

# BACKGROUND TO THE MASTERPLAN

## THE BRIEF FOR AN CAMAS MÒR

The brief for this new Highland community is founded on the wish of the local people for essential housing to be provided in a planned way that benefits Aviemore and the wider area in the long term. Local people initiated the idea and have been involved in developing this Outline Masterplan for a 'new community in the Highlands'. The vision is for a special place with housing, community and work space for all acknowledging the relationship with Aviemore for higher level services.

The core design principle is to create a 'GOOD HABITAT FOR PEOPLE' by concentrating on Life, Space and then Buildings in this order. The wide variety of spaces required to deliver this is the most important component of the settlement. The quality of streets, squares, gardens and woods is critical to achieving the quality of life and vitality intended. It would have a regular public transport service to Aviemore from day one and also good off road walking and cycling links. An Camas Mòr would have a high quality attractive public realm of streets squares and open spaces, safe and accessible with short pleasant walking distances between home and services. Homes would be on a small footprint, tightly clustered on minimum site areas. The clustering of buildings together, making things close enough for a community to work effectively, with walking as the main form of transportation is the key to making An Camas Mòr sustainable. The focus would be its busy High Street on which most commercial and community premises would be located.

Carbon footprint would be low by minimizing the need for motor transport and maximising local energy generation and solar gain. Because of the compact layout, including work spaces and excellent path and public transport connections, daily commuting by car would be minimal.



## 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	<b>Total units</b>
Lower (15 units per ha)	20	40	20	400	<b>480</b>
Medium (25 units per ha)	20	80	60	200	<b>360</b>
Higher (35 units per ha)	80	190	120	270	<b>660</b>
<b>Total</b>	<b>120</b>	<b>310</b>	<b>200</b>	<b>870</b>	<b>1500</b>

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).

## 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.

## NATIONAL PARK CONTEXT

The general purpose of a National Park authority is to ensure that the National Park aims are collectively achieved in relation to the National Park in a co-ordinated way.

The National Park aims are:

- (a) to conserve and enhance the natural and cultural heritage of the area.
- (b) to promote sustainable use of the natural resources of the area.
- (c) to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public.
- (d) to promote sustainable economic and social development of the area's communities.

The aims must operate together in a co-ordinated and integrated way; they are not polar opposites. One of the challenges of the National Park is to integrate those important aims.

The An Camas Mòr team has taken this requirement very seriously and how the plan meets the aims and adds to the special qualities of the Park is detailed in the accompanying Planning Statement.

## NATIONAL SCENIC AREA CONTEXT

The National Scenic Area was designated in 1980. The intention eventually is to subsume this designation within the National Park Plans once they are adopted to safeguard and enhance the NSA interests. The part of the citation relevant to An Camas Mòr refers to the woodland flanks of the Cairngorm plateau forming a setting for the mountain massif, which is in turn enhanced by the mountain backdrop and in Rothiemurchus the mixture of native pine and birch woodland carpeted with a rich ground flora. Within the An Camas Mòr boundary the ancient woodland in the south east part of the site would be conserved and existing trees elsewhere within the site would be retained to create the woodland setting for the new community. The underlying character and integrity of the NSA would remain essentially unaltered by the introduction of the new community.

## REGIONAL CONTEXT

Highland and Islands Enterprise has set out its strategy for developing a competitive region in its operating plan 2008 to 2011. This focuses on sustainable economic growth with one of its priorities being a supportive business environment and quality of place. Critical requirements to achieve this include growing the population in every part of the region so that it rises to half a million in a generation and allowing those propulsive businesses in the region to grow.

The Aviemore area is seen as a growth point for this type of business. An Camas Mòr would help facilitate this strategy by providing the quality of place for the growing population and by providing a home for small scale propulsive businesses.

## THE SITE

The site comprises approximately 105 hectares of moorland and woodland east of the River Spey opposite Aviemore. Since the adoption of the 1997 Local Plan it has been converted from rough grazing mostly used for the shelter and wintering of cattle to mainly woodland. The site is in the control of An Camas Mòr LLP and its immediate surroundings east of the River Spey are in the ownership of Rothiemurchus Estate. To the west the land is arable and improved pasture with tree belts on the escarpment edge. This plan acknowledges the community's proposal for a community park on the land. To the north is plantation forestry, to the east is the B970 road from Coylum towards Nethy Bridge and beyond this the farmland of Guislich, to the south is ancient woodland and below the escarpment lies the arable land of the Dell of Rothiemurchus.

