

PAN 65	Open Space (2008)
PAN 66	Best Practice in handling Planning Applications affecting Trunk Roads (Jan 2003)
PAN 67	Housing Quality (2003)
PAN 68	Design Statements (2003)
PAN 69	Planning Advice on Flooding (August 2004)
PAN 74	Affordable Housing (March 2005)
PAN 75	Planning for Transport (August 2005)
PAN 76	New Residential Streets (Nov 2005).
PAN 77	Designing for Safer places (2006)
PAN 78	Inclusive Design (2006)
PAN 79	Water and Drainage (2006)
PAN 81	Community Engagement (2007)
PAN 83	Masterplans (2008)
PAN 84	Reducing carbon emissions in new development (2008)

3.3 Local Planning Policy

3.3.1 The relevant local policies are summarised in the Supporting Document Planning Statement. The tables below show An Camas Mòr's fit with the policies in the relevant documents.

3.3.2 The Structure Plan is still in force in the Cairngorm National Park Area. It sets out THC's General Strategic Policies which apply to all development proposals. See Table 3.3.

Table 3.3 Highland Council Structure Plan 2001

Policy	Comment
Policy G2 Design for Sustainability	<p>This requires developments to:</p> <ul style="list-style-type: none"> • Be compatible with service provision • Be accessible by public transport cycling and walking • Maximise energy efficiency • Limit risk from natural hazard such as flooding • Limit impact on non renewable resources such as locally important agricultural land • Limit impact on habitats, species, landscape, and cultural heritage • Demonstrate sensitive siting in keeping with local character • Promote environments that will enhance community safety • Accommodate the needs of all sectors of the community and contribute to economic and social well being. <p>An Camas Mòr fits well with these tests.</p> <p>The proposed development Plan Policy Guideline “Designing for Sustainability in the Highlands” requires all new development to demonstrate by means of a Sustainable Design Statement that proposals take account of sustainable design practice. A sustainable design statement has been prepared for An Camas Mòr which accompanies this Environmental Statement.</p>
Policy G4 Community Benefit	<p>This indicates that the Council will seek to enter agreements with developers on behalf of local communities to pay the cost of new infrastructure required by the proposed development, and also to provide funds for local community initiatives where development will have a long term impact on the environment. Discussions will take place on these issues after the outline application for An Camas Mòr is submitted.</p>
Policy H5	<p>This requires developers to provide an element of affordable housing in areas where a shortfall in provision has been identified. The proposed development Plan Policy Guideline on Affordable Housing, which is a supplement to the Structure Plan, sets a target of 25% affordable provision for new housing development of 10 or more houses in housing stress areas. Aviemore is a housing stress area and this target would apply to An Camas Mòr.</p>
Policy R2	<p>This requires new development to safeguard and enhance provision locally to meet everyday shopping needs. The An Camas Mòr Masterplan identifies the provision for local shopping.</p>

3.3.3 The Cairngorms National Park Plan 2007 sets out the long term vision for the next 25 years and its guiding principles and strategic objectives. Objectives

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: