

APPENDIX 3: SUPPORTING DOCUMENT, SUSTAINABILITY APPRAISAL, APPENDIX A: REVISED REPLACEMENT TEXT

The text below is a revised replacement for the text provided in Supporting Documents, Sustainability Appraisal, Appendix A. This amended text should be read rather than that provided with the original Supporting Document.

1.0 Introduction

The An Camas Mòr Masterplan presents sustainability as;

'Making a new sustainable place is a complex challenge and at An Camas Mòr we have tried to use the term 'sustainability' in the full sense of the word. We have considered An Camas Mòr from the point of view of environmental sustainability, social sustainability, and economic sustainability, as well as sustainable mobility and sustainable resource management'

To demonstrate the sustainable performance of the An Camas Mòr proposed settlement, An Camas Mòr LLP appointed Rybka to conduct a sustainability appraisal on the An Camas Mòr Master Plan, Environmental Statement and Supporting Documentation submitted for Outline Planning Application.

The Sustainability framework is developed from a literature review of international, national, regional, local policies and best practice procedures; paying particular attention to; The Highland Councils 2006 publication 'Designing for Sustainability in the Highlands'; Cairngorms National Park Plan 2007 and Cairngorms National Park, Local Plan, First Modifications; it will appraise the An Camas Mòr documents against 15 Sustainability Themes to demonstrate the sustainable influence of the proposed.

As the information collated will be qualitative, a sustainable indicator set is established to indicate the levels of sustainability influence.

Table 2: Sustainable Influence Ratings

Sustainability Level	Definition
Excellent	Innovative steps have been made to implement sustainability in the development site
Good	Additional steps have been taken to implement sustainability using additional design guides
Standard	Sustainability influence is adhered to through policies and legislations
Harmful	Proposals that have a negative effect and compromise sustainability issues
Not applicable	Criteria assessed that is not applicable to sustainability

2.0 An Camas Mòr Sustainability Appraisal

Sustainability Theme	Planning Policies	An Camas Mòr Criteria	Addressed (✓/✗)	Sustainable Commentary addressed in the An Camas Mòr application
Transport	<p>Designing for Sustainability in the Highlands, The Highland Council.</p> <ul style="list-style-type: none"> ▪ 9.1 Plan how people would travel to and from the development. ▪ 9.2 Create high quality pedestrian cycle routes ▪ 9.4 link to public transport networks ▪ 9.3 Provide facilities for cyclists ▪ 9.5 reduce the impact of road traffic <p>Cairngorm National Park, Local Plan, First Modifications.</p> <ul style="list-style-type: none"> ▪ Policy 30 Integrated and sustainable transport network ▪ Policy 34 Outdoor access. 	<p>Network design</p>		
		<ul style="list-style-type: none"> ▪ Transport assessment and design of green Travel Plans and the transport hierarchy 	✓	<p>A Transport Assessment was conducted in support of the Environmental Statement. It concludes that there would be no significant adverse traffic impact on the general road network or junctions close to An Camas Mòr. There would be an increase of traffic flow on the immediate approaches to the site but at a distance of 2 junctions from the site, and the increases have been considered to be insignificant.</p>
		<ul style="list-style-type: none"> ○ Reduce the need to travel outside the development 	✓	<p>In creating a development that allows resident to 'work-rest-play' without having to use a vehicle has been addressed in the Masterplan. It commits to encourage the reduction of travel outside the proposed development.</p>
		<ul style="list-style-type: none"> ○ Reduce private vehicle use 	✓	<p>With good design of footpaths and cycleways throughout the development, and the introduction of a bus service at the earliest stage possible, it is hoped that the motorised vehicle movement would be reduced to 2001 census levels. The Travel Plan aims to meet Scotland's Transport Future White Paper, aiming to minimise motorised vehicle movement to 2001 census level and plans to monitor the Travel Plan annually for 5 years after development completion.</p>
		<ul style="list-style-type: none"> ▪ Meet the Cairngorms outdoor access strategy, inline with the Scottish outdoor access code and Cairngorm National Park core paths plan. 	✓	<p>A Design and Access Statement has been prepared in line with PAN 68, 77 and 78 and other supporting documents.</p>
		<ul style="list-style-type: none"> ▪ Design a transport network to link all the transport modes together. Creating seamless journey linking the individual to business and services, based on a transport hierarchy of zero to low carbon modes of transport and then the private vehicle. 	✓	<p>The Masterplan proposes transport network that allows pedestrians, cyclists, public transports and the private motorised vehicle to link together. The aim is to provide a public bus service as early as possible, linking An Camas Mòr to Aviemore and neighbouring communities. It is also intended that the bus service would work with the train timetable at Aviemore Train Station.</p>
		<ul style="list-style-type: none"> ▪ Good signage design to inform public 	✓	<p>Signage where appropriate would be displayed in areas where required.</p>
		<ul style="list-style-type: none"> ▪ Sustainable traffic calming design 	✓	<p>Through narrowed roads, shared surfaces, and speed restrictions imposed on motorised vehicles the Masterplan suggests that traffic would be clamed in a sustainable manner. Speed restrictions have been introduced for each mobility type; pedestrians 5mph, special needs 2 mph, cyclists 15mph, public transport 30mph and other vehicles 20mph.</p>
		<ul style="list-style-type: none"> ▪ Design a public transport network that meets all user needs. 	✓	<p>A bus service would be introduced at the earliest stage possible to encourage public use from the outset. The current transport infrastructure includes the existing railway connection to Inverness, Glasgow and Edinburgh, the A9 trunk road, and the B970 road through Inverdrue.</p>
		<ul style="list-style-type: none"> ▪ If the need to use the car outweighs the option of using public transport, an efficient vehicle network is needed 	✓	<p>The Masterplan has suggested a sustainable road layout for the private vehicle, imposing a 20mph speed limit whilst moving around the development.</p> <p>The existing bus link would be enhanced, and the footpaths and cycle paths would be connected to Aviemore, the National Cycle Network and beyond.</p> <p>The Masterplan assesses the mobility and access of all users of the development; pedestrians, special needs, bicyclists, public transport, deliveries, servicing and the private vehicle.</p> <p>A Travel Plan has been proposed by Munro consulting to promote cycling and walking and encourage the use of public transport, minimise parking; provide good facilities and access for disabled people.</p>
<p>Mode design</p>				
<ul style="list-style-type: none"> ▪ Pedestrian and cycle seamless routes 				
<ul style="list-style-type: none"> ○ Safe design on routes 	✓	<p>The Masterplan assesses the mobility and access of all users; pedestrians, cyclists, public transport, deliveries, servicing and private vehicles; identifying their needs and how to service those needs. Pedestrians are provided with six types of paths throughout the development; High Street, pavements, shared surface, footpaths, gravel paths and informal paths</p>		