The site is not visually prominent and its wooded character, which would be enhanced by additional tree planting, would allow the new community to fit well into the landscape of the valley floor of Strathspey when viewed from surrounding hills.

It occupies free draining soil sitting on a natural terrace above the one in two hundred year flood risk area. It is a relatively flat site with a small number of kettleholes and water bodies which would be retained in the Masterplan layout.

## SERVICES

Water mains, sewers and mains electricity services are to the south of the River Druie at Inverdruie and new connections would be required to cross the river. There is no mains gas in Badenoch and Strathspey. A high voltage overhead electricity transmission line runs along the western boundary of the An Camas Mòr site.

## MICROCLIMATE

The prevailing wind is from the south west and is channelled across the site up the valley of the river Spey. The elevation of the site is about 230 metres above mean sea level. Annual rainfall is about 850mm with 150 days having measurable precipitation. Annual temperatures vary from winter lows of  $-10^{\circ}\text{C}$  to  $-25^{\circ}\text{C}$  and summer highs of  $20^{\circ}\text{C}$  to  $30^{\circ}\text{C}$ .



Aerial photo, May 2005





## LANDSCAPE CONTEXT

An Camas Mòr lies to the east of Aviemore, close to the River Spey and within a landscape setting characterised by the inter-relationship of the low-lying settled and farmed strath, with its estates and policy woodlands, the remnant Caledonian Forest which densely clothes the adjacent foothills and the granite mountain plateau of the Cairngorms.

The wooded flanks of the Cairngorm Mountains form the setting to the open and bare mountain massif beyond, whilst the lower straths are significantly enhanced by the rising forests and their mountain backdrop. Equally, across the River Spey, the rising flank of the Monadhliath range forms a mountainous backdrop to Strathspey to the west. This rich, natural heritage is enhanced by the populated straths, where an intimate mix of farmland estate policy plantings and mixed woodlands, the historical built heritage of the area and the main settlements of Strathspey, combine to create a distinctive landscape. Here, the influence of man is clearly evident in contrast to the woodlands and mountain plateau, where natural processes are dominant in the landscape.

The combination of a rich and diverse landscape setting with landscape designations of national importance provides a context in which to introduce the proposed new community of An Camas Mòr. The aim is to ensure that the development fits into a wooded setting with trees screening the boundaries of the site. Buildings not exceeding three and a half stories which would be visible from a limited number of elevated viewpoints, would accentuate the form of the High Street. The retention of mature trees, complemented by new planting within the development, would provide a strong wooded character to An Camas Mòr.

## NATURAL HERITAGE CONTEXT

The area comprises a range of habitat types with dry heath and coniferous plantation dominating the centre of the development area. Arable/improved grassland and woodland are the largest habitat types surrounding the site.

The centre of the site comprises an open dry heath leading into acid grassland scattered with granny scots pines and young silver birch. The proposed development area is surrounded by plantation conifers, of varying age, to the north, east and south with an area of semi-natural, ancient pine forest extending from the south of the site to the River Druie.

There are no designated nature conservation areas within or immediately adjacent to the site. The River Spey SAC lies to the west. Various protected species are common in Rothiemurchus and frequent parts of the site, including red squirrel, badger and bats and the development must protect their interests.

The overriding objective from a biodiversity and nature conservation perspective is to limit the footprint of the development to the minimum necessary to achieve the development aims. In practice this would mean limiting the construction groundworks and operational footprint to within the local plan area boundary as much as possible. The environmental work carried out for the feasibility study recognised that the woodland area within the south to south east corner of the An Camas Mòr local plan boundary was of a higher value and it was agreed that this would not be part of the built area. Within the boundaries of the local plan area there are also smaller parcels of land to the north west and north east of the site which would also be retained, with no built development. It is intended to retain these habitats.

