

- 5.3.4** At the start of the proposed development a new footpath / cycleway would be built via the Rothiemurchus fishery to link with core path network to Aviemore. This would require the construction of a new pedestrian/cycle bridge across the River Druie which would also carry the main services to An Camas Mòr. A more direct footpath / cycleway link to Aviemore with a new crossing of the river may be provided by the community with financial assistance from Rothiemurchus Estate and/or An Camas Mòr LLP as part of a separate community led initiative to use the land between An Camas Mòr and Aviemore as a Spey Park. The timing for this is not in the control of the Estate or An Camas Mòr LLP.
- 5.3.6** Affordable housing would be dispersed through the community. To realise the views expressed by the local community a balance of housing is proposed representing a range of age groups, household types and income levels.

## **5.4 Indicative Land Use Plan Strategies Summaries**

- 5.4.1** Indicative Land Use Plan Strategies have been developed through an iterative process starting with a scope for the Proposed Masterplan agreed with The Highland Council and Cairngorms National Park Authority (Volume 1, Chapter 2). These strategies while guiding the development of the Indicative Land Use Plans and the Proposed Masterplan Report have provided the level of detailed information required for the Environmental Impact Assessment.
- 5.4.2** The Strategies are set out in detail in the Supporting Document Indicative Land Use Plan Strategies and are summarised below.

### **(i) Landscape, Natural and Cultural Heritage Strategy**

The principle is to establish a new community in a woodland setting allowing residents close contact with the natural environment. The new community would not itself intrude into views from the surrounding landscape. Important habitat such as the ancient woodland on the fringe of the new community would be protected and advantage would be taken of kettle holes, natural hollows, water features and mature trees to provide a setting for the housing areas. The design would encourage micro climates taking advantage of natural light and protection from wind, and would reflect traditional building patterns and materials.

Inclusive of this is an examination of the cultural heritage of the site. The cultural heritage surveys have identified a number of key sites in the vicinity of An Camas Mòr. These sites which also form the Special Qualities of the National park include pre-historic remains; pre-improvement rural settlement; improvement era rural settlement; Victorian country houses and lodge; traditionally constructed buildings and scheduled monuments and listed buildings. The cultural heritage strategy aims to protect these sites and features where they are outwit the boundary of An Camas Mòr but might be affected by access routes and service corridors. Within the site there are no significant visual features of the cultural heritage. There is ample evidence of a small pre-improvement settlement in the northern part of the site which will be investigated prior to development.

## **(ii) Connections Strategy**

### **Roads and Car Parks Strategy**

The layout of roads for the new development is presented in the Indicative Land Use Plan which illustrates that the access for the proposed development would be provided by two Distributor Roads; the B970 which would provide eastern access to the site from Coylumbridge and the Sub-Station Route which would provide southern access to the site from Aviemore.

During construction Periods A and B, the construction traffic would take access to the site along the existing B970. This road is to be widened to 6m and, as this is a public road, the widening works would precede the proposed development site construction traffic and be completed to an adoptable standard.

During period C, construction traffic would access the site from the new Sub-Station Route Distributor Road. During this period, this new road would not be open to public traffic and would be completed to binder course level only. This Distributor Road would be completed to adoptable standards during Period D, when the road would carry both construction and public traffic.

### **River Crossings Strategy**

The Sub-Station Route illustrated on the Indicative Land Use Plan Drawings (Figures 5.4 and 5.5) would require a new vehicle bridge over the River Drueie during construction and operation. Adequate space each side of the river would be retained below the bridge structure to enable animal passage.

The pedestrian and cycle access to the proposed development through the Rothiemurchus Fishery as illustrated on the Indicative Land Use Plans (Figures 5.2 to 5.5) would require a crossing of the River Drueie. A new bridge would be constructed in Period A purpose built for pedestrian and cycle access. It would also carry services across the Drueie. Adequate space each side of the river would be retained below the bridge structure to enable animal passage.

### **Pedestrian and Cycle Path Strategy**

The layout of the proposed pedestrian and cycle paths are presented in the Indicative Land Use Plans. Two paths would provide access to the proposed development and run parallel to the vehicle routes in the east from Coylumbridge and the south from Aviemore. The paths would be separate from the vehicle routes and would be constructed during the site preparation enabling works.

### **Access and Shared Streets Strategy**

The road hierarchy within the community boundary would be designed for low speed (20 mph) and the 'warped' grid of streets would be designed to ensure that powered vehicles do not dominate cycle and pedestrian traffic. The layout would be easy to penetrate for walkers and cyclists.

### **(iii) Community Services Strategy**

The Local Plan expects a free standing village with its own community and business facilities. An Camas Mòr is unlikely to be in a position to duplicate the level of local services existing in Aviemore until over 1000 houses are occupied. The initial focus would be on providing a community building at the earliest stage on the high street. This would provide meeting space and space for day care, playgroup and visiting services. A hotel is proposed at phase 1 which would also have some limited retail functions. However it is unlikely that a shop would be viable before a population of 2000 is achieved and Aviemore would continue to provide most retail services. The new Aviemore primary school would provide primary education for the first 600 houses. Land at the western edge of An Camas Mòr has been allocated for a primary school and playing fields once 600 units or more have been occupied. This would be available for other community services.