	<ul style="list-style-type: none"> ○ On and offsite measures 	✓		To reduce motorised travel movement within and out of An Camas Mòr, one aim is to encourage non motorised travel, meeting the 'walkability' ethos suggested in the Masterplan. Footpaths and cycleways are to connect pedestrians to An Camas Mòr and the networks of the surrounding area. Footpaths and cycle ways would be well lit and defined to encourage commuter and school cycling.
	<ul style="list-style-type: none"> ○ Links beyond the development 	✓		The core principle of walkability, allows residents to walk freely around An Camas Mòr. Road traffic would have 20mph limits and 10mph or 5mph limits imposed in minor streets will allow safe movement for pedestrians and cyclists.
	<ul style="list-style-type: none"> ○ No pedestrian to walk more than 400m to the nearest bus stop 	✓		To encourage the public to use public transport from the outset a bus service would be introduced and the very early stage of the development. The bus stops would have a 400m proximity to residential areas, and a school bus service would be provided. It is intended that the bus service times would coincide with the train times at Aviemore train station.
	<ul style="list-style-type: none"> ▪ Cycle lanes, on and off site measures 	✓		Cyclists have 4 cycle path choices, the High Street pavement, shared carriageway, shared surfaces and cycle paths that link to the external cycle network.
	<ul style="list-style-type: none"> ○ Cycle parking 	✓		Cyclist facilities would be provided adjacent to every dwelling and close to staff entrances of non domestic properties.
	<ul style="list-style-type: none"> ▪ Pedestrian footpaths, on and offsite measures 	✓		
	<ul style="list-style-type: none"> ▪ Good bus transport links, met by Highland Council Standards and Cairngorm National Park. 	✓		The intended bus route will circuit around An Camas Mòr, and linking the community to Aviemore. Major bus stops will have shelters and cycle racks. In the future there are plans to roll out electric powered public transport
	<ul style="list-style-type: none"> ▪ Car efficient road system, reduce car dependency 	✓		
	<ul style="list-style-type: none"> ▪ School routes 			A primary school is proposed at the last period of the development or when 600 or more units are occupied. The school will sit at the west end of the High Street, and would be accessible by foot and cycle. When designing the school it would be encouraged that the school adopts a Travel Plan.
	<ul style="list-style-type: none"> ○ Promote sustainable travel, school Travel Plan 	✓		
	<ul style="list-style-type: none"> ○ Good transport links to the schools 	✓		
	<ul style="list-style-type: none"> ○ Routes for school journeys, walking/cycling distance between home and school of not more than 2 miles wherever practical, or less than 1 mile for pedestrian journeys to primary schools 	✓		For pupils travelling to the local secondary school in Kingussie, a school bus would be organised to transport pupils
	Safety design			
	Lighting	✓		To ensure safety for pedestrians and cyclists footpaths and cycles paths would be well lit. Properties would be orientated towards the paths to allow natural surveillance.
	Cycling safety	✓		
	Pedestrian safety	✓		The lighting strategy proposes the street lighting to be consistent with the overarching An Camas Mòr sustainable design philosophy, and is sympathetic with the settlement's Cairngorms National Park NSA setting. The suggested lighting will not echo the lighting used in the Aviemore centre, it would be equivalent to the low lighting uses around the Coylumbridge Hotel Complex. The An Camas Mòr settlement would be designed to be lit for pedestrians; bollards would light cyclepaths on one side. Particular attention will be paid to vehicle/pedestrian conflict points, lighting at junctions are to be 6m high. The Main Street and High Street will have either wall or column mounted 5m high luminaires.
	Design for school travel	✓		
	Parking design			
	<ul style="list-style-type: none"> ▪ Meet parking maximum standards set by Highland Council and Cairngorm National Park planning policies to meet road traffic reduction measures, public transport, walking cycling and safety objectives; 	✓		Munro Consultants recommends the parking design would be self sufficient and no over spill in the surrounding area. The Masterplan also suggests that the parking and traffic would have reduced dominance in the settlement areas. Parking would be provided within the house plots, and for loading and disabled access in the High Street. Additional. Visitor parking would be provided by on-street parking located on side streets or within public squares. Parking provision meets The Highland Council guidelines, which do not exceed SPP17 maximum parking provision standard.

		<ul style="list-style-type: none"> Visual impact of cars should be minimised 	✓	<p>Car parking would be off road where possible in the residential areas, off the High Street there would be 5 main parking spaces available.</p>
Education				
<ul style="list-style-type: none"> Incentives to encourage the use of public transport 			✓	<p>The Travel Plan suggests encouraging cycling and using public transport incentives are to be on offer to residents. Interest free loans to purchase cycles, cycle safety equipment, or bus passes would be offered.</p>
<ul style="list-style-type: none"> Good quality information 			✓	<p>Information to residents would be provided from the outset.</p>
<ul style="list-style-type: none"> Operator led initiatives, information and ticketing 			✓	<p>Operators would be encouraged to implement their own initiatives to encourage people to use public transport.</p>
<ul style="list-style-type: none"> Implementation of Travel Plans for schools and businesses 			✓	<p>A Travel Plan has been proposed in the Transport Assessment. It recommends when businesses move into the community they would be encouraged to adopt the Travel Plan.</p> <p>A Primary School is planned at the last period of the development at the West end of the High Street, in co-ordination with the education authority a Travel Plan may be introduced for the school.</p>
Guides		<ul style="list-style-type: none"> STAG planning for new infrastructure Home zones Safety zones Designing for cycle security Cycle parking by Sustrans Designing Streets Cycle by design Safer routes to school <p>Highway and Transportation's "Guidelines for the Safety Audit of Highways".</p> <p>Parking standards in SPP17</p> <p>PAN 75 Planning for transport</p> <p>PAN 66 best practice in handling applications affecting trunk roads</p>		

Sustainability Theme	Planning Policies	An Camas Mòr Criteria	Addressed (✓/✗)	Sustainable Commentary addressed in the An Camas Mòr application
Energy	<p>Designing for Sustainability in the Highlands, The Highland Council.</p> <ul style="list-style-type: none"> ▪ 5.1 Use natural shelter and passive solar techniques ▪ 5.2 Insulate well ▪ 5.3 Use efficient, lighting and ventilation systems ▪ 5.4 make control systems better ▪ 5.5 Consider alternative energy sources ▪ 2.5 Align buildings for shelter and solar gain <p>Cairngorm National Park Plan 2007</p> <ul style="list-style-type: none"> ▪ 5.1.3 Sustainable use of resources <p>Cairngorm National Park, Local Plan, First Modifications.</p> <ul style="list-style-type: none"> ▪ Policy 16 Energy generation ▪ Policy 19 CO₂ reduction 	<p>Sustainable energy plan</p>		
		<ul style="list-style-type: none"> ▪ The design of an efficient transport network 	✓	<p>The design of an energy efficient transport network has been suggested in the Masterplan. The ethos is to promote 'walkability' for residents and visitors in An Camas Mòr. Pedestrians and cyclists will move freely around the community, and the dominance of motorised traffic will be reduced.</p>
		<ul style="list-style-type: none"> ▪ Sustainable energy appraisal of the site, to meet the Cairngorm National Park's Sustainable Design Guide. 	✓	<p>An energy appraisal is proposed the site at detailed design stage.</p>
		<ul style="list-style-type: none"> ○ Energy generation has to support the aims of the Park and the National Park Plan 5.1.3 	✓	<p>To maximise the use of the locally grown timber it is proposed that the wood source would be used for fuel a district heating system. If the Loch Einich water supply becomes redundant there may be a possibility for electricity to be generated from a hydro electric system.</p>
		<ul style="list-style-type: none"> ○ Low to zero carbon energy generation has to be promoted through the community, businesses and domestic scale. 	✓	<p>The An Camas Mòr community aims to have a low carbon footprint. Buildings will be sustainably designed with regards to energy. The building design would look to reduce the energy demand before optimising on passive and active energy solutions.</p>
		<ul style="list-style-type: none"> ○ Renewable systems are not to have an adverse visual or environmental impact on the landscape 	✓	<p>Individual buildings would have solar photovoltaics for electricity generation and solar thermal for hot water generation. These systems sit flush on south facing pitched roofs, and would not have a negative impact visually or environmentally to the environment. A biomass CHP system to heat and power the development is also to be investigated; this system can be contained in a building that would resemble the surrounding buildings.</p>
		<ul style="list-style-type: none"> ○ Energy targets for each building type? 	✓	<p>No energy targets have been set as yet. However the building design would look to optimise solar gain and passive design to improve the performance of the buildings.</p>
		<ul style="list-style-type: none"> ▪ The consideration of a local centralised energy model (CHP, Biomass) 	✓	<p>A centralised biomass combined heat and power and hydro electric scheme is being investigated.</p>
		<ul style="list-style-type: none"> ▪ The implementation of local renewable energy, 15% reduction in CO₂ emissions over the 2007 building regulations 	✗	<p>No energy targets have been set as yet; the development design is to follow energy efficiency principles set by The Highland Council and the Cairngorms National Park Authority. To address the energy efficiency principled the design would look to adopt natural shelter and passive solar techniques, efficient heat, lighting and ventilation systems, user friendly controls and low to zero carbon technologies.</p>
		<p>Building Passive Energy solutions</p>		
		<ul style="list-style-type: none"> ▪ Air tightness and construction 	✓	
		<ul style="list-style-type: none"> ▪ Designing in of drying space for residential buildings 	✓	
		<ul style="list-style-type: none"> ▪ Natural ventilation 	✓	<p>Buildings are considered to be energy source and bank as well as another number of uses. Building passive energy solutions would be utilised to respond to the micro climate of the site, taking into consideration the massing and layout of the development.</p>
		<ul style="list-style-type: none"> ▪ Orientation 	✓	
		<ul style="list-style-type: none"> ▪ Day lighting 	✓	
		<p>Building Operational energy solutions</p>		
		<ul style="list-style-type: none"> ▪ Energy efficient lighting and appliances 	✓	
		<ul style="list-style-type: none"> ▪ Energy efficient heating systems 	✓	<p>Building operational energy solutions would be intelligently designed to reduce the CO₂ emissions and prevent energy wastage. These solutions would be developed at detailed design stage to identify the specific requirements to provide an optimised solution.</p>
		<ul style="list-style-type: none"> ▪ Heat exchangers 	✓	
		<ul style="list-style-type: none"> ▪ Insulation 	✓	
<ul style="list-style-type: none"> ▪ Control Systems 	✓			
<p>Feasibility of Renewable technologies</p>	✓			
<ul style="list-style-type: none"> ▪ Solar PV 		<p>Where appropriate renewable technologies would be used, consideration would be made with regards to the visual sensitivity of the site, and feasibility studies would be conducted. A centralised biomass combined heat and power system is to be considered to provide district heat and power to the whole community, and solar photovoltaic's and solar water heating is to be considered for individual buildings.</p>		
<ul style="list-style-type: none"> ▪ Solar water heating 				
<ul style="list-style-type: none"> ▪ Wind turbines 				
<ul style="list-style-type: none"> ▪ Biomass 				
<ul style="list-style-type: none"> ▪ Micro hydro's 				
<ul style="list-style-type: none"> ▪ Ground source heat pumps 				
<p>Guides</p>				

