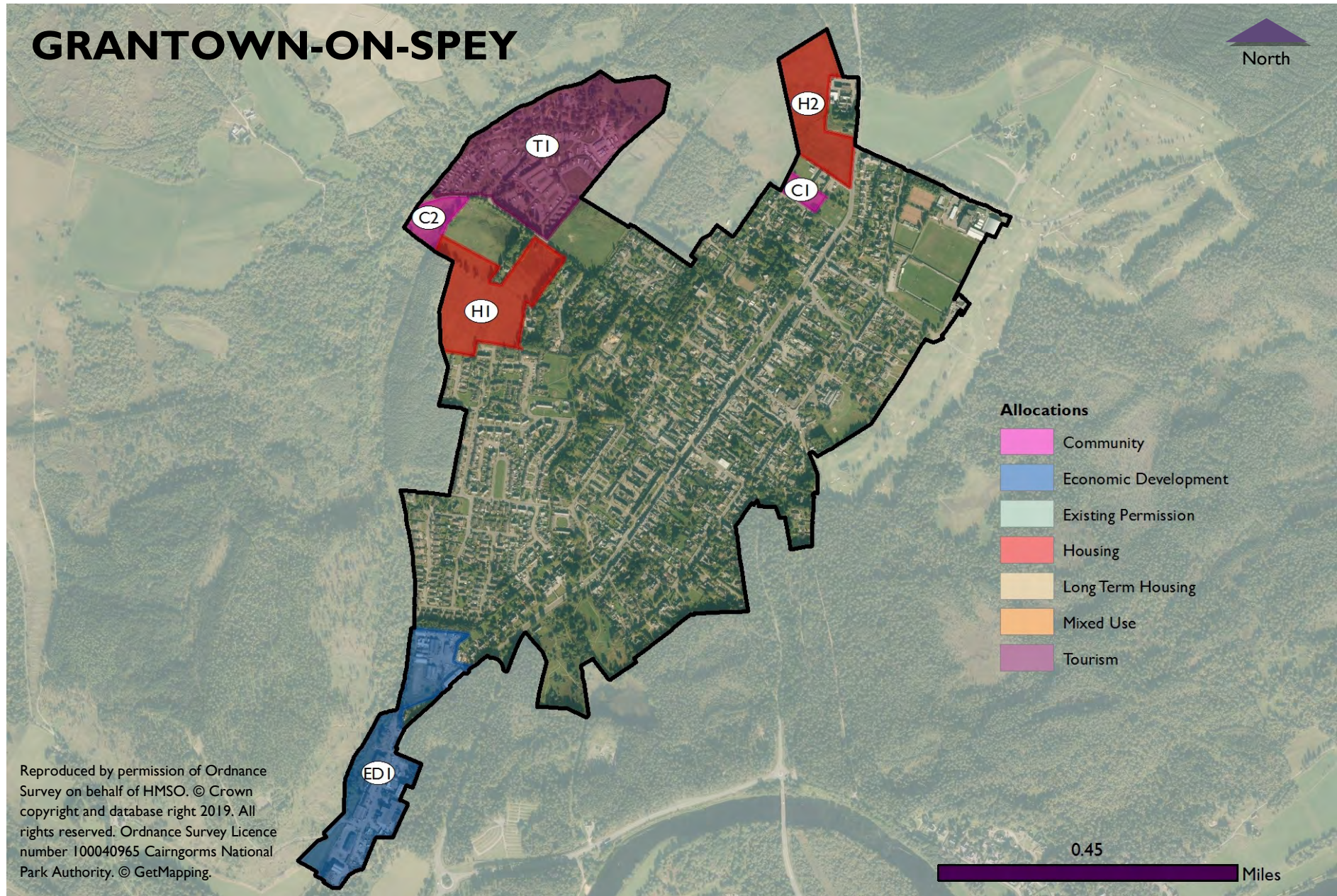
ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS

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.

HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress updates
<p>HI Monaltrie Park Allocated for 50 residential units. Forms part of larger site with overall capacity for 250 units. Masterplan required for whole site.</p> <p>Owner / developer: Invercauld Estate</p> <p>Planning status: No current planning permission.</p>	<ul style="list-style-type: none"> 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 A Drainage Impact Assessment is required and should address surface water flooding Landscaping Two access roads and footpath connections required Ensuring appropriate open space provision 	Preparation of a masterplan for the site is underway	2019/2020	<p>Pre-application discussions underway with relevant authorities</p> <p>Work ongoing on masterplan to take into account new flooding information</p>

OTHER SITES	Type of Development	Status / progress	Total Area (Ha)	Available supply – Estimated (Ha)
EDI: Ballater Business Park	Economic	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.	0.6	0
TI: Caravan Park	Tourism	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.	2.8	0
TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND				0

COMMUNITY SITES	Proposed / potential use	Status / progress
CI: Former School site	Site provides an opportunity for development that benefits the community including affordable housing. Planning permission refused for the redevelopment of the site to deliver 26 affordable units, but recently overturned at appeal.	Planning permission approved at appeal.

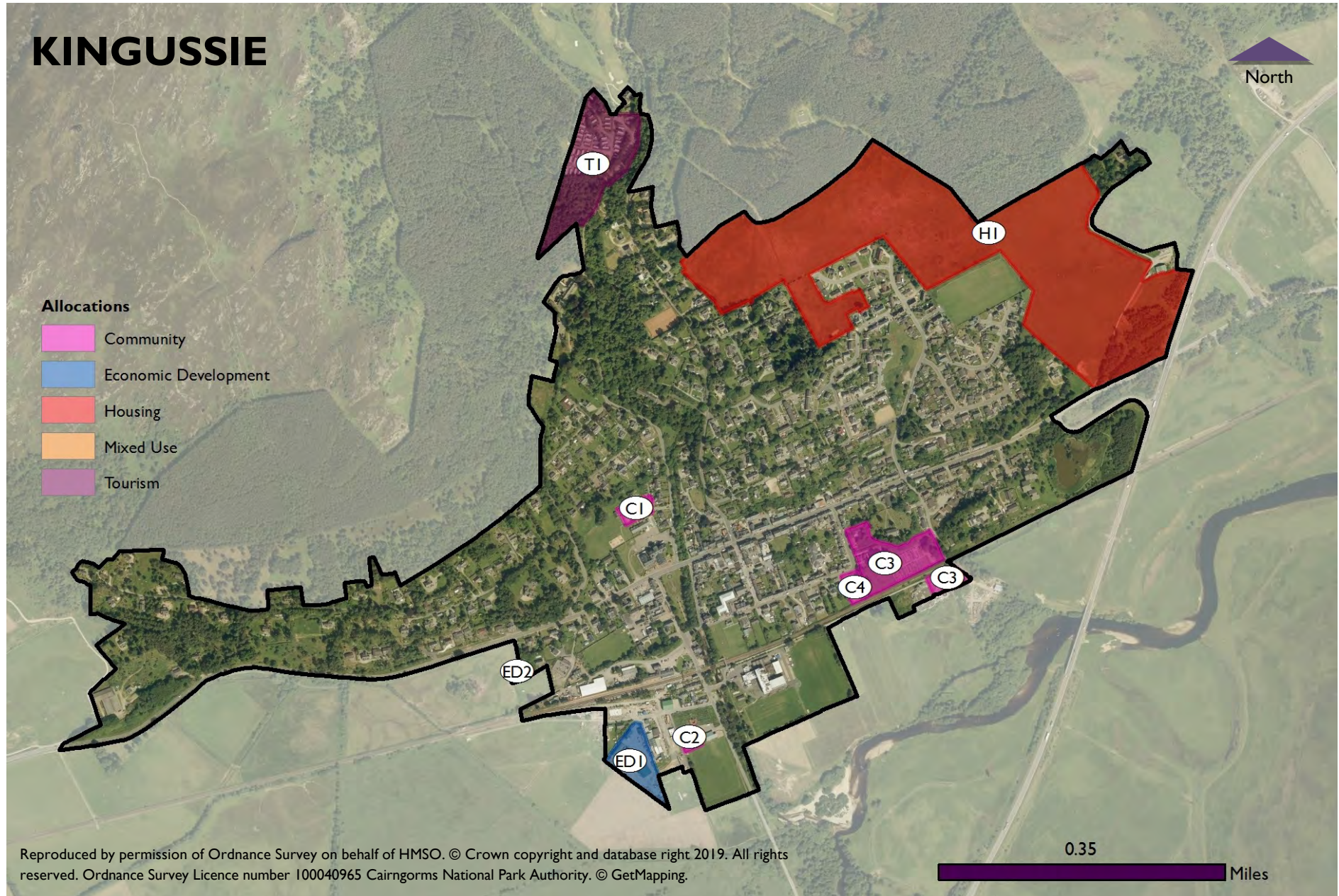


ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS	
Affordable housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
Community	Contributions will be required towards increasing capacity at strategic community leisure facilities serving Granttown.

HOUSING SITES	Site requirements / infrastructure constraints	Actions /deliverables	Timescale	Progress update
<p>H1: Beachen Court Site allocated for 53 units.</p> <p>Owner / developer: Reidhaven Estates and Highland Council.</p> <p>Planning Status: Planning permission approved in October 2016 (2015/0394/DET and 2016/0060/DET).</p>	Under construction			
<p>H2: Castle Road Site is allocated for 50 residential units.</p> <p>Owner / developer: Reidhaven Estates</p> <p>Planning Status: No current permission.</p>	<ul style="list-style-type: none"> • A Flood Risk Assessment is required due to small watercourses on the boundary of the site • A Drainage Impact Assessment is required and should address surface water flooding • Roads to be designed to adoptable standard with appropriate access visibility • Landscaping • Overhead low voltage network crossing on the site requires to be diverted or underground. 	Proposed delivery of site		Owner is currently focusing on the delivery of site H1 in Granttown before progressing H2. Currently exploring options with prospective developers.

OTHER SITES	Type of Development	Status / progress	Total Area (Ha)	Available supply – Estimated (Ha)
EDI: 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	1.9
TI: 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	1.6
TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND				3.5

COMMUNITY SITES	Proposed / potential use	Status / progress
C1: Mossie Road	Site provides opportunity for development which supports the needs for the community.	No current proposals
C2: Speyside Railway extension	Site is allocated for the future terminus of the Strathspey Railway from its current terminus in Broomhill to Grantown. 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.

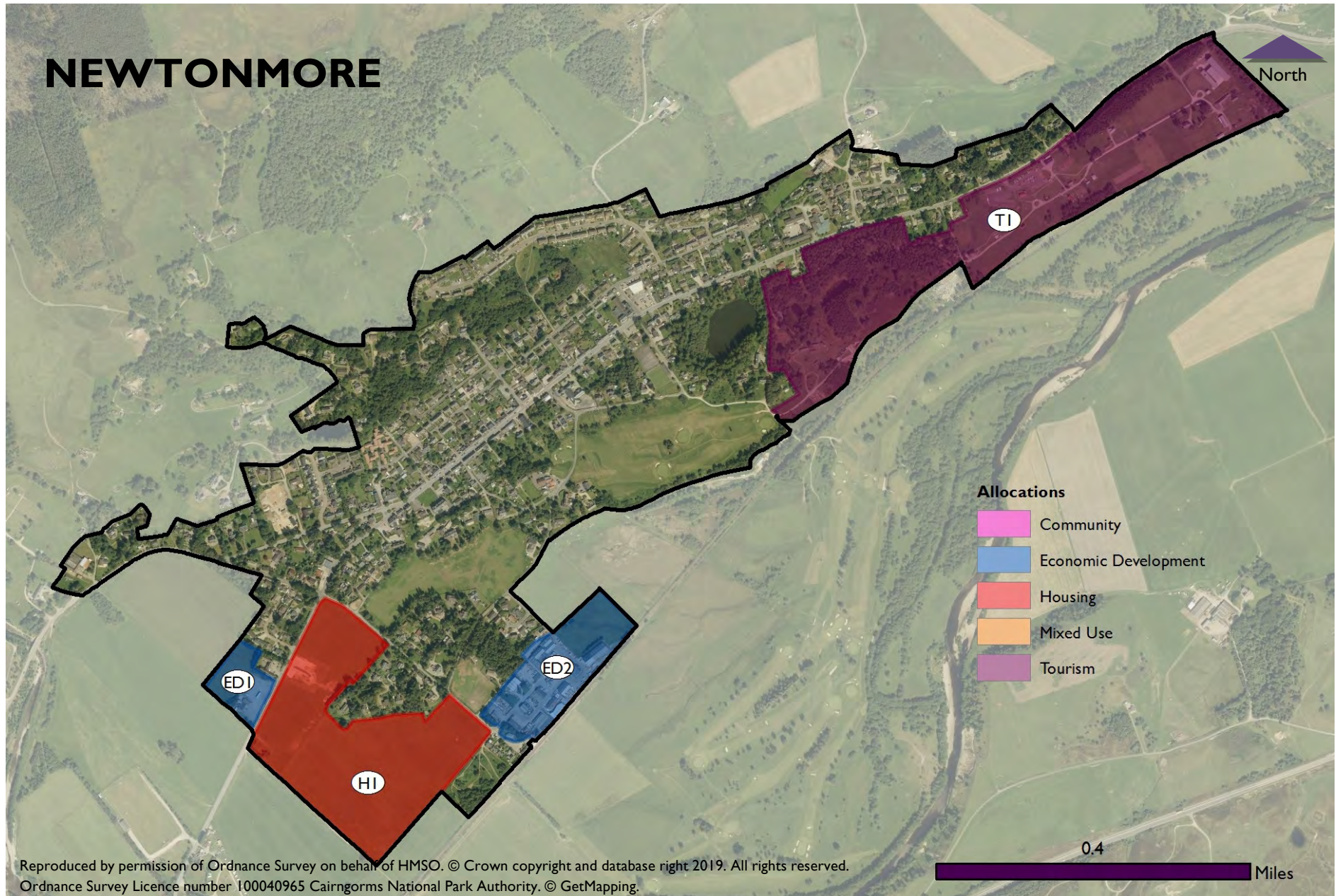


ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS	
Affordable housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
Secondary Education	Kingussie High School projected 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.

HOUSING SITES	Site requirements / infrastructure constraints	Actions /deliverables	Timescale	Progress update
<p>HI: Land between Ardbroilach Road and Craig an Darach Site has consent for 300 units, economic development uses; community uses including infrastructure, landscaping etc.</p> <p>Owner: Davall Developments Ltd</p> <p>Planning Status: Planning permission granted (2015/0316/DET and 2015/0317/DET). Planning permission for 23 affordable houses in the south of the site pending permission (2018/0067/DET).</p>	<p>No significant infrastructure constraints.</p> <p>Any future or amended applications on the site will require:</p> <ul style="list-style-type: none"> • A Drainage Impact Assessment is required and should assess potential surface water flooding • Landscaping • Transport access • Overhead network crossing the site requires to be diverted or undergrounded 	<p>Planning permission granted.</p>	<p>2017</p>	<p>Suspensive conditions to be discharged.</p>

OTHER SITES	Type of Development	Status / progress	Total Area (Ha)	Available supply – Estimated (Ha)
ED1: Council Depot	Economic	In operation as a Council Depot. Site contains flood risk and any future development will require a Flood Risk Assessment.	0.9	0
ED2: McCormack's Garage	Economic	In operation as a Mechanical Garage. Site contains flood risk and any future development will require a Flood Risk Assessment.	0.1	0
T1: Caravan Park	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.	2.7	0
TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND				

COMMUNITY SITES	Proposed / potential use	Status / progress
C1/C2: Community car parks	The community car parks will be protected from development.	Sites contain surface water flooding issues.
C3: West of Spey Street (Am Fasgadh)	Site is being progressed as a community enterprise. Currently redundant buildings and land. 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.	

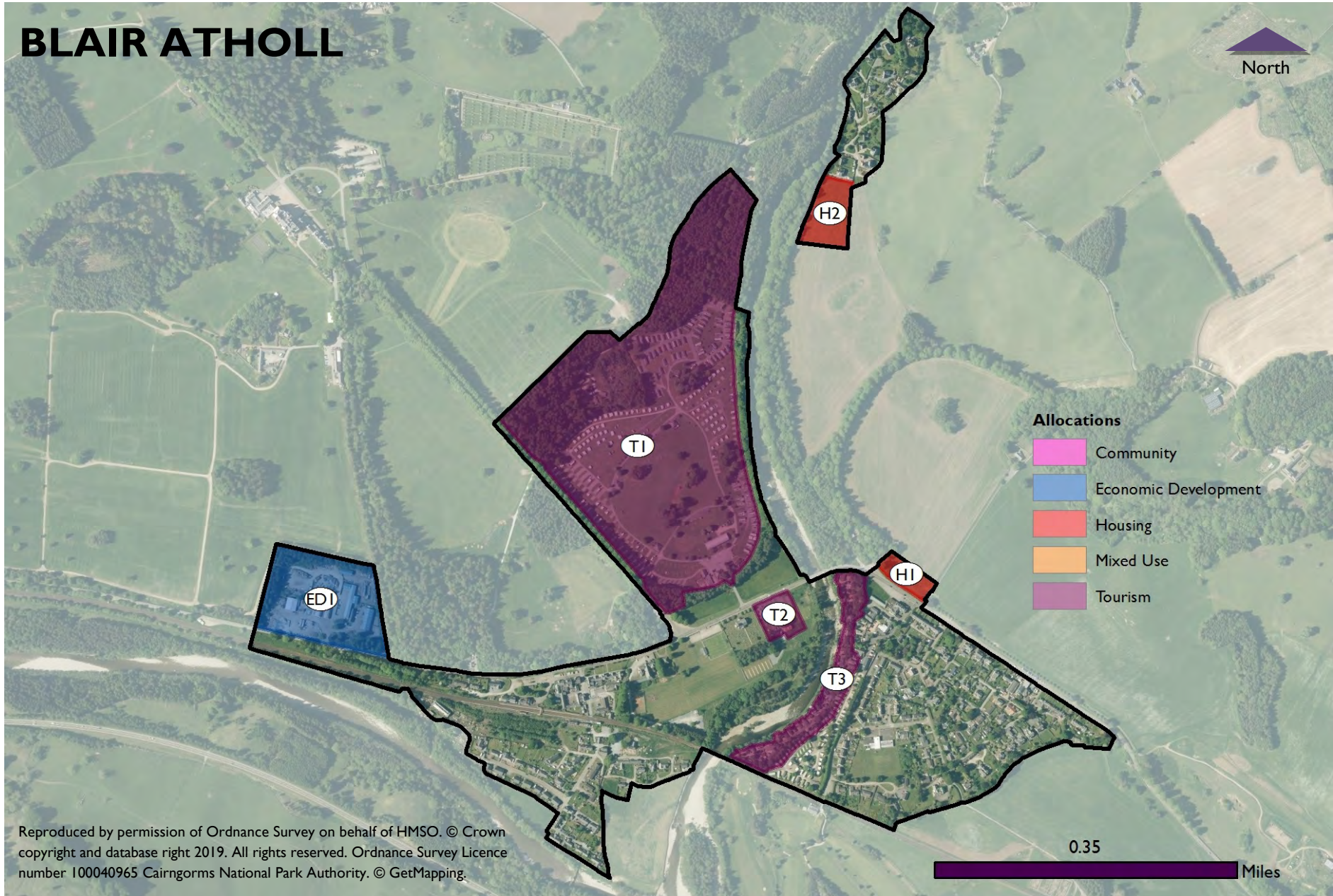


ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS	
Affordable housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
Secondary Education	Kingussie High School projected 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.

HOUSING SITES	Site requirements / infrastructure constraints	Actions /deliverables	Timescale	Progress update
<p>HI: Land between Perth Road and Station Road Site allocated for 120 residential units.</p> <p>Owner: Tulloch Homes</p> <p>Planning Status: Full permission for 81 units approved in 2009 (07/230/CP). A Development Brief for the site has been approved (2015).</p>	<p>Any future or amended applications on the site will require:</p> <ul style="list-style-type: none"> • 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 • Drainage Impact Assessment may be required • Landscaping 	Discharging conditions and commencement of development.	2018 onwards	Detailed planning permission for 20 affordable housing as an amendment to the existing permission approved in October 2018.