The proposal would be for about half the total designated Local Plan area to be trees, heath and grass and landscaped areas; less in the central 'High Street' area and increasing towards the periphery. A substantial proportion of this is likely to be in gardens and it is intended that existing native tree species, particularly Birch and Scots pines would be incorporated into gardens and green areas

# HISTORIC CONTEXT

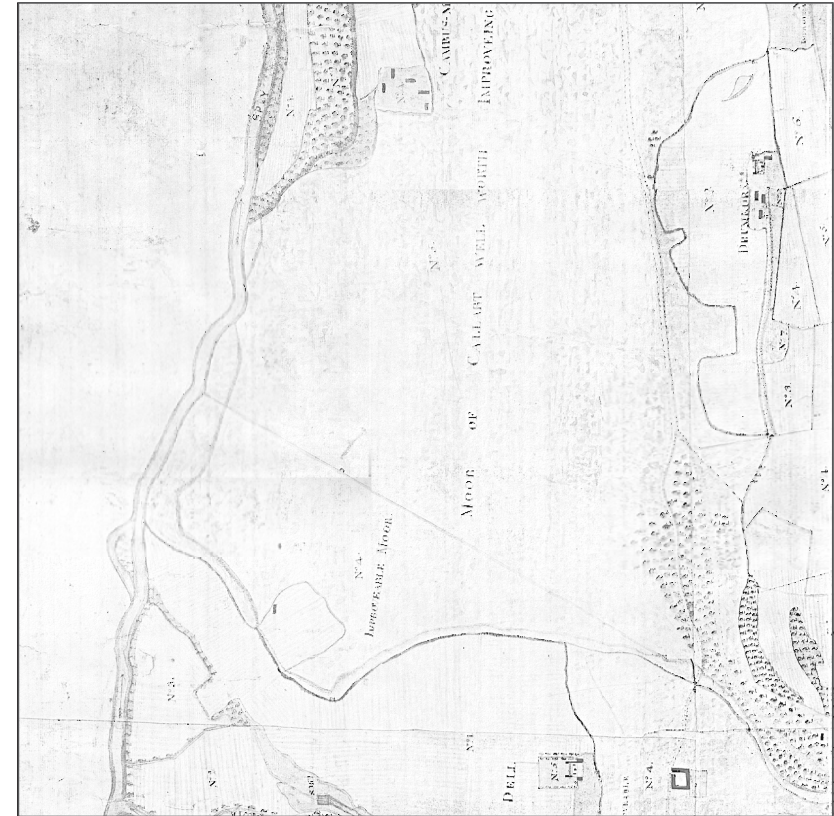
## PRE-IMPROVEMENT



### Detail from Roy's Map 1747-55

Roy's map was the first detailed map of Scotland initiated after the battle of Culloden and here it shows the site with a small settlement called 'Camusmor', shown with almost as many dwellings as 'Avenmore' on the other side of the Spey. The land is bare and generally grazed, but with some tilled land by the River Druie, with deciduous trees along the Spey. The escarpment above the flood plain is also shown and the hill of the Craig of Callart is very clear.