	<ul style="list-style-type: none"> ▪ Cairngorm National Park's Sustainable design guide ▪ SPP 6 Renewable energy ▪ PAN 84 Reducing carbon emissions in new developments 		
--	--	--	--

Sustainability Theme	Planning Policies	An Camas Mòr Criteria	Addressed (✓/✗)	Sustainable Commentary addressed in the An Camas Mòr application
Pollution	<p>Designing for Sustainability in the Highlands, The Highland Council.</p> <ul style="list-style-type: none"> ▪ 2.4 Make efficient use of the site ▪ 6.3 install sustainable drainage systems. <p>Cairngorm National Park, Local Plan, First Modifications.</p> <ul style="list-style-type: none"> ▪ Policy 13 Water Courses 	<p>Lighting Design</p> <ul style="list-style-type: none"> ▪ Consideration and mitigation of light pollution in the new development ▪ Implementation of a lighting plan assessing the lighting design and energy efficient lighting 	<p>✓</p> <p>✓</p>	<p>A Lighting Strategy has been prepared to respond to the sensitive lighting requirements in the Cairngorms National Park. In meeting the Dark Skies requirements the development has been designed to limit light pollution and be consistent with the overarching An Camas Mòr sustainable design philosophy. Focus is made to where pedestrians would be and attention has been made to where pedestrians and vehicles connect. The lighting design would reflect the Cairngorms National Park setting, in meeting the safety and security requirements with installations that are sensitive to the surrounding environment. Hours of illumination has been designed to be on during the hours of darkness, it is suggested that after 2200hrs lighting would be dimmed or switched off in areas where illumination is not needed.</p> <p>The potential impact of noise pollution has been investigated for the construction and operational phase of the proposed development. It is recommended to contractors that they follow best practice guidelines for noise control during the construction phase, and it is predicted that the noise pollution would be negligible during the operational phase of the development.</p> <p>The Transport Assessment perceives that there would be no noticeable changes in noise levels arising from traffic to affect the roadside or surrounding properties, only the B970 would have increase from the present situation.</p> <p>See the transport section. A Travel Plan has been proposed, the infrastructure design gives priority for pedestrians and cyclists over the motor vehicle. 20mph speed restrictions are to be imposed within the development. With non motorised travel allowed to move freely in the development and motorised travel have speed and access restrictions, the volume of emissions being released into the atmosphere from transport should be reduced to 2001 census levels.</p> <p>An environmental management strategy for the construction period of the development has been set in the Environmental Statement. A list of good practice initiatives have been set to monitor energy consumption and reduce carbon emissions.</p> <p>A Flood Risk assessment was conducted in support to the Environmental Statement. The report concluded that An Camas Mòr is not at risk to flooding and the proposed site is not at risk to flooding from the River Spey. The site is located 0.5%AEP flood level for both the water courses. It was also identified that the B970 at the Rothiemurcus Fisheries would expect to flood 7 times in 50 years; no changes to the road would be made.</p> <p>A study was conducted to understand the effect on hydrology and water quality of the proposed site in terms of the potential impact in surface water quantity, quality and groundwater quality and quantity. The study concluded that there would be a significant impact to the surface water and ground water during the construction phase. However, with adopting protective measures recommended by SEPA and CIRIA technical guidance the impact would be reduced from major to</p>
		<p>Noise pollution</p> <ul style="list-style-type: none"> ▪ The assessment of noise in the area and the impacts on the current surroundings 	<p>✓</p>	
		<p>Transport Infrastructure</p> <ul style="list-style-type: none"> ▪ The good design of a transport system and footpath network would assist the reduction of car uses – SEE TRANSPORT SECTION 	<p>✓</p>	
		<p>Construction management</p> <ul style="list-style-type: none"> ▪ A plan that addresses the environmental management during construction, pollution prevention control guidelines by SEPA and relevant legislations 	<p>✓</p>	
		<p>Flooding</p> <ul style="list-style-type: none"> ▪ The assessment of drainage and flood risk to the proposed development, flood risk assessment 	<p>✓</p>	
		<ul style="list-style-type: none"> ▪ No deterioration on the current ecological status, River Spey is a SAC and strategy would have to adhere for Conservation (Natural habitats etc) Regulations 1994 	<p>✓</p>	

				minor/negligible. There would also be a risk of environmental impact on the surface water and ground water during the operational phase of the development, but with the implementation of suitable pollution control measures and SUDs would the negative environmental impact on the hydrology of the site would be reduced.
		<ul style="list-style-type: none"> Drainage strategy; The implementation of SUDs at the beginning of design process and engaging 	✓	The SUDs strategy and a water infiltration tests have been conducted. The strategy proposes that permeable paving where suitable would be used to reduce runoff. Discrete infiltration would be used around properties. Streets and distributor roads would have gullies. Private properties would have soakaways. In event of intense rainfall existing natural depressions on the site would be utilised.
		Waste management SEE WASTE SECTION		
		<ul style="list-style-type: none"> Construction 	✓	SEE WASTE SECTION
		<ul style="list-style-type: none"> The management of the development 	✓	SEE WASTE SECTION
		<ul style="list-style-type: none"> Sewerage infrastructure, methods adopted by Scottish Water and SEPA 	✓	The Waste Water Network Development Impact Assessment demonstrates that the existing network will not have sufficient capacity to handle the additional flows from the proposed development. The impact assessment has provided three options with cost estimates for An Camas Mòr LLP to consider the best approach. Option 1 proposes a dedicated sewer from the north western end of the development to Dalfaber TPS; Option 2 proposes a new sewer via Inverdrue SPS, and largely following the alignment to Dalfaber TPS; and Option 3 proposes a new sewer via Coylumbridge Pump Well number 3, and largely following the existing alignment to Dalfaber TPS.
		Air Quality		
		<ul style="list-style-type: none"> Not an area of AQMA 	✓	An Air Quality assessment was conducted. The effect on the air quality during construction and operation of the development was assessed, and mitigation measures suggested. The effects of dust pollution, road traffic emissions and site plant emissions were assessed. To reduce the dust pollution during the construction phase, best practices measures are suggested to be adopted. A review of NO ₂ , NO _x and PM10 concentrations was conducted, it was found that there would be a negligible environmental significance to the area and sensitive receptors in the area.
		<ul style="list-style-type: none"> The mitigation of air pollution during construction and operation of the development 	✓	
		Guides <ul style="list-style-type: none"> PAN 61 SUDs PAN 69 Flooding Sewerage; Scottish Water and SEPA guides SPP 7 Planning and flooding PAN 79 Water and drainage SEPA policy WAT-PS-06-08 on the provision of waste water drainage in settlements Water environment (controlled activities) Scotland Regulations 2005 Sewers for Scotland Manual 2nd Edition (draft), and Drainage assessment- a guide for Scotland (SUDSWP) 		