OTHER SITES	Type of Development	Status / progress	Total Area (Ha)	Available supply – Estimated (Ha)
ED1: Rear of Cafe	Economic	Part of site is in use as a café. 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.	1.3	0.7
ED2: Industrial Park	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.	4	1.2
TI: Highland Folk Museum	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.	20.3	0
TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND				1.9

BLAIR ATHOLL

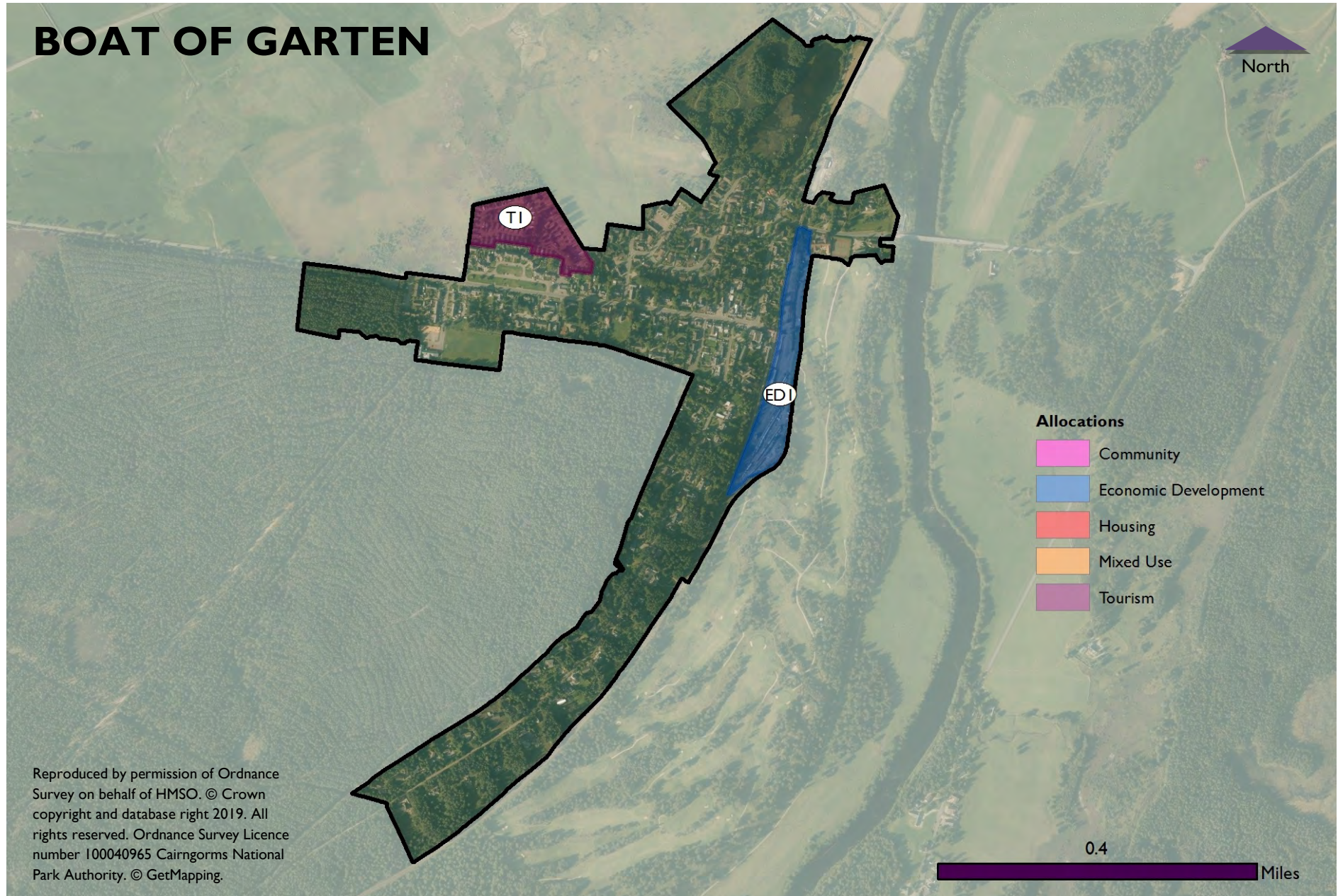


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ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS	
Affordable housing	All developments over 3 units will be required to provide 45% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.

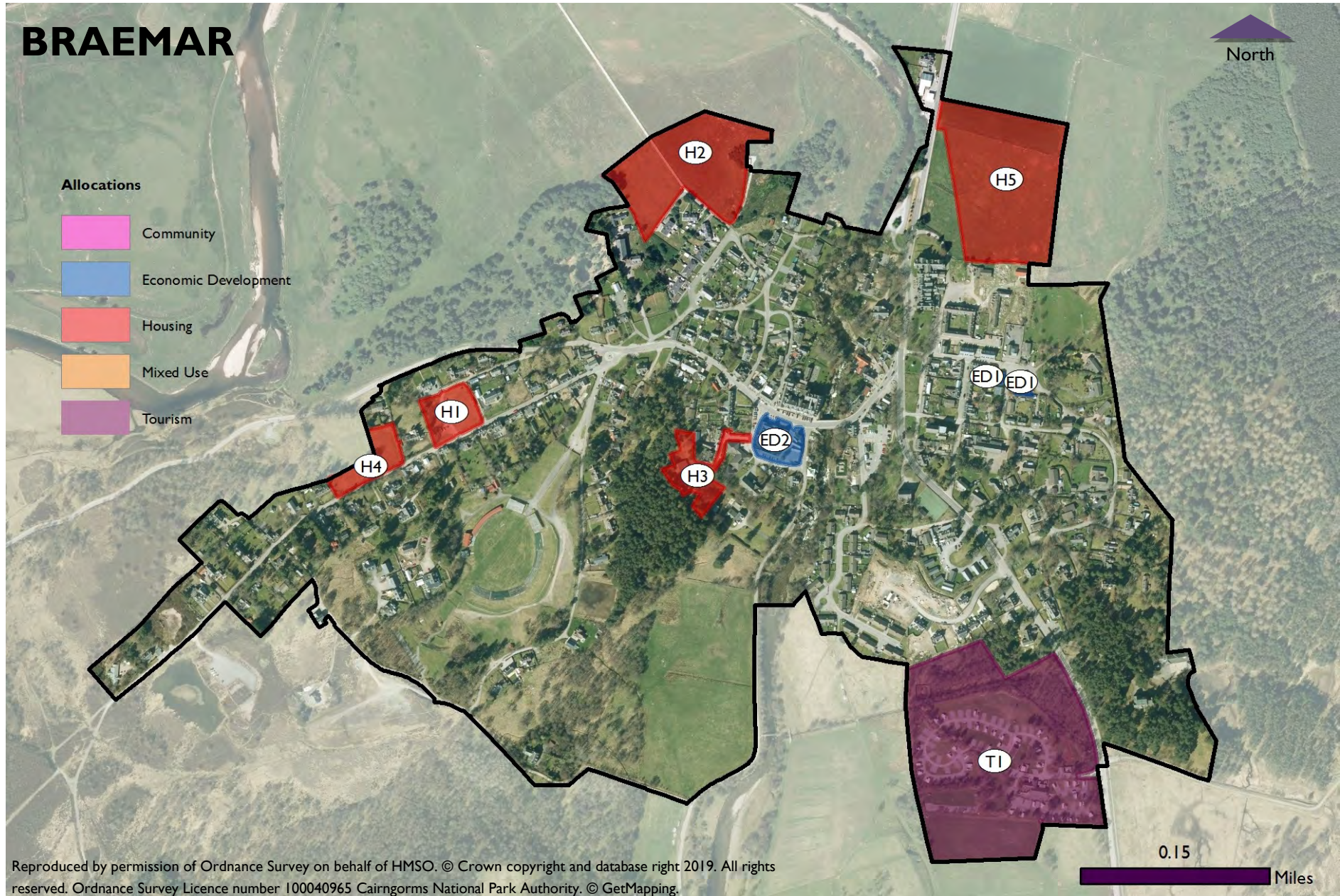
HOUSING SITES	Site requirements / infrastructure constraints	Actions /deliverables	Timescale	Progress update
<p>H1: Old Bridge of Tilt Site allocated for 20 residential units, Owner: Lude Estate Planning Status: No current planning permission</p>	<ul style="list-style-type: none"> • A Drainage Impact Assessment will be required and should assess surface water flooding • Landscaping • Road improvements required 	Submission of planning application	2020	
<p>H2: Main Road Site allocated for 10 residential units. Owner: Lude Estate Planning Status: No current planning permission</p>	<ul style="list-style-type: none"> • A Flood Risk Assessment required to identify developable area due to adjacent watercourse • A Drainage Impact is Assessment required and should assess potential surface water flooding • Landscaping 	Submission of planning application	2020	

OTHER SITES	Type of Development	Status / progress	Total Area (Ha)	Available supply – Estimated (Ha)
ED1: Blair Atholl Sawmill Yard	Economic	In operation as an Industrial Estate. 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.	3.5	0
T1: Blair Castle Caravan Park	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.	19.8	0
T2: Caravan Park:	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.	0.5	0
T3: Visitor Gateway	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.	0.4	0.1
TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND				0.1



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 Boat of Garten.

OTHER SITES	Type of Development	Status / progress	Total Area (Ha)	Available supply – Estimated (Ha)
EDI: Steam Railway Station	Economic	In operation as Railway Station site for Strathspey Railway	2.7	0
TI: Caravan Park	Tourism	In operation as a Caravan Park	2.3	0
TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND				0