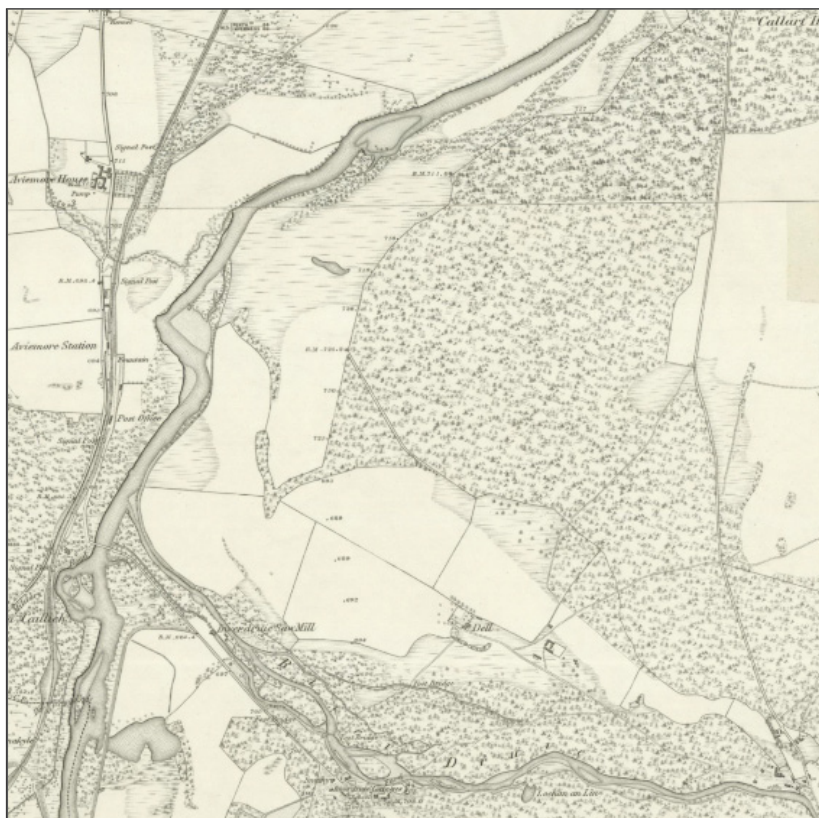
## IMPROVEMENT



### Estate Map of 1789

By the end of the eighteenth century most estates were investing in the land and making improvements. Here the Surveyor's map shows the site with the prescient title, 'MOOR OF CALLART WELL WORTH IMPROVING'. The map also shows the Dell and Guislek with new buildings and fields around them beginning to be enclosed. It shows the construction of a track to Nethy Bridge. It shows that the trees along the river have been cut, but that other areas have been planted. 'Cambus More' is shown with 5 houses.

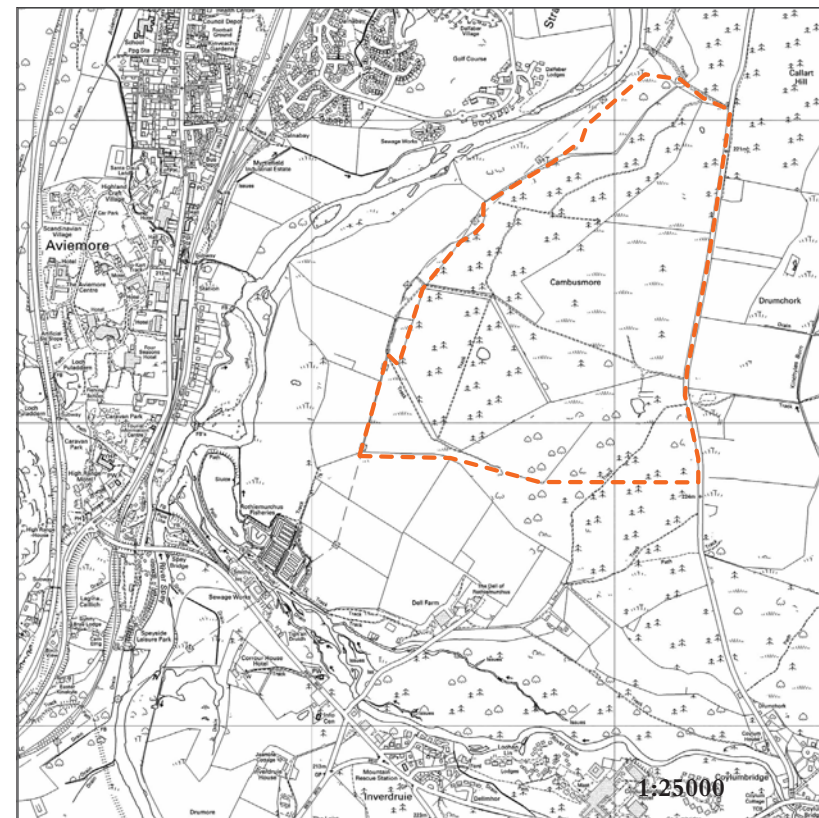
## TOTALLY WOODED



### Ordnance Survey Map, 1869

The detail shown by the 1st edition of the Ordnance Survey has never been improved and this shows no trace of the old settlement which had been cleared or abandoned at least 20 years before. The moor has been enclosed and it is almost entirely covered with trees of varying ages. Beyond the site it shows the new railway station at Aviemore before almost all the consequent development or a bridge across the Spey. The escarpment is shown, with the larch trees and the land to the west of the site is shown as rough grazing with a pond in it.

## PLANTED & REGENERATING WOODLAND



### Ordnance Survey Map, 2001

By the beginning of this century, the site is shown as 'Cambusmor', partially wooded and partially as rough grazing. Beyond the site it shows changes in the field pattern, including the land to the west which was previously rough grazing. Aviemore has transformed, filling the west side of the Spey valley. Bridges are shown across the Spey and new development has occurred in Inverdrurie and Coylumbridge to the south. The main change in farming is the development of a fish farm by the river Druie.