Sustainability Theme	Planning Policies	An Camas Mòr Criteria	Addressed (✓/✗)	Sustainable Commentary addressed in the An Camas Mòr application
Water	Designing for Sustainability in the Highlands, The Highland Council. <ul style="list-style-type: none"> 6.1 Reduce demand for water 6.2 Consider reusing grey water and collecting rainwater Cairngorm National Park Plan 2007 <ul style="list-style-type: none"> 5.1.3 Sustainable use of resources Cairngorm National Park, Local Plan, First Modifications. <ul style="list-style-type: none"> Policy 13 Water resources 	Efficient water consumption <ul style="list-style-type: none"> Installation of water meters in buildings minimise water use by installing <ul style="list-style-type: none"> low flush toilets spray taps showers recycling of grey water rainwater collection install lead-free roofing, flashings, pipe work for the rainwater collection 	✓	Potable water is to be provided by Scottish Water. At detailed design water saving measures, such as efficient sanitary fixtures and water harvesting / recycling would be investigated.
		Guides <ul style="list-style-type: none"> PAN 61 SUDs Sewerage; Scottish Water and SEPA guides 		

Sustainability Theme	Planning Policies	An Camas Mòr Criteria	Addressed (✓/✗)	Sustainable Commentary addressed in the An Camas Mòr application
Waste	Designing for Sustainability in the Highlands, The Highland Council. <ul style="list-style-type: none"> 7.1 Design for effective waste management during operation 7.2 Treat sewerage sustainably Cairngorm National Park, Local Plan, First Modifications. <ul style="list-style-type: none"> Policy 32 Waste Management 	Construction waste minimisation should be implemented off and onsite		A waste management strategy in line with legislation and best practice is to be implemented for the construction period of An Camas Mòr. This would include the storage, reuse, transport and disposal of waste.
		<ul style="list-style-type: none"> Offsite; waste minimisation should be considered at the beginning of the design process using sustainable design practices; stipulating waste minimisation in the design brief, specification and methodology 	✓	
		<ul style="list-style-type: none"> Onsite; constructions sites should implement the DTI Waste Site Management Plan, and implement site waste sorting in the construction phase of the development. 	✓	
		The investigation of the viability of a Biomass facility to power the community Sewage management (need approval from SEPA) <ul style="list-style-type: none"> minimise sewage discharge by installing wetland system treatment ponds <ul style="list-style-type: none"> Intensive ponds with natural plants and reeds. Less intensive, grey water can be polished directly from dwellings transforming the sewage to harmless biodegradable matter where the water can be discharged into the natural environment. 	✗	To be further investigated, but with high environmental sensitivity of the site treatment ponds are very unlikely to be included in the design
Guides <ul style="list-style-type: none"> Cairngorm National Park's area waste targets National Waste Strategy National Waste Plan Action recycle WRAP 				

	<ul style="list-style-type: none"> Construction and maintenance programmes 		
--	---	--	--

Sustainability Themes	Planning Policies	An Camas Mòr Criteria	Addressed (✓/✗)	Sustainable Commentary Addressed in An Camas Mòr Application
Ecology & Biodiversity	<p>Designing for Sustainability in the Highlands, The Highland Council.</p> <ul style="list-style-type: none"> 4.1 Identify wildlife habitats and species on or near the site 4.2 Minimise the disturbance to habitats or species 4.3 Enhance biodiversity <p>Cairngorm National Park, Local Plan, First Modifications.</p> <ul style="list-style-type: none"> Policy 2 Natura 2000 sites Policy 3 National natural heritage designations Policy 4 Other important natural and earth heritage sited and interests Policy 5 Protected species Policy 6 Biodiversity Policy 14 Mineral and soil/earth resources. 	<p>Protection of existing ecology and biodiversity</p> <ul style="list-style-type: none"> PROPOSALS HAVE TO SHOW HIGH STANDARD OF DESIGN TO PROTECT THE INTEGRITY OF THE RIVER SPEY SAC. 	✓	<p>The Ecology and Nature Conservation report was conducted in support of the Environmental Statement. The ecological surveys and studies on the proposed An Camas Mòr site started in 2004 and were continued for 5 years to allow a comprehensive picture of the biodiversity, ecology, and nature conservation of the core and wider area of the development.</p> <p>In preparation of the Ecology and Nature Conservation report, local and national conservation policy and guidance was referred to. Key species and habitats that were viewed to be relevant receptors were identified by referring to the Cairngorms Local Biodiversity Action plan, the Scottish Biodiversity List and the UK Biodiversity Action plan.</p> <p>To study the core and wider area, desk studies and consultations with key stakeholder organisations were conducted and field surveys were undertaken to focus on key indicator species and habitats that were likely to be affected by the construction and operation of the proposed development.</p> <p>The proposed development is within the Cairngorms National Park, and there are no designated nature conservation sites within the cores development area. However the River Spey Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) is close to the western boundary of the core development area, and the River Druie (part of the Spey SAC designation) will be crossed by the main access road bridge, and the pedestrian/cycleway and combined utilities bridge.</p> <p>In the assessment key habitats and plants, aquatic fauna, terrestrial fauna and avifauna were identified as key receptors in the core and wider area, and were awarded a conservation value of Very High/Exceptional, High, Medium, Low or Negligible</p> <p>20 different plants and habitats were found to be key receptors. Most were defined as having a conservation value of Low or Negligible conservation value. The Rivers Spey and Druie were defined as having an exceptional Conservation Value (as well as the other Statutory Designated Sites in the wider area). The dense/continuous scrub was identified in having a Medium conservation value.</p> <p>As the Rivers Spey and Druie are priority habitats, the species found are of key importance. Freshwater pearl mussels found in the Rivers have been identified to having an Exceptional conservation value, and fish such as Salmonoids, Sea lamprey species and Brown trout are found to have a High conservation value.</p> <p>10 types of terrestrial fauna were identified as key receptors in core and wider area of the proposed development site. In the core area, 9 of the 10 receptors were identified in having a Low/ Negligible conservation value, and the remaining 1, the red squirrel, was identified to having a Medium conservation value. The 9 low/negligible conservation value receptors were; bats, otters, wildcats, water vole, pine martin, badger, invertebrates, brown hare, reptiles and amphibians and other common fauna.</p> <p>As the site is wooded and in a National Park, it is expected to home wide range of Avifauna. Taken from the EC Birds Directive and supporting documents, 22 different avifauna species were identified as possibly being present on the core site. 17 of the species were identified in having a negligible conservation value, 22 species were identified as having a Low conservation value. The remaining 17</p>
		<ul style="list-style-type: none"> Meet requirements of Natura 2000, the development is not to have a negative impact 	✓	
		<ul style="list-style-type: none"> Any present protected species are not harmed 	✓	
		<ul style="list-style-type: none"> The biodiversity of Cairngorm National Park is protected 	✓	

		<p>species were identified to having a Medium Conservation Value; those were the Skylark, Tree Pipit, Song Thrush, Willow Warbler, Spotted Flycatcher, Crossbill and the Yellow Hammer.</p> <p>To reduce the impact of the proposed development on the identified ecological receptors, the assessment has recognised the likely residual adverse impacts due to temporary construction, and the potential unmitigated adverse impacts due to operation during the development period that will have on the key habitat, plants and faunal receptors. In doing so this allows the mitigation process to be realised.</p> <p>The potential impacts and effects assessed for the temporary construction phase of the proposed development ranged from Negligible to Major. In implementing suggested mitigation measures, the residual impacts and effects for the temporary construction phase on the ecological receptors were assessed as being between Negligible and Slight. In implementing the recommended mitigation measures and construction good practice, the construction of the proposed development should not cause significant impacts and resulting effects on the ecology and nature conservation resources.</p> <p>The potential impacts and effects assessed for the permanent operational phase, during each development period of the proposed development ranged from Neutral to Major. With the proposed mitigation measures implemented the residual impacts and effects for the permanent operational phase on ecological receptors were assessed as being between Neutral and Slight.</p> <p>Therefore in implementing, at the earliest possible stage in detailed design, the proposed outline mitigation, such as the; Nature Conservation Strategy, Ecological Management Plan (encourages community involvement), and the Drainage Design and Pollution Management Plan, the permanent operation of the proposed development should not cause significant impacts and resulting effects on the ecology and nature conservation resources.</p>		<p>▪ The integrity of the national natural heritage of the site is not to be compromised ✓</p> <p>▪ All natural earth and heritage sites are identified and conserved ✓</p> <p>▪ Soil, peat and vegetation has minimum disturbance, adopting best practice solutions in movement, storage management and reinstatement. ✓</p> <p>Design of a Landscape /Green framework</p> <p>▪ All housing to be within walking distance to nature ✓</p> <p>▪ Safe guarding and enhancement of natural resources, vegetation and habitats (protection of existing ecology and biodiversity) ✓</p>
		<p>▪ The integrity of the national natural heritage of the site is not to be compromised</p>	✓	<p>The Environmental Statement finds that the development would not compromise the integrity of the natural surroundings, and mitigation measures have been recommended to protect sensitive receptors.</p>
		<p>▪ All natural earth and heritage sites are identified and conserved</p>	✓	<p>A Cultural Heritage assessment was conducted in support of the Environmental Statement and all earth and heritage sites have been identified and mitigation methods suggested.</p> <p>The Environmental Statement commits to protect the ancient woodland and the south eastern wedge of the development.</p> <p>SEE CULTURAL HERITAGE AND BUILT FORM SECTION.</p>
		<p>▪ Soil, peat and vegetation has minimum disturbance, adopting best practice solutions in movement, storage management and reinstatement.</p>	✓	<p>All soil and peat would be protected during the construction of the development</p>
		<p>Design of a Landscape /Green framework</p>		
		<p>▪ All housing to be within walking distance to nature</p>	✓	<p>Not all housing would have a direct view of the Cairngorms but with the landscape strategy allows residents to have woodland on their door step; woodland edges, woodland edges, boggy clearing and forest tracks would feature in the proposed development. To integrate the development into the environment landscape would filter through the settlement creating green fingers. Ancient woodland would be retained and new woodland, green openspace, biotope streets and street trees would feature throughout An Camas Mòr.</p>
		<p>▪ Safe guarding and enhancement of natural resources, vegetation and habitats (protection of existing ecology and biodiversity)</p>	✓	<p>The Environmental Statement has suggested mitigation measures that would safeguard the current biodiversity of the site.</p>

	<ul style="list-style-type: none"> ▪ Adoption of soil sustainability principles 	✓	Top soil, subsoil and excavated material would be reused on the site where possible.
	<ul style="list-style-type: none"> ▪ Green infrastructure <ul style="list-style-type: none"> ○ Street trees <ul style="list-style-type: none"> ▪ Preservation ▪ Enhancement ▪ Native planting ○ Woodland greenways ○ Wildlife network ○ Open spaces 	<ul style="list-style-type: none"> ✓ ✓ ✓ ✓ ✓ 	<p>Tree planning would coincide with the Rothiemurcus Estates forest plan. Woodland and greenways feature throughout the proposed development, allowing all residents and visitors to view trees from their door step. The landscape design creates close encounters between the natural environment and the settlement.</p> <p>Wildlife would naturally evolve within the development as the development matures. SEE OPEN SPACE SECTION.</p>
	<ul style="list-style-type: none"> ▪ Green buildings <ul style="list-style-type: none"> ○ Green / brown roofs ○ Climbing plants ○ Nesting areas ○ Private spaces ○ Have a green point scoring system for buildings 	<ul style="list-style-type: none"> ✓ ✓ ✓ ✓ ✗ 	<p>Green buildings would be encouraged where feasible, habitats would be created within the settlement using sedum roofs, bird and bat boxes.</p> <p>To maintain the landscape, the community would be encouraged to have an active participation in the management and maintenance of the site.</p> <p>Natural gardening centre would be established to promote the planting of native tree and shrub species.</p> <p>The landscape and woodland filters through the whole development, like green fingers.</p>
	<p>Guides All biodiversity policies identified in Cairngorm National Park's Local Plan</p>		

Sustainability Themes	Planning Policies	An Camas Mòr Criteria	Addressed (✓/✗)	Sustainable Commentary Addressed in An Camas Mòr Application
Buildings	<p>Designing for Sustainability in the Highlands, The Highland Council.</p> <ul style="list-style-type: none"> ▪ 8.1 Specify materials that cause minimal harm to the environment and have a positive social impact ▪ 8.2 Choose materials that are non toxic in manufacture, construction and use ▪ 8.3 Select components that can be maintained and recycled ▪ 2.2 reuse buildings where possible <p>Cairngorm National Park Plan 2007</p> <ul style="list-style-type: none"> ▪ 5.2.4 Housing <p>Cairngorm National Park,</p>	<p>Buildings</p> <ul style="list-style-type: none"> ▪ To fit in with the natural environment 	✓	The aspiration of the development is to push the boundaries of what a house is used for. The Masterplan proposes that the house is more than a building for eating and sleeping, it can be used as a place for business, activities, storage, farming, nature reserve, energy bank and resource.
		<ul style="list-style-type: none"> ○ Use of local materials and sustainable material selection 	✓	The Masterplan Design Guidelines illustrate the vision of An Camas Mòr. To fit in the highland context the guidelines suggest what is visualised for roofing, walls, openings, details, materials and colour, workplaces, densities, dwellings, non dwellings, public buildings, recommending elements that fit into the locale and are not harmful to the environment.
		<ul style="list-style-type: none"> ○ Use recycled, recyclable materials 	✓	<p>It encourages the use of renewable timber. Stone, turf, earth, recycled and other local materials will also be used. Lime will be used instead of cement where practicable. BREEAM standards will apply to the development, which encourages developers to verify the certification of all building and finishing materials</p> <p>The Masterplan design principles and design guidelines recommend that the use of fossil fuel-based plastics and chemicals should be minimised where practicable, including paints, and again the BREEAM standard offers a process that monitors this.</p>
		<ul style="list-style-type: none"> ○ Buildings to enrich the environment through: sitting, scale, density, massing, proportion, landscape setting, local characteristics and access. 	✓	<p>An Camas Mòr is planned to be a woodland community on a small footprint in a forest and mountain environment.</p> <p>It would enrich the environment by focussing future development in one place</p>