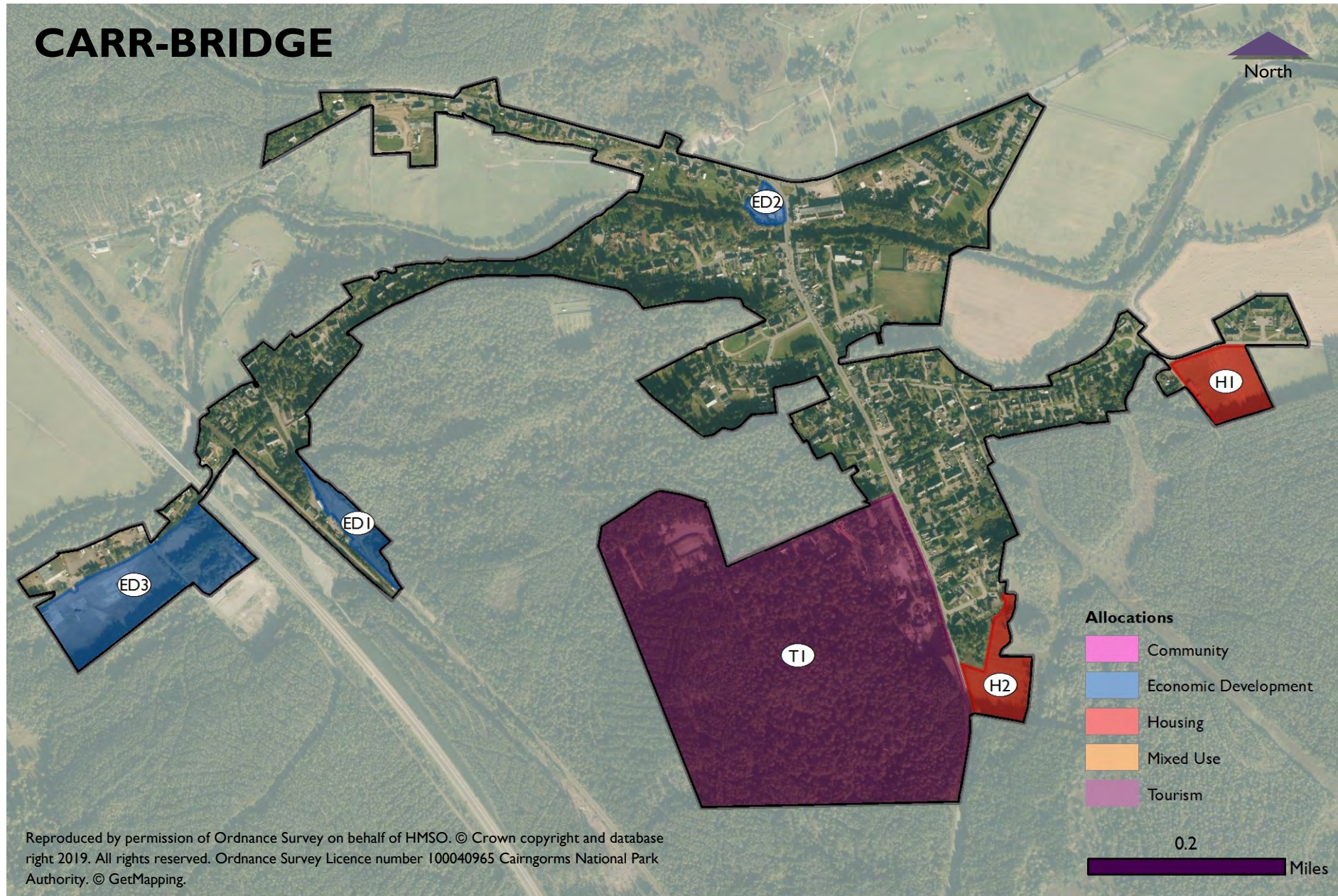


ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS	
Affordable Housing	All developments over 3 units will be required to provide 45% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
Secondary Education	Aboyne Academy is projected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

HOUSING SITES	Site requirements / infrastructure constraints	Actions /deliverables	Timescales	Progress update
H1 Chapel Brae Allocated for 6 residential units. Owner / developer: Mar Estate Planning Status: No current permissions.	<ul style="list-style-type: none"> Small risk of surface water flooding adjacent to site No significant infrastructure constraints.	Submission of planning application	2020	Owner is currently exploring options for the site.
H2: St Andrews Terrace Site is allocated for 30 dwellings. Owner / developer: Gordon Land Ltd Planning Status: Full planning permission for sites approved April 2014 (07/219/CP).	Any future or amended applications on the site will require: <ul style="list-style-type: none"> A Flood Risk Assessment will be required to identify the developable area due to adjacent flood risk Drainage Impact Assessment to address surface water flooding Landscaping Overhead line to be diverted / undergrounded Road improvements will be required outwith the site to provide adequate access 	Permission implemented	2017	Permission has been implemented. No further progress on the site.
H3: Kindrochit Court Site is allocated for 11 affordable dwellings. Owner / developer: Gordon Land Ltd Planning Status: Full planning permission for sites approved April 2014 (07/223/CP).	Any future or amended applications on the site will require: <ul style="list-style-type: none"> Drainage Impact Assessment to address surface water flooding Minimum junction visibility standards are required for the site and roads construction consent required. 	Permission implemented	2017	Permission has been implemented. No further progress on the site.

HOUSING SITES	Site requirements / infrastructure constraints	Actions /deliverables	Timescales	Progress update
H4: Chapel Brae Site is allocated for 6 dwellings. Owner / developer: Marr Estate Planning Status: No current planning permission.	<ul style="list-style-type: none"> A Drainage Impact Assessment will be required. No significant infrastructure constraints.	Submission of planning application	2020	
H5: North Braemar Site is allocated for 20 dwellings. Owner / developer: Invercauld Estate Planning Status: No current planning permission.	<ul style="list-style-type: none"> A masterplan for the site is required. Site lies adjacent to area of flood risk and a Flood Risk Assessment will be required to identify developable area A Drainage Impact Assessment is required and should assess surface water flooding Landscaping Habitat Survey will be required 	Preparation of masterplan leading to pre-application discussions.	2020 onwards	

OTHER SITES	Type of Development	Status / progress	Total Area (Ha)	Available supply – Estimated (Ha)
ED1: The Ambulance Station	Economic	Comprises 2 sites including former ambulance station. Currently redundant.	0.1	0.1
ED2: The Mews	Economic	In operation as four retail units. Any future development on the site will require a Flood Risk Assessment to identify developable area.	0.3	0
T1: Caravan Park	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.	5.5	0.7
TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND				0.8

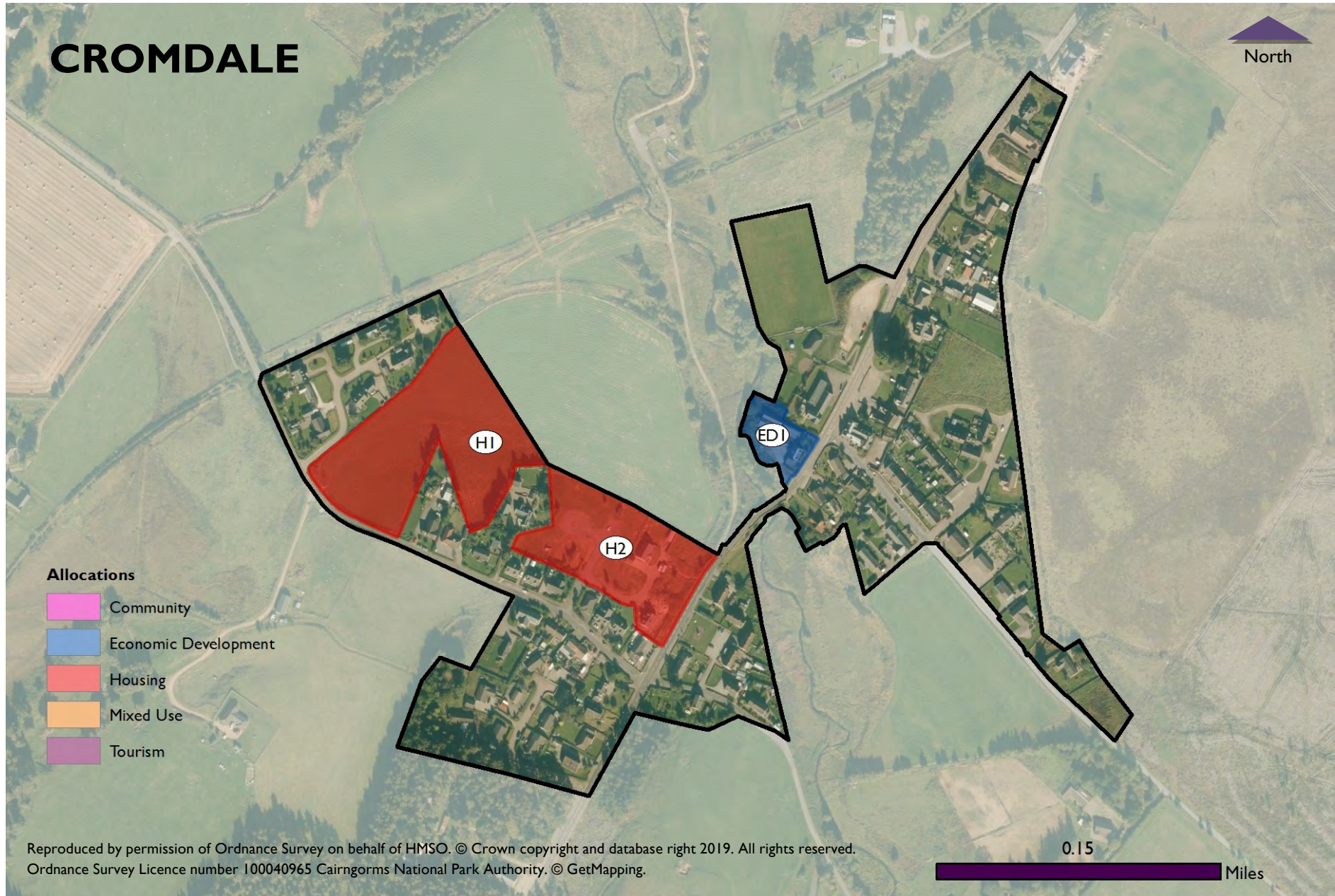


ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS	
Affordable housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
Primary Education	Carr-Bridge Primary School expected to exceed capacity over longer term 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.
Waste Water Treatment Works	Upgrades may be required to increase capacity,

HOUSING SITES	Site requirements / infrastructure constraints	Actions /deliverables	Timescale	Progress update
<p>H1: Carr Road Site is allocated for 36 residential units.</p> <p>Owner / developer: Tulloch Homes</p> <p>Planning Status: No current permission.</p>	<ul style="list-style-type: none"> • Drainage Impact Assessment required to address surface water flooding. • Transport statement required to detail accessibility for all modes of transport. • Feasibility of public sewer connection to be established. • Landscaping and open space provision • Upgrading of electricity supply may be required. 	Submission of planning application to progress the site.	Unknown	Development Brief approved by Committee in May 2017.

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

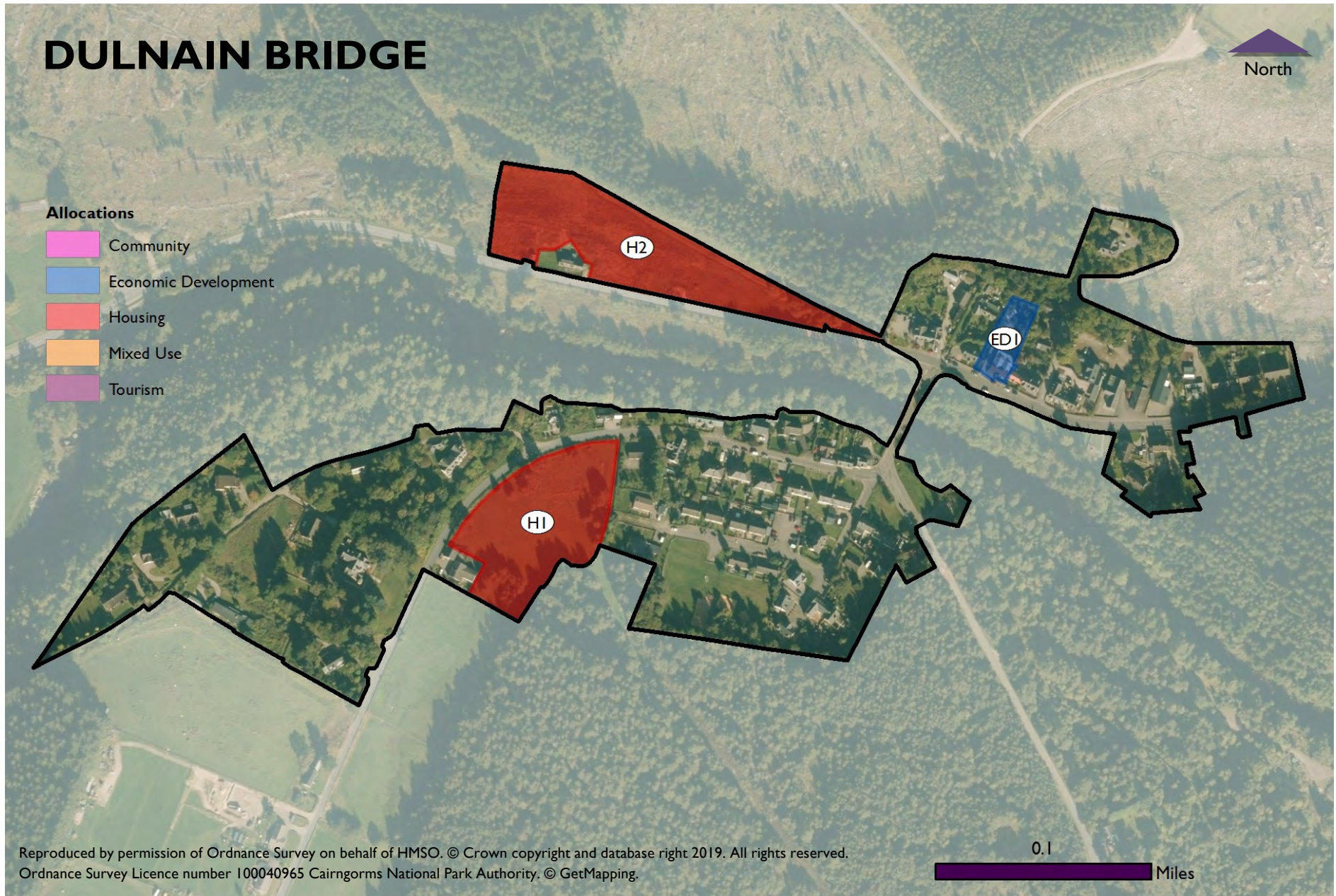
OTHER SITES	Type of Development	Status / progress	Total Area (Ha)	Available supply – Estimated (Ha)
ED1: Land at Railway Station	Economic	Site largely redundant. A Drainage Impact Assessment is required for any future development proposals and should address surface water flooding.	0.8	0.8
ED2: Garage	Economic	In operation as mechanical garage and filling station. Part of site lies within area of flood risk and a Flood Risk Assessment will be required.	0.3	0
ED3: Former Saw Mill	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.	3.7	3.7
T1: Landmark	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 Assessment to assess surface water flooding.	23.3	10
TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND				14.5



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 Cromdale.

HOUSING SITES	Site requirements / infrastructure constraints	Actions /deliverables	Timescale	Progress update
<p>H1: Kirk Road Site allocated for 20 residential units.</p> <p>Owner / developer: George McConachie</p> <p>Planning Status: No current permission.</p>	<ul style="list-style-type: none"> Traffic impact on Kirk Road / A95 junction A Drainage Impact Assessment is required for the site <p>No significant infrastructure constraints.</p>			Owner currently exploring options for the site.
<p>H2: Auchroisk Park Site has consent for 22 plots dating back from 1998.</p> <p>Owner / developer: Site is subdivided for self-build plots.</p> <p>Planning Status: Permission granted in 1998 (BS/97/224) which has been implemented through individual detailed planning applications and completion of 2 units.</p>	<ul style="list-style-type: none"> Marketability A Drainage Impact Assessment is required for the site <p>No significant infrastructure constraints.</p>	Marketing sites	2017 - ongoing	2 units completed. The remaining plots are currently being marketed.

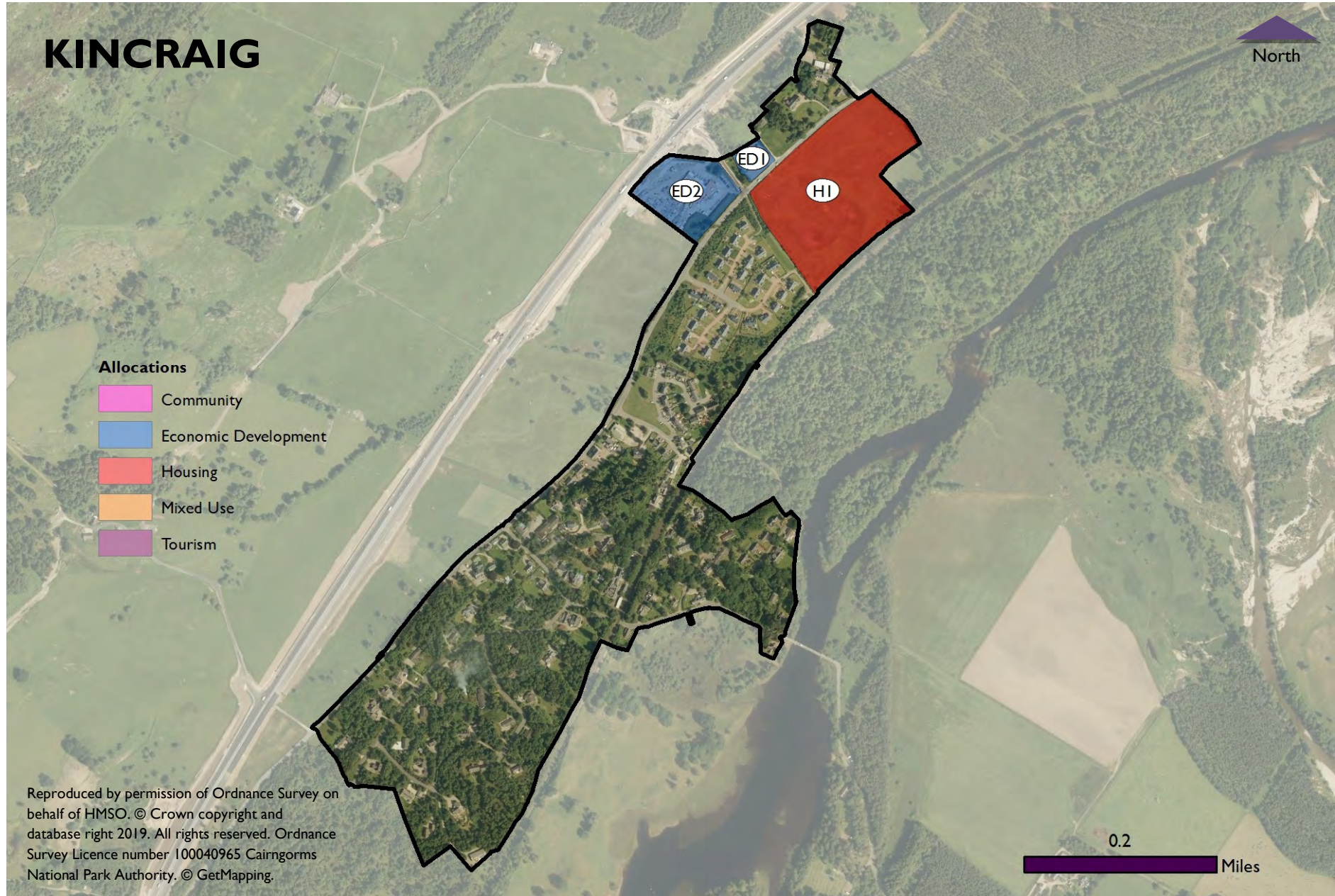
OTHER SITES	Type of Development	Status / progress	Total Area (Ha)	Total available supply – Estimated (Ha)
EDI: The Smoke House	Economic	Site provides an opportunity for economic development that benefits the village. A Flood Risk Assessment will be required to identify the developable area and a Drainage Impact Assessment may be required for any future proposals.	0.3	0



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 Dulnain Bridge.
Waste Water Treatment Works	Upgrades may be required to increase capacity,

HOUSING SITES	Site requirements / infrastructure constraints	Actions /deliverables	Timescale	Progress update
<p>H1: West of play area Allocated for 20 residential units.</p> <p>Owner / developer: Reidhaven and Seafield Estates</p> <p>Planning Status: No current permission.</p>	<ul style="list-style-type: none"> • Drainage Impact Assessment required • Junction improvements required at School Road /Fraser Road and pedestrian and cycle links. • Overhead lines traversing the site will require diverting or undergrounding. 	Submission of planning application	2018/19	<p>A Development Brief for the site was approved in 2015.</p> <p>Options being explored with prospective developers.</p>
<p>H2: Adjacent to A938 Site is allocated for 20 residential units.</p> <p>Owner / developer: Muckrach Estate / Savills</p> <p>Planning Status: Full permission (04/00118/FULBS) approved 2010 for 10 units. New permission currently pending for 18 houses and improved access (2018/0221/DET).</p>	<p>Any future or amended applications on the site will require:</p> <ul style="list-style-type: none"> • A Flood Risk Assessment will be required to identify the developable area. 	Determination of planning application	2018	<p>Existing permission has been implemented.</p> <p>Planning permission now pending for revised proposal for 18 houses.</p>

