

THE NEED FOR A NEW COMMUNITY OBJECTIVES AND POLICY FRAMEWORK

The Cairngorms National Park Authority has undertaken a comprehensive assessment of the housing needs of the area. It has concluded that 1650 new housing units are required up to 2016 with a further 1500 in the medium to long term. Aviemore’s housing need is the greatest of any community in the National Park, but physically it is near its logical limit of growth, restricted by the Achantoul burn to the north and by the A9 and River Spey flood plain to the west and east. Therefore development concepts for expansion beyond these limits have been examined and the Authority has concluded that An Camas Mòr should be pursued as a free standing village.

The National Park Draft Local Plan (2008) requires the new community at An Camas Mòr to provide up to 1500 units, 400 up to 2016 and 1100 beyond. The phasing and density being provided by this development is shown in the table below:

Table 1 Phasing and Density of Development

Density	2006 -2011	2011 -2016	2016 -2018	2018 - 2027	Total units
Lower (15 units per ha)	20	40	20	400	480
Medium (25 units per ha)	20	80	60	200	360
Higher (35 units per ha)	80	190	120	270	660
Total	120	310	200	870	1500

The development objectives for An Camas Mòr are set out in the Badenoch and Strathspey Local Plan 1997. This requires the new community to be laid out and designed in accordance with an agreed masterplan, which would include allocation for:

“Housing, social and community facilities, commercial, business uses and recreation; realignment of the ski road junction at Coylumbridge; a network of connecting distributor and local access roads; 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; substantial areas of woodland to 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); agreements would be sought in relation to the provision of roads, infrastructure, social and community facilities and landscaping; and to restrict land use changes in peripheral areas important to any new community’s setting. Also there is a requirement for 3.2 ha of land for school buildings and related playing fields. Any proposal should be sought as a free standing village initially, although a possible long term road bridge over the Spey could improve links with Aviemore eventually.”

The National Park Draft Local Plan requires this Masterplan to demonstrate the practicality of creating a sustainable community including economic development opportunities and community facilities.

It must recognise the opportunity for small scale builders to work together to bring forward delivery of the settlement. It must not adversely affect the integrity of the River Spey SAC and must be designed to the highest standard to protect the overall integrity of the National Park and the National Scenic Area.

A Planning Statement including full versions of the above accompanies the Outline Planning Application to show how the An Camas Mòr proposal fits with national planning policies and advice. The key documents which this Masterplan report has addressed are:

A Policy on Architecture for Scotland (2001)
Designing Places: A Policy Statement for Scotland (2001)

SPP1: The Planning System (2002)
SPP3: Planning for Housing (2003)
SPP6: Renewable Energy (2007)
NPPG 14: Natural Heritage (1999)

PAN 38: Housing Land (2003)
PAN 44: Fitting New Housing Development into the Landscape (1994)
PAN 45 Annex: Planning for Micro Renewables
PAN 46: Planning for Crime Prevention (1994)
PAN 65: Planning and Open Space (2003)
PAN 67: Housing Quality (2003)
PAN 68: Design Statements (2003)
PAN 76: New Residential Streets
PAN 77: Designing Safer Places
PAN 78: Inclusive Design
PAN 83: Master Planning
PAN 84: Reducing Carbon Emissions in New Development

Designing Streets – Scottish Government Consultation Draft (2008) (note that Highland Council current standards for adoption would apply until “Designing Streets” is adopted).