<p>Local Plan, First Modifications.</p> <ul style="list-style-type: none"> ▪ Policy 29 Conversion and reuse of existing traditional and vernacular buildings 			<p>preventing urban sprawl. Urban sprawl is to be further prevented by; retaining mature trees; planting new native species tree on and off the site; creating a provision of compensation land at a ratio of at least 3:1 for habitat lost. There is also an opportunity for a new community park for Aviemore centred on the River Spey, this will provide a link to the present settlements to An Camas Mòr. The design and layout of individual buildings would be detailed at the next planning stage.</p> <p>SEE TRANSPORT SECTION</p>
	<ul style="list-style-type: none"> ▪ Connected to all transport networks 	✓	
	<ul style="list-style-type: none"> ▪ Inclusive design, adaptability to change with peoples needs and expectations 	✓	<p>Housing in An Camas Mòr has to meet the needs of the expected diverse demographic that is going to live in the community. Housing will be varied in terms of size, type and price. Also addressing the need to include retirement flats, sheltered housing, special needs and home working.</p>
	<ul style="list-style-type: none"> ▪ Mix of building and housing types 	✓	<p>Throughout the development there would be varied densities and types of buildings. The highest density would be around the High Street, decreasing in density moving out from the centre.</p>
	<ul style="list-style-type: none"> ▪ Energy efficient design 	✓	<p>Designing with the micro climate in mind, properties would be designed to optimise on passive and solar design</p>
	<ul style="list-style-type: none"> ▪ Housing <ul style="list-style-type: none"> ○ Accessibility to rented and owned property 	✓	<p>A broad range of tenure forms will be considered. Options to purchase and to rent, or options for co-own or shared equity are to be realised.</p>
	<ul style="list-style-type: none"> ○ Coordination and cooperation of public and private housing organisations 	✓	<p>Coordination with The Highland Council and Local Housing Associations will be made during detailed design.</p>
	<ul style="list-style-type: none"> ○ Affordable housing provision. 	✓	<p>Affordable properties are key to the local community, 375 affordable houses are to be made available, where 100 would be built in phase 1 of the construction.</p>
<p>Construction</p> <ul style="list-style-type: none"> ▪ Management of assets to control material flow during construction 	✓	<p>During the construction period, contractors would adhere to controls and limit disturbance to the area during the construction phases, as recommended in the Environmental Statement.</p>	

Sustainability Themes	Planning Policies	An Camas Mòr Criteria	Addressed (✓/✗)	Sustainable Commentary Addressed in An Camas Mòr Application
Land	<p>Designing for Sustainability in the Highlands, The Highland Council.</p> <ul style="list-style-type: none"> ▪ 2.3 Reuse land <p>Cairngorm National Park, Local Plan, First Modifications.</p> <ul style="list-style-type: none"> ▪ Policy 7 Landscape ▪ Policy 8 Gardens and designated landscapes ▪ Policy 11 Conservation areas ▪ Policy 15 Contaminated Land 	<p>Landscape design</p> <ul style="list-style-type: none"> ▪ Conduct a landscape and visual assessment 	✓	<p>A Landscape and Visual assessment has been conducted in support of the Environmental Statement. As the site is greenfield and in a National Park, the Environmental Statement examines and assesses the impacts of the development to the site and recommends mitigation measures.</p>
		<ul style="list-style-type: none"> ▪ SITE IS WITHIN THE CAIRNGORM MOUNTAINS NATIONAL SCENIC AREA, development proposal have to be of the highest standard to protect the overall integrity of the scenic area. 	✓	<p>The proposed development has been designed to the highest standard to fit into the scenic area.</p>
		<ul style="list-style-type: none"> ▪ Any contamination is to be identified and remediated 	✓	<p>The Environmental Statement has identified that there is no contamination on the site.</p>
		<ul style="list-style-type: none"> ▪ The development is not to have a negative impact on the parks landscape character. 	✓	<p>The development is designed to be absorbed into the natural character of the Cairngorms National Park.</p>
		<ul style="list-style-type: none"> ▪ Plan to design the landscape of the whole development, promoting biodiversity, arranging future maintenance and management of the site. 	✓	<p>The landscape design is integrated throughout the development; community is placed in a woodland setting.</p>
		<p>Infrastructure design</p>		

	<ul style="list-style-type: none"> ▪ safeguard, improve, and extend the network of access routes 	✓	Infrastructure is all connected, footpaths, cycleways, public transport, and motorised vehicle routes are all connected throughout the development and to the rest of the Highlands.
	<ul style="list-style-type: none"> ▪ promote new routes 	✓	New footpaths, cycleways and public transport links would be promoted from the outset in An Camas Mòr.
	<ul style="list-style-type: none"> ▪ Design to minimise vehicle speed and increase safety for pedestrians 	✓	The motorised vehicle is to have a reduced dominance in An Camas Mòr, narrowed streets and speed restrictions will increase the safety of An Camas Mòr residents.
	<ul style="list-style-type: none"> ▪ Design in for parking, bus routes, signage, street furniture 	✓	SEE TRANSPORT SECTION, street furniture will be designed at detail design stage.
	Open spaces		
	<ul style="list-style-type: none"> ▪ Open space audit- assesses current and future requirements, addresses existing open space provision. 	✓	The current site is greenfield site and within a National Park setting. The open space provision and requirements are addressed in the Masterplan, integrating different types of openspace throughout the development.
	<ul style="list-style-type: none"> ▪ Safe guard and improve existing open spaces and wildlife habitats, natural and cultural features 	✓	The Environmental Statement has suggested protection and mitigation measures of the existing habitat, the Masterplan proposes a landscape strategy that would allow residents to use and habitats to grow simultaneously.
	<ul style="list-style-type: none"> ▪ High quality landscaping 	✓	An Camas Mòr is split into 3 types of open/public space; Townscape, Parkscape, and Wildscape.
	<ul style="list-style-type: none"> ▪ Open spaces types 		
	<ul style="list-style-type: none"> ○ civic spaces 	✓	The Parkscape are open spaces with park character to allow outdoor activities.
	<ul style="list-style-type: none"> ○ functional green spaces 	✓	The landscaping will be soft with pockets of green for outdoor play to allow passive and active recreation. Services would be provided to support active recreation.
	<ul style="list-style-type: none"> ○ natural/ semi green spaces 	✓	
	<ul style="list-style-type: none"> ○ green corridors 	✓	
	<ul style="list-style-type: none"> ○ play areas and parks for children and youths 	✓	
	<ul style="list-style-type: none"> ○ amenity green space 	✓	The Wildscape are open natural spaces that have a wild character. The areas are isolated from the settlement, containing dense wooded edges and wedges. The new landscape is to be as natural as possible to blend and connect into the existing landscape of wildness, reflecting the greater landscape of Rothiemurcus and the National Park.
	<ul style="list-style-type: none"> ○ public parks & gardens 	✓	
	<ul style="list-style-type: none"> ○ private gardens/ grounds 	✓	Residential buildings would have their own private gardens, the layout of residential buildings has been considered to allow each property in the development to have private space and privacy between properties.
	<ul style="list-style-type: none"> ○ allotments 	✓	Residents will be encouraged to grow vegetables and herbs in their gardens.
	<ul style="list-style-type: none"> ○ timber/wood crops native species 	✓	Timber planting will be native to the exiting woodland, allowing the community to blend into the exiting landscape.
	<ul style="list-style-type: none"> ○ allocation for sport 	✓	The land between An Camas Mòr and the River Spey is to incorporate playing fields for the use by Aviemore and An Camas Mòr.
	<ul style="list-style-type: none"> ▪ good network design of footpaths, cycle paths to encourage community use 	✓	The footpaths and cycleways connect the community to the open spaces, buildings and amenities.
	<ul style="list-style-type: none"> ▪ the design in of SUDs to create a waterway 	✗	SUDs will not be designed to create a waterway.
	<ul style="list-style-type: none"> ▪ good signage and information 	✓	Signage and information will be designed at detailed design.
	<ul style="list-style-type: none"> ▪ Decision of open space design, management and maintenance- community involvement engaging local authority, education authority, planning authority, leisure and recreation department and the identification of developers responsibility 	✓	A community partnership would be formed at the detailed planning stage of An Camas Mòr who will be involved in engaging the relevant stakeholders.
	Housing Provision		
	<ul style="list-style-type: none"> ▪ Housing; SPG Note on 'Open Space and New Development'. 	✓	As An Camas Mòr is to meet the needs of a diverse demographic, the housing is to be placed in mixed densities integrating it into the environment, in a woodland setting. Up to 1500 homes are to be provided.
	<ul style="list-style-type: none"> ▪ Integrate the housing to the whole development. 	✓	
	<ul style="list-style-type: none"> ▪ Affordable housing 	✓	Affordable housing would be dispersed throughout the settlement, 100 affordable homes would be built in the first construction phase of An Camas Mòr