# TOWNSCAPE CONTEXT

## SCOTTISH TOWNSCAPE PATTERNS

The design of the new settlement learns from the past and identifies places that can be considered successful. Centuries of building in the Scottish landscape and climate and culture are represented in existing settlements. Historic villages and burghs, especially those which have passed the test of time and despite technological and demographic change, still provide desirable and sustainable living environments. They demonstrate patterns of streets and public spaces, as well as building form and organisation, relevant for today. In particular the accommodation of relative high densities and diversities of use within a small physical area is of particular relevance to sustainability.

In the same way that the design of An Camas Mòr learns from an understanding of the Scottish Townscape, so too does much of the language and terminology that is used. The main or primary street is a High Street, off which lead Side Streets, Wynds, Vennels, and Pends. A Wynd is a narrow winding street off a High Street, a Vennel is a narrow ally or lane between houses and generally straight, and a Pend is normally an arched passageway leading to a back court under a house or block of houses.

## SMALL FOOTPRINT

To achieve the Park's Plan for housing with least possible damage it is necessary to limit the footprint of the settlement. A vital aspect of traditional settlements is their small footprint, demonstrating a response to sustainability (or survival) with an economy of material (as well as time and energy) in their plan. Traditional places are simply built with everything necessary within walking distance. Apart from the practical aspect of getting around, the compact footprint means that the surrounding landscapes are protected from unnecessary development and expansion.



## FORMAL FRONTS AND UNTIDY BACKS

The clear order of front and back, the tidy fronts all neatly along the street line recognise the civic face of the community while the freedom of architectural expression and uses at the back recognise the diversity of peoples' needs and activities. This simple order allows these two complex and very different aspects of settlement to co-exist in the same place.



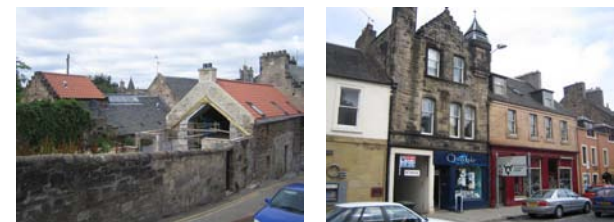
## JOINED-UP BUILDINGS

The most distinct characteristic of traditional settlements in Scotland is the pattern of joined-up buildings. Building right up to the edges of the sides of the plot with blank gables to allow the next door building to do the same and building right up to (or nearly up to) the street edge to allow the largest possible secluded and protected (and therefore much more useful) area to the rear of the building. There is also a microclimatic advantage because of wind protection. As well as reducing heating costs as the area of exposed external wall is greatly reduced, the higher densities are appropriate for the installation of community heating.



## NARROW PLOTS

Relatively narrow plots maximise the developable area while minimising the amount of street surface and utility infrastructure required. This saves on both land and material, making for greater sustainability in terms of economy (affordability and maintenance) as well as in environment by drastically reducing the amount of non-porous surfaces.



## OUTBUILDINGS

The possibility to have outbuildings to the rear of the main buildings allows a wide range of complementary activities to take place, including storage, workspace, additional independent living accommodations etc. In an economic way, out buildings allow the properties to develop organically over time, responding to demographic and economic change. Additionally the buildings can provide privacy between different plots and help improve microclimate by offering wind protection.



## PENDS

Passages through the buildings, wide enough for small vehicles allow for on site parking as well as storage of a wide range of private property in a tidy and safe way, neatly behind the buildings. The pends also give independent access to the rear to access the outbuildings or activities, without disturbing the main building.



## DIMENSIONS FOR PEOPLE

The smaller scale of traditional public space, apart from reducing infrastructure costs and offering better climatic protection, would have a positive effect on community, making for intimate places, physically bringing people closer together



## MICROCLIMATE

Traditional settlement patterns with their often meandering street patterns and non-aligned side-streets provide valuable wind protection in the northern climate, as well as attractive corners for shelter and sun.



## PITCHED ROOFS

Traditional pitched roofs perform well in the northern climate – performing aerodynamically in windy conditions (minimising turbulence into street spaces) and ensuring sun penetration for light and warmth.