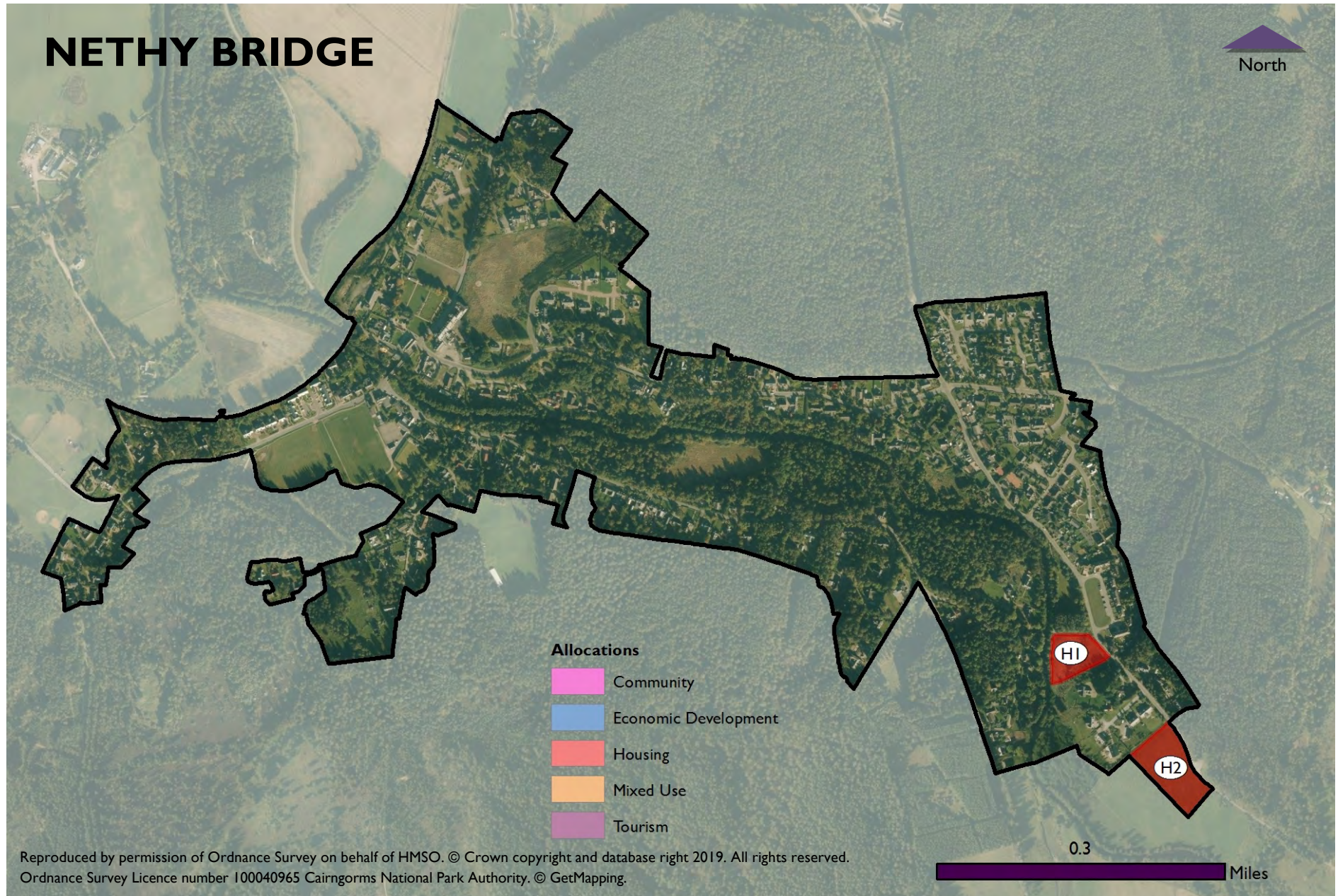
OTHER SITES	Type of Development	Status / progress	Total Area (Ha)	Total available supply – Estimated (Ha)
EDI: Garage	Economic	In operation as a mechanical garage. A Drainage Impact Assessment is required for any future development proposals and should address surface water flooding.	0.1	0



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 Kincaig.

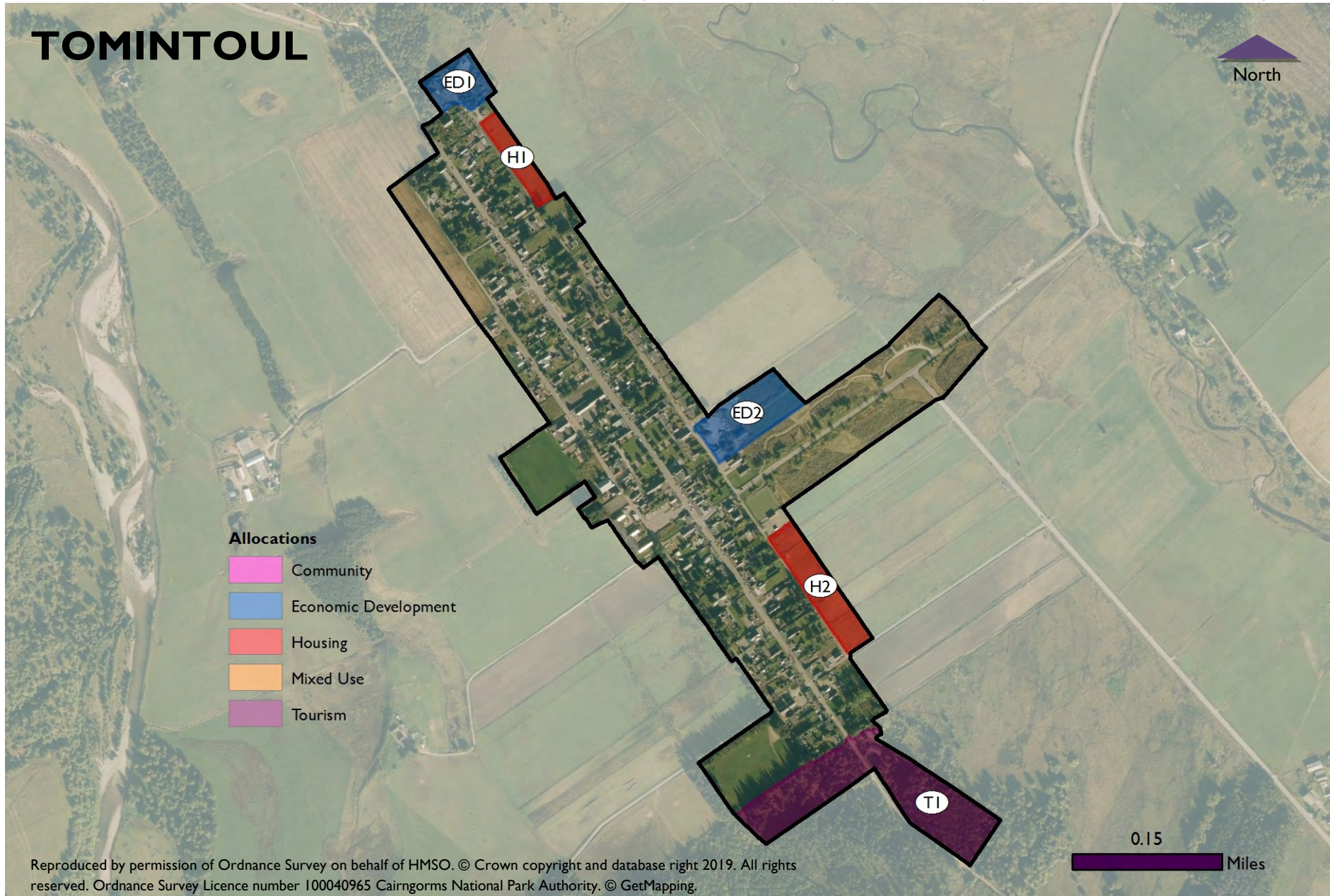
HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescale	Progress update
<p>HI: Opposite School Site is allocated for 40 residential units.</p> <p>Owner: Alvie & Dalraddy Estates</p> <p>Planning Status: No current permission.</p>	<ul style="list-style-type: none"> • A Flood Risk Assessment is required to establish the developable area • A Drainage Impact Assessment is required and will need to address surface water flooding • Landscaping • Overhead lines may need to be diverted / undergrounded. 			<p>A Development Brief for the site was approved in 2015.</p> <p>Owner is currently undertaking site investigations.</p>

OTHER SITES	Type of Development	Status / progress	Total Area (Ha)	Total available supply – Estimated (Ha)
ED1: 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
ED2: North of B9152	Economic	No current proposals. Further development on the site may require a Flood Risk Assessment and Drainage Impact Assessment.	1.6	1.6
TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND				1.6



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
<p>H1: Lettoch Road Site allocated for 20 residential units.</p> <p>Owners: Donald Black</p> <p>Planning Status: No current permission.</p>	<p>No significant constraints.</p> <ul style="list-style-type: none"> • Site contains flood risk. A Flood Risk Assessment or other supporting information will be required to determine the developable area. • Landscaping 	Submission of planning application	2020	
<p>H2: Land at Lynstock Crescent Site allocated for 4 residential units.</p> <p>Owner: Multiple</p> <p>Planning Status: No current permission.</p>	<ul style="list-style-type: none"> • A Flood Risk Assessment or other supporting information will be required to determine the developable area. • Use of SuDS must form part of the proposal • A Construction Environmental Management Plan will be required 	Submission of planning application	2020	



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.

