

## NATIONAL GUIDANCE

Full details of Scottish Planning Policy and associated Planning Advice is contained in the Planning Statement.

## DEVELOPMENT CAPACITY

The Local Plan requires An Camas Mòr to accommodate 1500 housing units, businesses and other facilities to create a balanced new community. Development would be of a higher density than recent building in the Aviemore area and would use a much smaller footprint. There would be no buildings higher than three and a half stories on the site. The street pattern would be designed for ease of access by pedestrians, cyclists and service vehicles. Buildings would be orientated to maximise shelter and sunlight. Water would be supplied from a new connection to Aviemore's supply which Scottish Water are proposing to improve. Surface water drainage (Sustainable Urban Drainage Systems - SUDS) would be designed to return all water to the ground with no discharge into water courses. Aviemore Primary School has capacity to accommodate An Camas Mòr pupils for the first 600 houses when a new school must be made available in the new community.

## LOCAL DEVELOPMENT POLICIES

These are contained in the Badenoch and Strathspey Local Plan 1996 which continues to be the statutory development plan for the site and the Cairngorms National Park Deposit Local Plan. Both plans are detailed in the Planning Statement which identifies the local policies which must be followed.

## OTHER GUIDANCE

The Highland Council has prepared two Development Plan Policy Guidance notes which are relevant to the planning of An Camas Mòr. These relate to Affordable Housing and Designing for Sustainability and are described in the Planning Statement. It is expected that these would be superseded as the Cairngorms National Park Authority prepares its own guidance documents following approval of the National Park Local Plan.

The Cairngorms National Park Plan contains guidance for sustainable communities which encourage a population level and mix that meets current and future needs of the Park's communities and businesses and makes provision to focus growth in the main settlements. It also contains guidance for new housing which should increase the accessibility of rented and owned homes to meet the needs of communities; promote effective co-operation between all organisations involved in housing provision; improve quality, energy efficiency and sustainable design of housing. Ensure that there is effective land and investment for market and affordable housing to meet the economic and social needs of communities.