### **(iv) Flooding Strategy**

An Camas Mòr has been selected because it lies above the one in two hundred year (plus ten percent) flood risk area. The access road and footpath cycleway to the site would cross the flood plain of the River Druie. Both would be elevated above the one in two hundred year flood level and would be designed to cause minimum constriction to flood waters.

### **(v) Lighting Strategy**

Lighting would be consistent with the overarching An Camas Mòr sustainable design philosophy and sympathetic with its Cairngorms National Park NSA setting. The strategy is that places would be designed to be lit for pedestrians, with particular care given to vehicle / pedestrian conflict points. Lights should be no brighter than needed, and they should only illuminate the area needed to be lit for the time necessary. Lighting equipment would be specified to minimise the spill of light into the night sky. Selective Reductions in lighting would be considered, for example, switching off all street lighting at midnight except at gateway junctions

### **(vi) Services Strategy**

Services which would be installed for the residential development are water supply, sewage, telecoms and electricity. Available information has informed a services strategy which describes the expected design of services.

The location of the services corridor is currently proposed to be from the B970 to the proposed development. It would cross the River Druie via the footbridge, then be routed underground either along the proposed footway / cycle route or along the proposed distributor road.

**Potable water** is to be provided by Scottish Water through a new connection to the Aviemore potable water system improvements to which are proposed by Scottish Water. This would be the subject of a Water Impact Assessment and confirmation of proposals by Scottish Water. In terms of sustainability and reducing water requirements, consideration would be given to water harvesting.

**(Vii) Sewage Treatment and Foul Drainage**

The Waste Water Treatment Works at Granish has capacity to accept sewage from the Proposed Development. The Scottish Water foul network from Coylumbridge and through Aviemore is a network of gravity drains leading to pumping stations. The proposed Waste Water Network Development Impact Assessment process would confirm the effect of connecting An Camas Mòr to the existing infrastructure, in terms of pipe sizes and pump capacities. Completion of the DIA would inform the final arrangement of the foul drainage network and where connection would be made.

Foul water drains are to be laid in same trench as Surface Water drains, at a depth of 1.5 m to 4 m.

Site preparation works would initially take the form of site establishment. Each of the services above would be required for all site compounds. Early laying of the permanent services would ensure minimisation of environmental disruption by laying of temporary services. The services strategy takes cognisance of phasing of the proposed development and also of the site establishment.

**(viii) Surface Water / SUDS Strategy**

Initial infiltration tests indicate that there is potential to dispose of surface water via infiltration SUDS. The use of SUDS is complimentary to the sustainable vision of An Camas Mòr. The proposed SUDS include:

- Permeable paving wherever practical to reduce runoff;
- Discrete infiltration areas e.g. soakaways for each property or a number of properties;
- Gullies (with pipes as necessary) leading to infiltration trenches adjacent to local streets; and
- Shallow infiltration trenches for the distributor road.

During intense rainfall events, it may be possible to use existing depressions within the proposed development to store and eventually infiltrate runoff that was not managed by SUDS adjacent to the runoff source. It is anticipated that the soakaways serving private properties would be the responsibility of the homeowner while The Highland Council would adopt the SUDS serving public areas.

All available details for design and implementation of the SUDS is presented in the SUDS Strategy (Volume 2, Chapter 9, Section 9) and Table 5.1. The strategy outlines the layout of drainage areas and the types of systems suitable to the purpose.

The SUDS would concentrate rainfall and runoff to promote infiltration to the groundwater rather than to surface water. The

implication or risk to ground water quality has been assessed by the Hydrology and Water Quality Chapter Volume 2, Chapter 9, Section 9.

**(ix) Housing Types, Mix and Densities Strategy**

The strategy is for a balanced community with a high quality attractive public realm of streets squares and open spaces, safe and accessible, with short pleasant walking distances between home and services, and homes requiring a small footprint, tight clustering and minimum site area. Four levels of residential density are proposed, lower density detached house, medium density detached and linked house, higher density townhouses and linked houses and High Street with apartments with possible mixed use ground floors and higher density townhouses and linked houses.

**(x) Open Spaces Strategy**

The vision is for a community in a woodland setting. The protected area of ancient woodland within the community and the new peripheral plantations would provide the setting and would be available for walking and recreation. The new community would be threaded by woodland corridors which would provide wildlife connections and these would incorporate footpaths. A more formal hierarchy of recreation spaces from small local play areas through equipped children's play to teenagers play facilities would be provided to The Highlands Council's standards. The land between the new community and the River Spey would incorporate playing fields for use by both An Camas Mòr and Aviemore.

**(xi) Tree Retention and Planting Strategy**

The tree planting strategy is to create the impression of a settlement within woodland, thereby integrating An Camas Mòr within the wider wooded landscape setting. Planting around the boundary and within open spaces (wedges) would link up with tree planting along side streets and within gardens to provide a continuous canopy. The location of tree blocks would be determined by the Detailed Masterplan which would be based on the Indicative Land Use Plans which were informed by the Environmental Impact Assessment process. The Indicative Land Use Plans incorporate additional tree planting measures resulting from this process. Existing trees would be retained as far as is practicable and as close to buildings, streets and SUDS design as possible.

**(xii) Renewable Energy and Construction Strategy**

The strategy is to maximise the use of locally grown timber both in construction and in the provision of a district heating system fuelled with locally produced wood. If the Loch Einich water supply system becomes redundant electricity may be generated locally from a hydro-electric Individual buildings would be designed to allow for photo-voltaic and solar panels on roof areas to maximise home generation of energy.