

about living and working in the National Park have specific relevance to An Camas Mòr. See Table 3.4.

Table 3.4 The Cairngorms National Park Plan 2007

Strategic Objective	Comment
Sustainable Communities	This encourages a population level and mix that meets current and future needs of the Park's communities and businesses. It also proposes to focus growth in the main settlements.
Housing	<p>This proposes:</p> <ul style="list-style-type: none"> • To increase the accessibility of rented and owned housing to meet the needs of communities. • To promote effective co-operation between all organisations involved in housing provision. • To improve quality, energy efficiency and sustainable design of housing. • To ensure that there is effective land and investment for market and affordable housing to meet the economic and social needs of communities. <p>The Masterplan for An Camas Mòr addresses these four objectives.</p>

3.4 The Badenoch & Strathspey Local Plan

3.4.1 The Badenoch & Strathspey Local Plan adopted by the THC in September 1997 is the second part of the Statutory Development Plan relating to the An Camas Mòr proposal. This will remain in force until the Cairngorms National Park Local Plan is adopted.

3.4.2 The proposed development options for Aviemore in the Local Plan identify the Achintoul Burn as the logical limit of growth to the north, with restrictions by the A9 and River Spey flood plain to the west and east. Development concepts for expansion of Aviemore beyond these limits have been examined but the Local Plan concludes that An Camas Mòr should be pursued as a free standing village.

3.4.3 Policy 6.1.6 of the Local Plan states:

“The Council will support the proposed development of a new community at An Camas Mòr, subject to a formal environmental assessment demonstrating that it would not give rise to any unacceptable impacts. It is not expected that any housing would be developed on the site until after 2005, but it may be appropriate to make a start on screen planting before then. The new community should be laid out and designed in accordance with an agreed masterplan, which will include allocation for:

- Housing, social and community facilities, commercial, business uses, (including perhaps an environmental research and science campus as a possible outpost of any future University of the Highlands and Islands) and recreation;
- Major reconstruction of the B970, including realignment of the ski road junction at Coylumbridge;
- A network of connecting distributor and local access roads;
- Extension of the water main from Inverdrue and a storage reservoir, together with a dedicated sewage treatment works or a link to facilities serving Aviemore;
- An extensive network of segregated footpaths and cycle ways including a bridge over the River Spey;
- Major buffer zones (safeguarded from development) to maintain the community's setting, provide separation from adjoining villages and nature conservation sites, and give opportunities for future leisure facilities;
- Major landscaping, recreation and leisure areas including integration of lochans, recently afforested areas, and new planting associated with the principal land forms (including the escarpment), and the B970 margins; and
- Substantial areas of woodland shall be planted to provide the new community with a woodland setting and to ensure that it does not intrude to an inappropriate degree in important views from the west (particularly the A9) and east (particularly the B970).

3.4.4 Section 50 Agreements will be sought with developers or the landowner in relation to the provision of roads, infrastructure, social and community facilities and landscaping; and to restrict land use change in peripheral areas important to any new community's setting. Any proposal should be pursued as a free standing village initially although a possible long term road bridge over the Spey could improve links with Aviemore eventually."

3.4.6 Policy 6.3.12 of the Local Plan requires the An Camas Mòr Proposed Masterplan to incorporate 3.2 ha of land sufficient for secondary school buildings and related playing fields.

3.4.7 The An Camas Mòr Proposed Masterplan and Environmental Statement which accompany this planning application accommodate these Local Plan policies by:

- Providing for a mixed community with a full range of housing densities and tenures, a high street with community facilities and businesses, and a range of outdoor and indoor recreation provision.

- A re-aligned B970 junction at Coylumbridge.
- A new road link to the B970 at Inverdrue and an internal network of streets.
- Sewerage linking to the Aviemore treatment works and an upgraded water supply network.
- A footpath cycle-way link to Aviemore via Inverdrue and the old bridge over the Spey together with a network of paths linking the main activity areas within and surrounding the settlement.
- Buffer zones in the proposed Spey Park area to the west giving opportunity for future leisure facilities and in the ancient woodland/Dell Farm area to the south with opportunity for passive leisure.
- Extensive internal open spaces with retention of significant areas of woodland and the lochans.
- Provision of compensatory woodland elsewhere for the long established woodland of plantation origin lost within the development site.
- Provision of a woodland setting to limit intrusion from principle A9 and B970 views.
- 3.2 ha for a school and playing field.

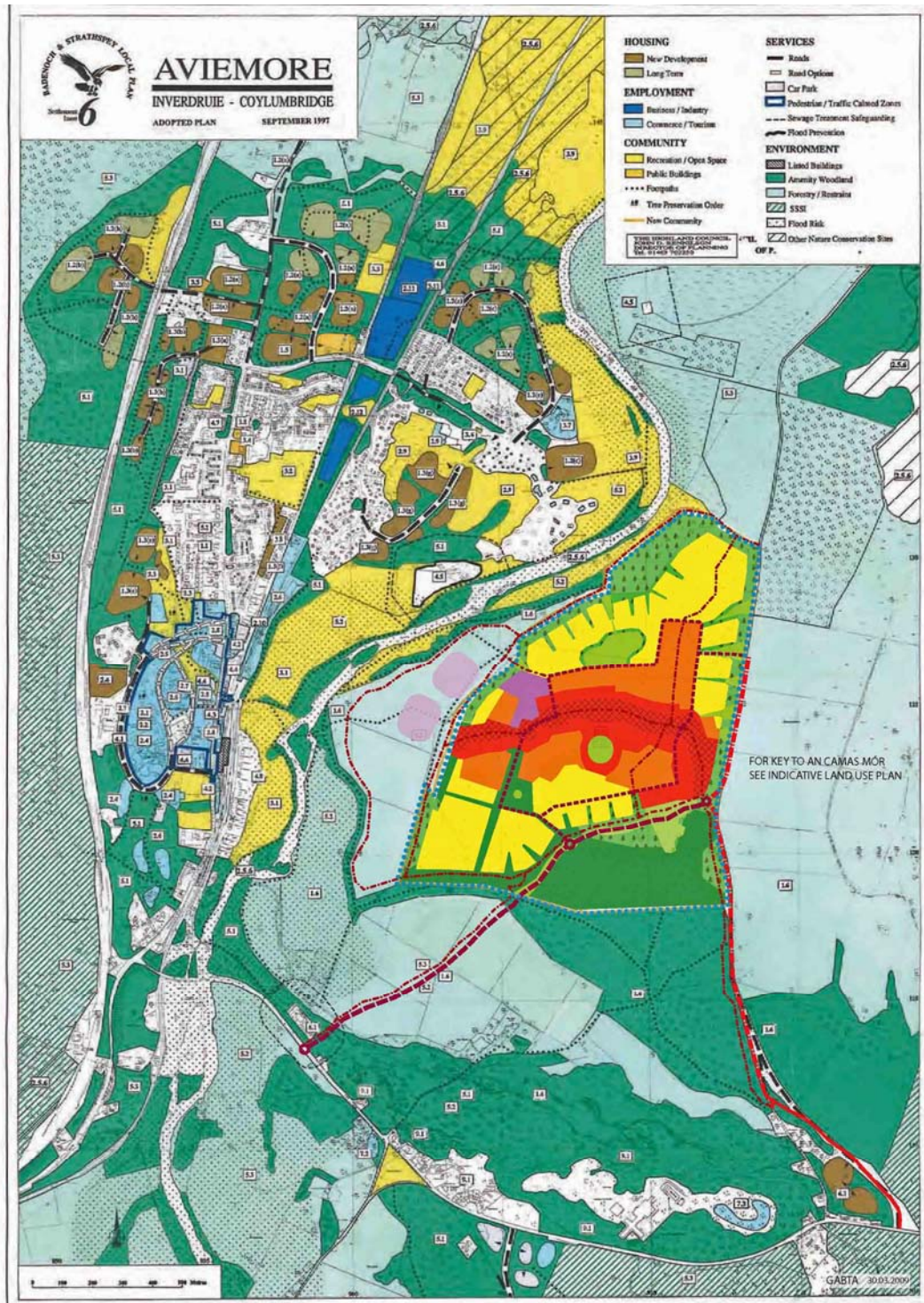


Figure 3.1 Indicative Land Use Plan Assessment Period D 2027 shown on Badenoch and Strathspey Local Plan (1997) Map

3.5 The Cairngorms National Park Local Plan

3.5.1 This is at deposit draft with modifications stage.

3.5.2 The Cairngorms National Park Local Plan continues the proposal for a new sustainable community at An Camas Mòr, that was identified in the B&S Local Plan 1997 and THC Structure Plan 2001.

- The Cairngorms National Local Plan identifies an indicative settlement boundary for the site within which it is expected that a community of up to 1500 homes could be developed over time. The Cairngorms National Park Local Plan identifies a need for the proposed development of An Camas Mòr to start within the lifetime of the Cairngorms National Park Local plan and sets a target of 100 homes to be completed within the next five years. The Cairngorms National Park Authority will continue to work closely with the developers for the site, interested parties and consultees to ensure realistic and appropriate timescales are set and adhered to, and that through such partnership working, the effectiveness of the site is realized within the predicted timescales.
- Development of the site will require a detailed Transport Assessment (TA) and this should examine the various access issues facing the site, including the impact of the proposed development on the trunk road and local road network, the impact on the nearby rail network, and the need for non motorised access across the Spey to link the community with Aviemore.
- In addition to housing, the settlement will provide commercial and community uses. The Cairngorms National Park Authority will work with partners to produce a detailed Masterplan for the site. Within this the requirements to create a sustainable community including economic development opportunities, community facilities, and other forms of development will be detailed, within design guidance for all forms of development, which should attain the highest design and sustainable development credentials. The Masterplan will also include mitigation measures required as a result of the proposed development.
- The proposed development of An Camas Mòr presents an excellent opportunity to provide opportunities for large and small scale developers and builders to work together to bring forward the delivery the settlement. This will be recognized in the Masterplan;
- Development of the An Camas Mòr site has potential to have significant effects on the River Spey SAC. Permission for development will only be permitted if the Planning Authority is satisfied that proposals have been designed to the highest standards that do not adversely affect the integrity of the River Spey SAC.
- The whole of An Camas Mòr also sits within the Cairngorm Mountains National Scenic Area. As such development will only be permitted if the