Sustainability Themes	Planning Policies	An Camas Mòr Criteria	Addressed (✓/✗)	Sustainable Commentary Addressed in An Camas Mòr Application
Education	n/a	Schools <ul style="list-style-type: none"> If the development increases the demand beyond the capacity of the catchments school, developer contributions may be sought. 	✓	The education authority has confirmed that a primary school would be needed at Period C of the construction of the development. The school would be at the square to the west end of the High Street. The secondary school at Kingussie would have space for secondary pupils.
		Sustainable education <ul style="list-style-type: none"> There should be encouragement in applying sustainable practices 	✓	The Environmental Statement encourages contractors to adopt sustainable management practices during the construction phases of the proposed development.
		Training <ul style="list-style-type: none"> With the low employment rates developers should be encouraged to take on local employment training them up with trade skills. 	✓	Where practical the developer would look to engage local builders with a local workforce. At the detail stage consideration would be given to accommodation of builder's yards on site.
		Guide SPG Note on 'Developer contributions; Education and New Housing Development'		

Sustainability Themes	Planning Policies	An Camas Mòr Criteria	Addressed (✓/✗)	Sustainable Commentary Addressed in An Camas Mòr Application
Community	Designing for Sustainability in the Highlands, The Highland Council. <ul style="list-style-type: none"> 1.2 Support social inclusion Cairngorm National Park, Local Plan, First Modifications. <ul style="list-style-type: none"> Policy 17 improvements to settlement –N/A Policy 21 Contributions to affordable housing Policy 22 Housing development with settlements – N/A Policy 23 Housing development in rural building groups– N/A Policy 24 Housing development outside settlements – N/A Policy 25 Replacement houses- N/A Policy 26 House extensions and 	Community engagement <ul style="list-style-type: none"> Is there a need for a Pre Application Consultation Report? 	✓	In line with Scottish Planning policy, pre application discussions and consultations were facilitated to engage with stakeholders. This is fully discussed in the Public Consultation report
		<ul style="list-style-type: none"> engage community at the beginning of the development plans 	✓	Public consultations were conducted on 4 occasions between 2005 and 2009 with the public and local community. The consultations informed attendees of the proposed development, and allowed them to express their opinions to the design team. 7 workshops were conducted in 2008 under Chatham House Rules with selected stakeholders to discuss; transport, landscape, building a community, housing mix, sustainability, roads and streets and the public realm.
		<ul style="list-style-type: none"> look at the viability of a community partnership <ul style="list-style-type: none"> local people getting involved with the design and management of the development, creating a sense of ownership 	✓	It is intended that a community partnership would be formed when there are residents of An Camas Mòr and that informal focus groups would continue to be used at the detailed planning stage.
		<ul style="list-style-type: none"> follow national standards in community engagement 	✗	No national standard was followed.
		<ul style="list-style-type: none"> facilitation tools <ul style="list-style-type: none"> Good Neighbour Agreement RTPI guidelines on effective community involvement and consultation 	✗	
		Cohesive community <ul style="list-style-type: none"> Housing <ul style="list-style-type: none"> Affordable housing - % contribution Special needs Mixed densities 	✓	A cohesive community is to be created, accommodating the needs of a diverse demographic. 1500 houses would be built and 375 are to be affordable housing. The houses would be designed to suit all needs in mixed densities with access to
		<ul style="list-style-type: none"> Special needs 	✓	
<ul style="list-style-type: none"> Mixed densities 	✓			

alterations- N/A ▪ An Camas Mòr strategic settlement	o Amenities	✓	the local amenities on the High Street, in the centre of An Camas Mòr.
	o Privacy	✓	
	▪ Contribution to community infrastructure	✓	The community infrastructure has been created by designing movement links throughout the development to allow the community to mix with each other.
	▪ Development to provide		
	o Employment	✓	Space for employment would be provided on the High Street, home working is also to be encouraged.
	o Nursery / child care facilities	✓	Child care facilities would be provided.
	o Housing	✓	Up to 1500 dwellings are proposed for the development.
	o Education	✓	A primary school is proposed at the last period of the development.
	o Entertainment	✓	Depending on what business comes into An Camas Mòr, entertainment may be provided.
	o Shops	✓	Space for shops would be provided on the High Street.
	o Health care?	✗	The healthcare centre at Aviemore has the capacity to meet An Camas Mòr's needs.
	o Public transport	✓	A bus service would be introduced to An Camas Mòr at the earliest possible stage.
	o Public facilities	✓	
▪ Buildings to be Environmentally and Energy efficient	✓	All buildings would be designed in an environmentally and energy efficient manner	

Sustainability Themes	Planning Policies	An Camas Mòr Criteria	Addressed (✓/✗)	Sustainable Commentary Addressed in An Camas Mòr Application
Culture, heritage and built form	Designing for Sustainability in the Highlands, The Highland Council. <ul style="list-style-type: none"> 3.1 Respect for existing landscape character 3.2 Protect cultural heritage 3.3 Respect the character of towns and villages 3.4 design for durability for climate change Cairngorm National Park, Local Plan, First Modifications. <ul style="list-style-type: none"> Policy 9 Archaeology Policy 10 Listed buildings Policy 12 The Local wider cultural heritage of the park 	<ul style="list-style-type: none"> Where present archaeological resources are identified and protected any listed buildings are identified and protected. 	✓	A Cultural Heritage report was prepared in support of the Environmental Statement. Historic Scotland, The Highland Council were engaged and the Cairngorms National Park Authority were kept informed of the outcomes.
		<ul style="list-style-type: none"> The conservation of cultural heritage of the Cairngorm National Park meets the aims of Policy 1 and the National Park (Scotland) act 2000 “structures and other remains resulting from human activity of all periods, language, traditions, and ways of life and the historic, artistic and literary associations of people, places and landscapes.” 	✓	32 cultural heritage receptors were identified in the development area. The consideration of the potential impacts of ground and above ground disturbance through the construction process was assessed. Protection measures have been suggested to protect the sensitive receptors during the construction phases, such as preservation of the An Camas Mòr wall, fencing off any woodland, and protection of the Dell farm. During the felling process, the land would be monitored for the appearance of previously unidentified areas of cultural interest, should any appear arrangements would be made with the contractor.
		<ul style="list-style-type: none"> The site and what is contained in is should be maintained and enhanced in the development. 	✓	The site would be contained preventing any urban sprawl. The proposed community partnership will be involved in the maintenance and enhancement of An Camas Mòr.

Sustainability Themes	Planning Policies	An Camas Mòr Criteria	Addressed (✓/✗)	Sustainable Commentary Addressed in An Camas Mòr Application
Health	Designing for Sustainability in the Highlands, The Highland Council. <ul style="list-style-type: none"> 1.3 Design healthy, safe and secure environments Cairngorm National Park, Local Plan, First Modifications. <ul style="list-style-type: none"> Policy 36 other open space provision 	Good design of open spaces		
		<ul style="list-style-type: none"> Different types of open spaces should encourage individuals and the community to participate in physical and recreational activities 	✓	A series of different types of open spaces have been proposed for the development to encourage outdoor activities and community integration. SEE LAND SECTION
		<ul style="list-style-type: none"> Information and good signage would inform and encourage people to walk and cycle 	✓	From the outset residents would be encouraged to walk and cycle in the development. SEE TRANSPORT SECTION
		<ul style="list-style-type: none"> A well designed network linking all the open spaces can encourage individuals to adopt a healthy lifestyle 	✓	A series of footpaths and cyclepaths link the development to the open spaces. SEE LAND SECTION
		Efficient building design		
		<ul style="list-style-type: none"> Energy efficient design addresses fuel poverty, improving the quality of the buildings occupiers' health and quality of life and reduce the amount of money spent on energy bills. 	✓	Buildings would be designed in consideration of the micro climate and utilising solar energy and passive energy solutions. SEE ENERGY SECTION
Hazards				
<ul style="list-style-type: none"> Address and potential hazards in the construction and management of the development 	✓	All potential hazards have been identified in the Environmental Statement and mitigation measures have been proposed.		
<ul style="list-style-type: none"> Safeguarding of the site from identified hazards 	✓			