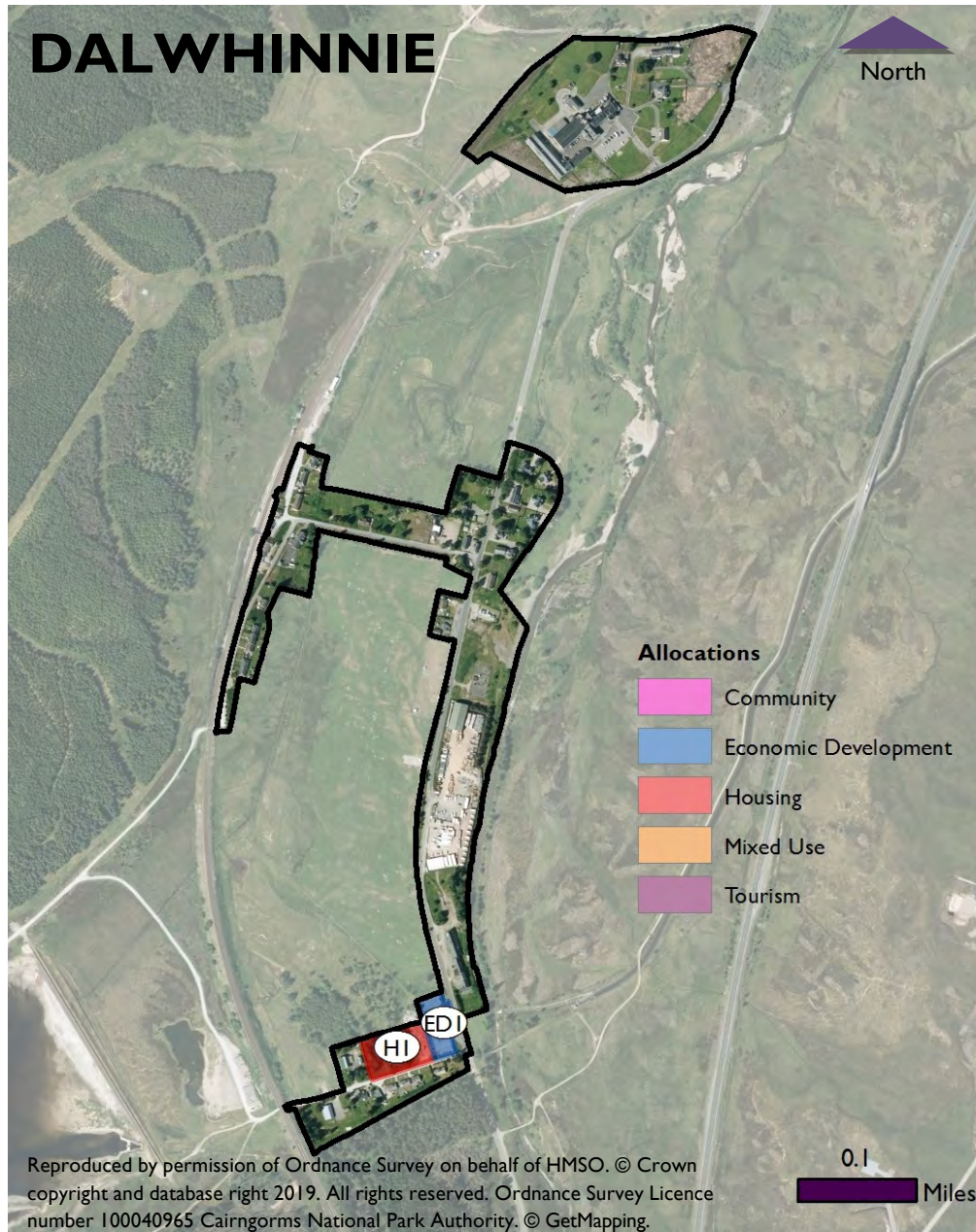
HOUSING SITES	Site requirements / infrastructure constraints	Actions /deliverables	Timescales	Progress update
H1: Land to North East Site allocated for 8 residential units. Owner / developer: The Crown Estate Planning status: No current permission.	<ul style="list-style-type: none"> • A Drainage Impact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

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
TI: 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
TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND				0.7



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.

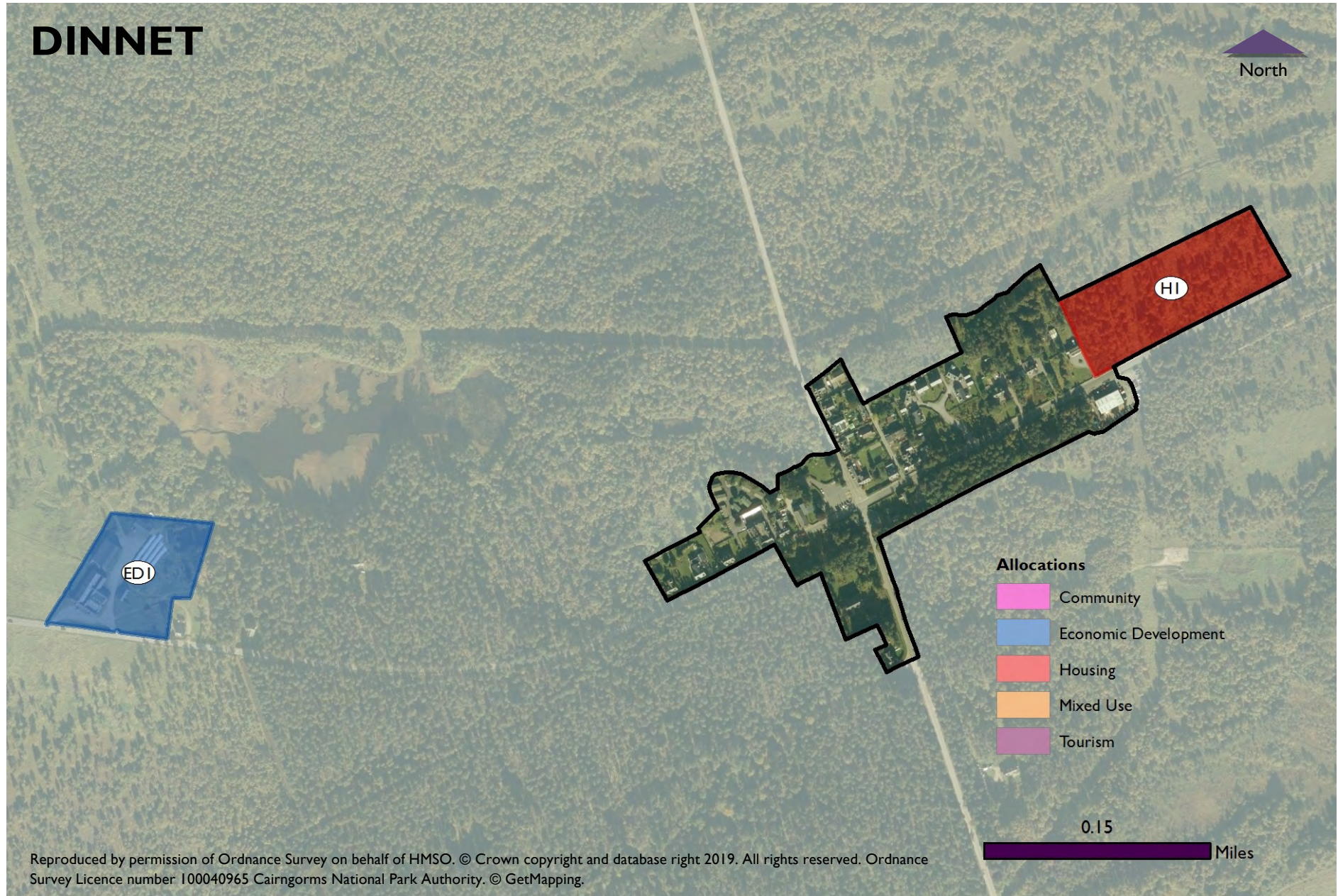
COMMUNITY SITES	Site requirements / infrastructure constraints	Progress update
<p>CI: Old School</p> <p>Allocated for 6 units.</p> <p>Owner / developer: Perth & Kinross Council</p> <p>Planning Status: No current permission.</p>	No significant constraints	Submission of planning application - 2020



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.

HOUSING SITES	Site requirements / infrastructure constraints	Progress update
<p>HI: Land by Garage Allocated for 6 units.</p> <p>Owner / developer: Unknown</p> <p>Planning Status: No current permission.</p>	<ul style="list-style-type: none"> Site is adjacent to area of flood risk. A Flood Risk Assessment will be required to determine developable area A Drainage Impact Assessment will be required There are potential marketability constraints Overhead line required to be diverted / undergrounded 	No current progress.

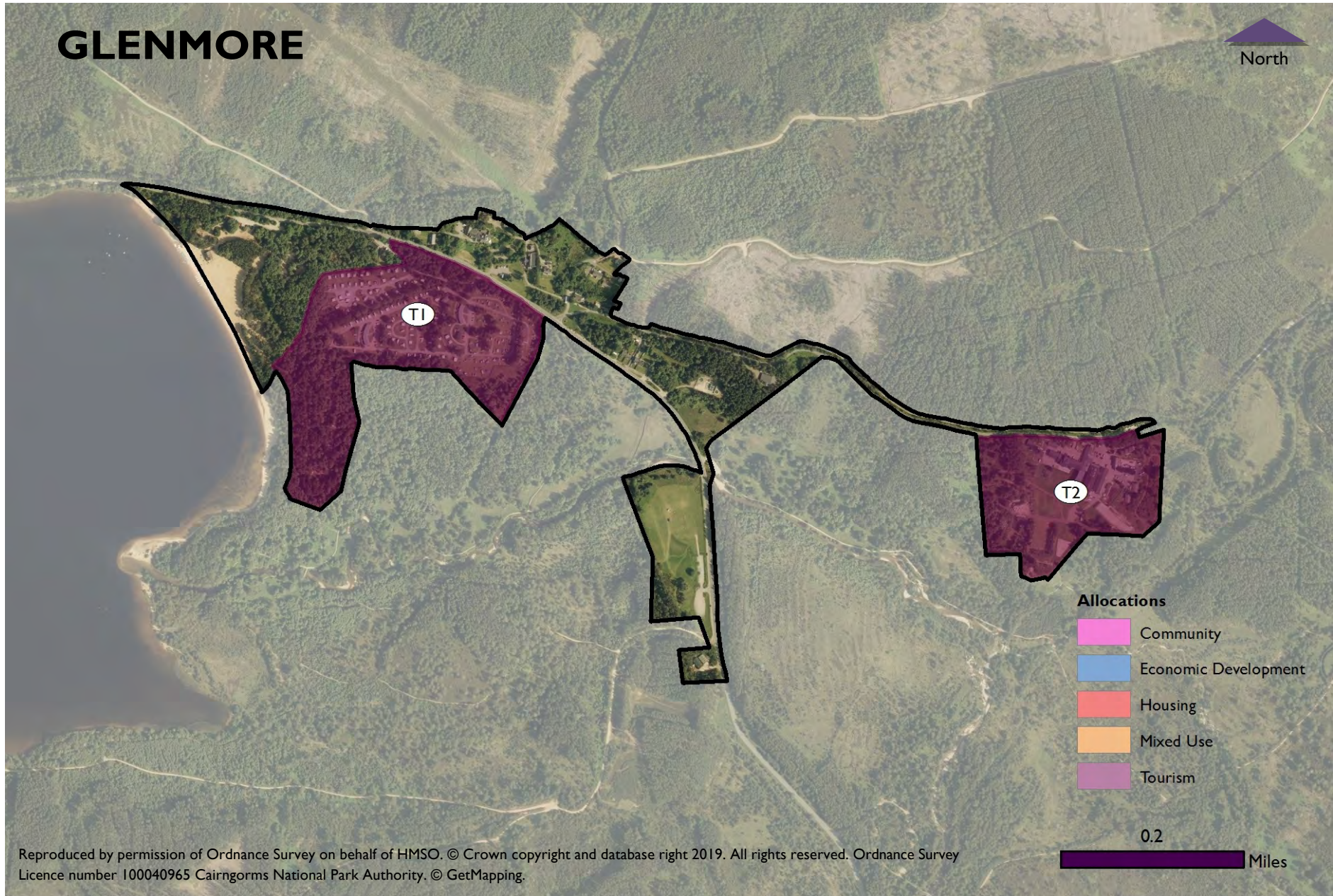
OTHER SITES	Type	Status	Total available supply
EDI: Garage site	Economic	Part of site in operation as a shop/ filling station. Future proposals will require a Flood Risk Assessment.	0.1