## INHABITED ROOFS

The pitched roofs also give the opportunity for storage and later inhabitation, giving an easy and affordable solution to expansion.



## TOWNSCAPE CONTEXT

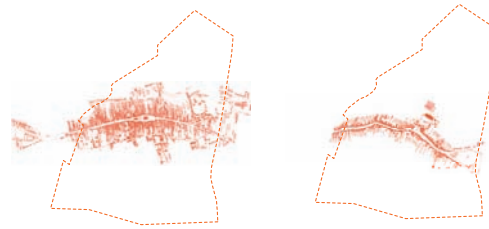
### DIVERSITY AND FLEXIBILITY

The pattern of blank gables allow for different uses to co-exist and for change of use and even replacement of buildings over time – robust pattern for responsive, organic growth.



### EAST-WEST HIGH STREET

A common feature of the Scottish townscape, in particular the Royal Burghs, is the East-West orientation of the High Street. Although there are many different theories as to why this phenomenon exists, it can be observed that this pattern provides a sunny side on the north side of the street and sunny gardens to the rear of the south side with attractive pockets of public spaces.



### MEANDERING STREET AND BOW SHAPE

Responding to topography and the sun, the traditional High Street with its bow shape or small meanderings, has considerable climatic benefits such as wind protection and solar gain. The varying width of the High Street allows the creation of appropriately sized spaces for climate and function.

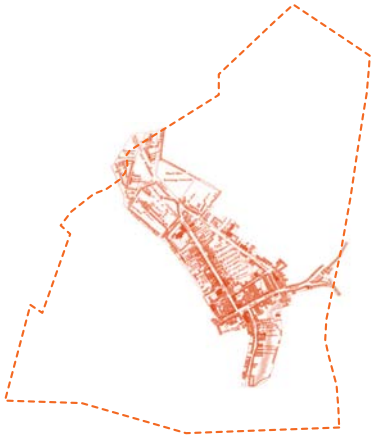


### ACTIVE GROUND FLOOR

Useful activities (workspaces, services, commerce, entertainment) are traditionally accommodated at ground floor, along main thoroughfares and at strategic corners, for visibility and for ease of access.



# SCOTTISH URBAN PATTERNS



**Scale reference: Inverness**  
Inverness High Street also East-West in orientation but is somewhat truncated, limited by the river.



**Inverness High Street**



**Scale reference: Elgin**  
Elgin has a very clear bow shape which proves to be a good response to the sun. The street widens to create pleasant public spaces at the School Square, Main Cross and the Small Cross.



**Elgin High Street**



**Scale reference: Linlithgow**  
Linlithgow also has the bow pattern but meanders as a response to the topography of the site. This meandering makes for a wind-protected and pleasant walk as the space opens and closes along its length.



**Linlithgow High Street**

# ARCHITECTURAL CONTEXT - HISTORIC

## GENERAL

The context that An Camas Mòr is to be conceived within relates to the historical development in the area as well as to contemporary issues. The illustrations are not designs for An Camas Mòr, as these would be subject to later consultations, the wishes and needs of users and the development of Detailed Design Guidelines.

## TRADITIONAL VERNACULAR BUILDINGS



### Cottages in Glenfeshie, Landseer

The indigenous 'vernacular' architecture of Badenoch & Strathspey area was predominantly made of timber, turf and thatch, of hewn cruck-framed structures whose granite boulder foundations and walls can still be seen in some undisturbed locations. All these materials would have been gathered from nearby, perhaps no further than 400 meters. These are the truly sustainable building materials of the area.

## VICTORIAN BUILDINGS



### Grantown

Increased prosperity and the introduction of the railways nearby allowed granite, sawn timber and other manufactured materials to become economic. The buildings are placed within a designed framework and feuing plan, usually on the front of the site and to the gable boundary forming continuous streets. The buildings are usually symmetrical with a central doorway and balancing windows, gables and chimneys. Whilst standards of comfort were generally much higher, these standards no longer meet current expectations and needs. These buildings became a new 'vernacular' in their own right and the basis of the recent housing in Rothiemurchus at Coylum Road.

## TWENTIETH CENTURY TIMBER HOUSING



### Forestry Houses, Glenmore

In the twentieth century a great deal of the housing was publicly funded and many of the most enduring were built by the Forestry Commission for their staff. These houses were generally imported from Scandinavia and they have been found to be warm, easy to maintain and easy to adapt. Whilst the layout is generally very functional there is little regard for the unique characteristics of the area.