Sustainability Themes	Planning Policies	An Camas Mòr Criteria	Addressed (✓/✗)	Sustainable Commentary Addressed in An Camas Mòr Application
Social Justice	Designing for Sustainability in the Highlands, The Highland Council. <ul style="list-style-type: none"> 1.3 Design healthy, safe and secure environments Cairngorm National Park Plan 2007 <ul style="list-style-type: none"> 6.6 Making housing more affordable and sustainable 	Safety in An Camas Mòr		
		<ul style="list-style-type: none"> orientate buildings to view public areas and parking areas 	✓	Buildings and landscape are to be orientated to allow natural surveillance.
		<ul style="list-style-type: none"> good landscape design, aiding natural surveillance and natural observation 	✓	
		<ul style="list-style-type: none"> clear defined public and private space boundaries 	✓	Private spaces would be clearly defined from the public spaces.
		<ul style="list-style-type: none"> safe direct access routes 	✓	All access routes would be well lit and designed to allow safe movement for pedestrians.
		<ul style="list-style-type: none"> safe lighting to discourage bad behaviour 	✓	Lighting will be designed with respect to light pollution and safety.
		<ul style="list-style-type: none"> good signage 	✓	Signage will be displayed in an effective manner.
		<ul style="list-style-type: none"> establish a working group involving the community, police, Cairngorm National Park and Highland council to design long term safety 	✓	It is intended that a community partnership would be formed when there are residents of An Camas Mòr. Informal focus groups would continue to be used at the detailed planning stage and will engage with other stakeholder to discuss the safety aspects of An Camas Mòr.
		<ul style="list-style-type: none"> application for Secured by Design Status 	✓	At detailed design the application for Secured by Design shall be considered

Sustainability Themes	Planning Policies	An Camas Mòr Criteria	Addressed (✓/✗)	Sustainable Commentary Addressed in An Camas Mòr Application
Economics	<p>Designing for Sustainability in the Highlands, The Highland Council.</p> <ul style="list-style-type: none"> 1.1 Strengthen the local economy <p>Cairngorm National Park Plan 2007</p> <ul style="list-style-type: none"> 5.2.3 Economy and employment 6.5 Making tourism and businesses more sustainable <p>Cairngorm National Park, Local Plan, First Modifications.</p> <ul style="list-style-type: none"> Policy 27 Business development Policy 28 retail development Policy 33 Tourism development Policy telecoms. 	<p>Business Growth in An Camas Mòr</p> <ul style="list-style-type: none"> The Masterplan proposes a new community to be established at An Camas Mòr, this would bring a positive economy in to the area for the existing and future occupiers of An Camas Mor. 	✓	A Socio-Economic Assessment was conducted in support of the Environmental Statement. The report determines that An Camas Mòr would have a significant positive contribution to the prosperity and wellbeing of Badenoch and Strathspey, and The Highlands.
		<ul style="list-style-type: none"> When possible, there is a potential in utilising local trade, skills and resources during the construction phasing. 	✓	Where practical the developer would look to engage local builders with a local workforce. At the detail stage consideration would be given to accommodation of builder's yards on site.
		<p>Residential</p> <ul style="list-style-type: none"> The potential of home working in residential phase– room/ extra building allocation in building design 	✓	Housing would be designed to allow home working, either by providing extra rooms, outs houses or allowing the dwelling to be adaptable to change.
		<p>Offices</p> <ul style="list-style-type: none"> As stated in the An Cams Mòr Strategic settlement briefing, the development has to chow economic vitality and viability, identifying the social and community need. The arrival of businesses would greatly enhance economic growth of the area. 	✓	There will be commercial space opportunities in the High Street, as well as encouraging people to work from home.
		<p>Leisure and recreation</p> <ul style="list-style-type: none"> Identify tourism and recreational opportunities in An Camas Mor. 	✓	The open spaces, cycle paths, footpaths within the development and connecting to the National park surroundings would encourage people to take advantage of what is available on their door step.
		<p>Retail</p> <ul style="list-style-type: none"> Retail developments to demonstrate high design quality, compatibility with adjacent land uses and be able to integrate functionally and visually in its locale 	✓	There will be retail space opportunities in the High Street, as well as encouraging people sell goods from home.
		<p>Tourism</p> <ul style="list-style-type: none"> The National Parks reputation would encourage tourists to come to the area, the An Camas Mòr must reflect this and provide tourist attractions and facilities. 	✓	The proposed site is located within the Cairngorms National Park which is already an attraction to tourists. With the proposed development would allow other tourism and recreational opportunities to be created.
		<p>Potential Workforce</p> <ul style="list-style-type: none"> The training of young people to work during the construction phase of the development Local community are potential workforce for An Camas Mor. 	✓	If possible young people would be trained to work during the construction process. The opportunity will be discussed at the detailed design stage. With the high percentage of affordable housing proposed for the development, staff of local businesses will be able to find local accommodation. The Socio-Economic Study calculated that there would be a full time equivalent of approximately 1728 jobs available in An Camas Mòr

Sustainability Themes	Planning Policies	An Camas Mòr Criteria	Addressed (✓/✗)	Sustainable Commentary Addressed in An Camas Mòr Application
Planning	Designing for Sustainability in the Highlands, The Highland Council. <ul style="list-style-type: none"> 2.1 Choose an appropriate site 2.4 Make efficient use of the site Cairngorm National Park, Local Plan, First Modifications. <ul style="list-style-type: none"> Policy 1 Development in the Cairngorms National Park Policy 18 Design Standards for development Policy 20 Developer contributions 	Design of a sustainable development <ul style="list-style-type: none"> Implementation of the sustainable design principles in the Masterplan, and future development briefs for An Camas Mòr 	✓	Sustainable design principles have been addressed in all documents in preparation for the An Camas Mòr planning application. A sustainability statement has been prepared in line with The Highland Council's Designing Sustainability in the Highlands Document and the Cairngorms National Park Authority's Principles for An Camas Mòr Paper.
		<ul style="list-style-type: none"> Address supplementary planning guidance notes 	✓	The Planning Statement has monitored that all supplementary planning guidance notes have been addressed.
		<ul style="list-style-type: none"> The implementation of a sustainable design statement and proposal to address compliance to the sustainable design principles defined by Highland Council in 'Designing for Sustainability in the Highlands', the Cairngorm National Park planning guidance, Policies 1 and 18 and the impending Sustainable Design Guide from Cairngorm National Park. 	✓	The Masterplan, Environmental statement and supporting documents have addressed all the sustainable design principles and verified by the sustainability assessment.
		<ul style="list-style-type: none"> Links to open spaces that protect and enhance the environment 	✓	Open spaces are linked throughout the development and to the surroundings of the Cairngorms National Park. The environment is to be enhanced with a considered landscape design, and protected by mitigation measures stated in the Environmental statement
		<ul style="list-style-type: none"> Creation of employment and services and public transport for the community 	✓	Employment and services opportunities are to be created, and public transport is to be introduced at the early stages of the development.
		<ul style="list-style-type: none"> Safe and welcoming design 	✓	The orientation of buildings, location of the High Street, open spaces, and the network of foot and cyclepaths creates a safe and welcoming for the An Camas Mòr community.
		<ul style="list-style-type: none"> Creation of home zones and safe zones for the residential area 	✓	Creation of home zones and safe zones for the residential area is to be considered at detailed design.
		<ul style="list-style-type: none"> Design to include the needs of disabled, socially exclude and socially deprived groups 	✓	It is expected for a diverse demographic to live in An Camas Mòr. The Masterplan has considered the varying needs of all potential residents, allowing a cohesive mix in the development.
		Construction <ul style="list-style-type: none"> Implementation of a construction management plan to monitor and manage resources 	✓	A management plan is to be developed to monitor the construction phases of An Camas Mòr.