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	Aboyne Primary School is projected to exceed capacity and contributions towards primary education will be required.
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,

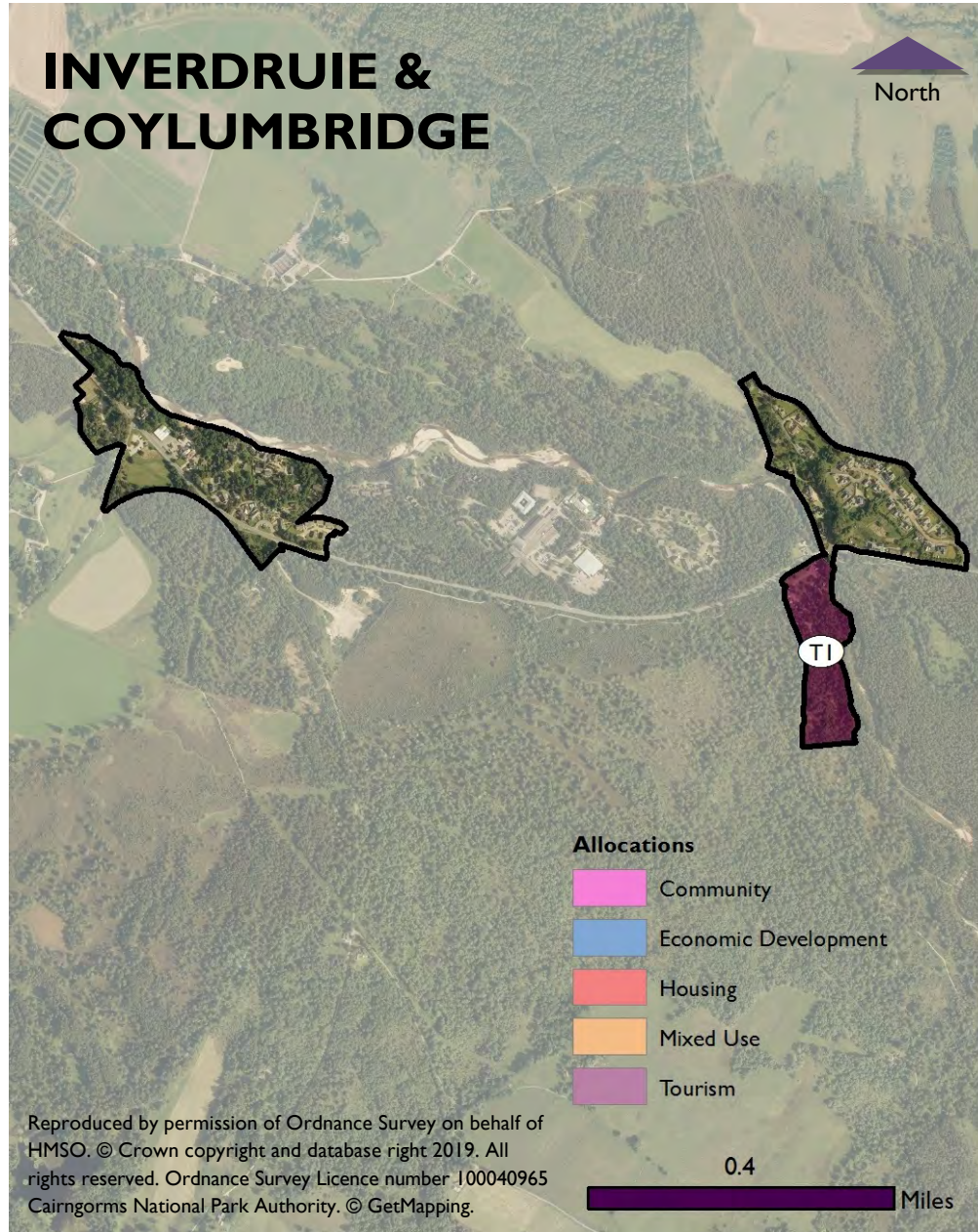
HOUSING SITES	Site requirements / infrastructure constraints	Actions / deliverables	Timescales	Progress update
<p>H1: Land to the East H2 is allocated for 15 residential units.</p> <p>Owner / developer: Dinnet and Kinnord Estates</p> <p>Planning Status: No current permissions.</p>	<ul style="list-style-type: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

OTHER SITES	Type of Development	Status / progress	Total Area (Ha)	Available supply – Estimated (Ha)
EDI: Former Steading	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.	1.5	1.5



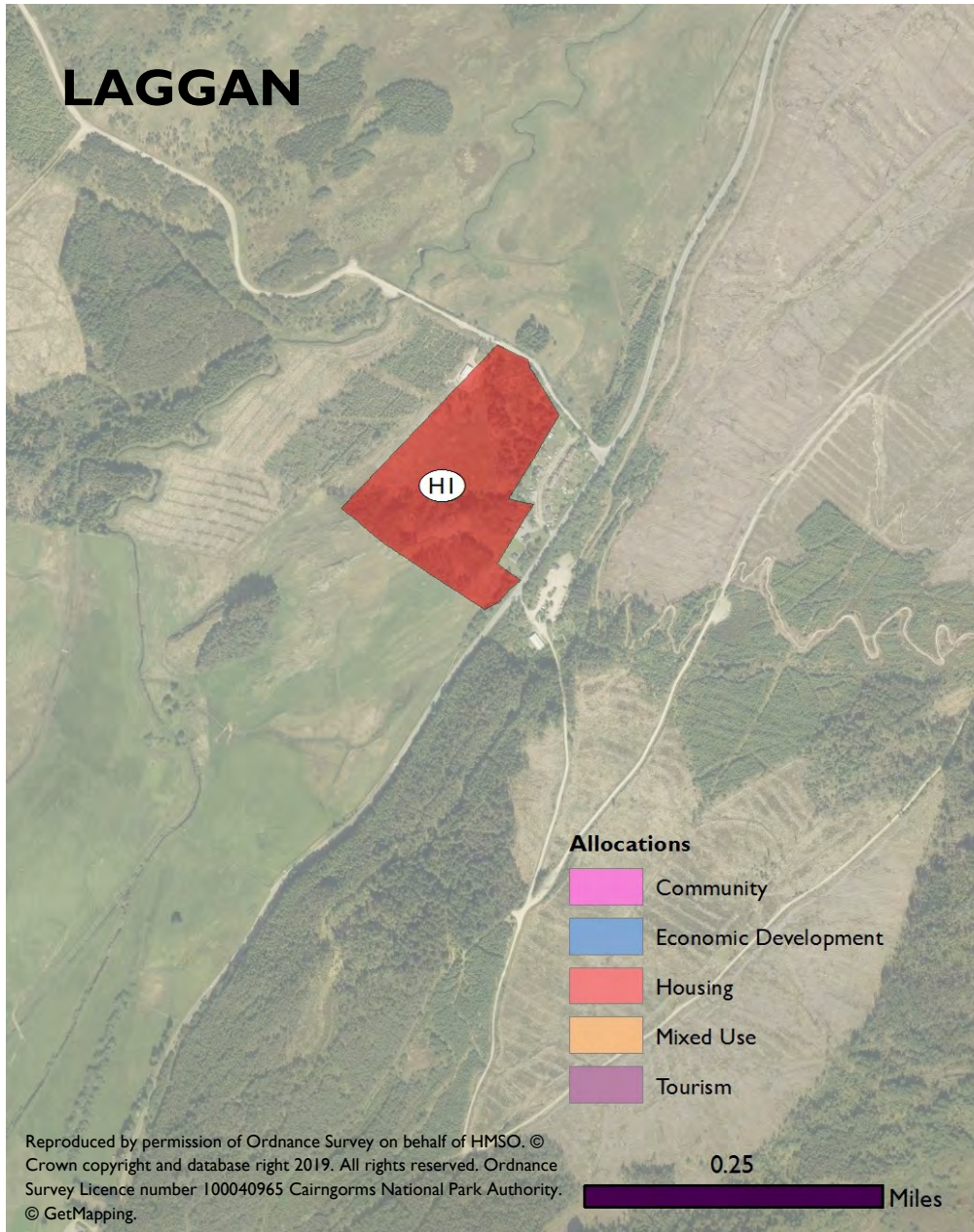
ANTICIPATED INFRASTRUCTURE & AFFORDABLE HOUSING REQUIREMENTS	
Affordable housing	All developments over 3 units will be required to provide 25% affordable housing on site. Developments of 3 units or less will be required to make a financial contribution.
Primary Education	Aviemore Primary School is projected 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)
T1: The Camp Site	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.	10.4	0
T2: Glenmore Lodge	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.	6.4	0
TOTAL AVAILABLE ECONOMIC DEVELOPMENT LAND				0



ANTICIPATED REQUIREMENTS	Status
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 Inverdrue and Coylumbridge.

OTHER SITES	Type	Status / progress	Total Area (Ha) / Total available supply
T1: The Camp Site	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



ANTICIPATED REQUIREMENTS	Status
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	Progress update
<p>HI: Land adjacent to A86 Allocated for affordable units.</p> <p>Owner / developer:</p> <p>Planning Status: No current permission.</p>	<ul style="list-style-type: none"> • A Flood Risk Assessment will be required • Landscaping • Integration with existing path networks • Suitable provision for waste water (no public network within vicinity). 	<p>Submission of planning application - 2020</p>



This document is available in large print and other formats, on request. Please contact the Cairngorms National Park Authority on 01479 873535. It is also available to view at www.cairngorms.co.uk

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