## ARCHITECTURAL CONTEXT - CONTEMPORARY

### GENERAL

The development of Detailed Design Guidelines is not the subject of the Proposed Masterplan Report, but will be subject to government advice (eg. Planning Advice Note 67, 'Housing Quality'), sustainability considerations and standards and detailed discussions. The illustrations are not designs for An Camas Mòr.

### SCOTTISH HOUSING



Much contemporary housing has been criticised by owners and public alike for its low standards of design, making little sustainable contribution to the wider community, offering little shelter and looking as if it might be anywhere. Often residents commute from such areas, dependent on private transport. This illustration shows what would not be acceptable at An Camas Mòr, with its low density planning based on a wide distributor road, without a landscape context or distinctive character.



#### **Coylum Road, Rothiemurchus**

Design Guidelines, giving plot locations, storey heights and widths, materials, and details, with freedom of expression to the rear, have been previously used at Rothiemurchus, based on the Victorian 'vernacular' and with a low density, producing an environment that people find very desirable.

### SCANDINAVIAN HOUSING



Housing in Scandinavia is widely recognised for being ahead of our standards of construction and sustainability. An overall smaller footprint and the use of public transport which can be achieved with 'joined-up' housing, built on the edge of its plot, helps make such places more sustainable. The designs uses materials, products and details to give local distinctive identity.

## IDENTITY



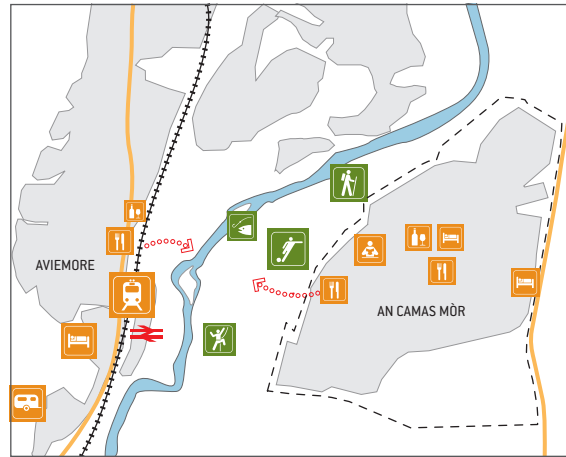
### SETTING

The setting displays strong highland characteristics of native woodland and strath farmland against a backdrop of mountains and forested foothills. The setting would encourage an outdoor lifestyle and the design would stimulate this. The development footprint must minimise the amount of land taken and maintain the woodland character. There are important views from the site, to the Cairngorms in the east and to Craigellachie and the Monadhliaths in the west, and the development must be designed to benefit from these. The new community must be designed so that it is not prominently visible in the landscape from the main viewpoints from where most people experience the scenery of the National Park.

### RELATIONSHIP WITH ADJACENT SETTLEMENTS

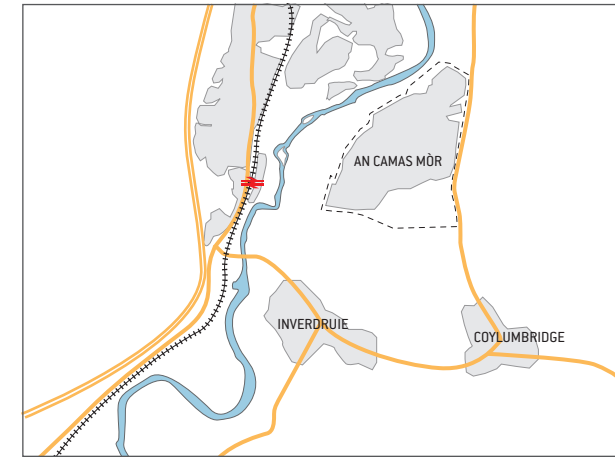
The relationship with Aviemore and adjacent settlements must be complementary. Aviemore would provide higher level services for An Camas Mòr with its public transport interchange, supermarkets, churches and local government service centre and Kingussie would provide secondary education. The new community would provide space for a new primary school, local shops and community facilities. The park proposed by the community on the land straddling the River Spey could directly link the two communities with new recreation resources. Traffic from the new community must have limited impact on the small settlements nearby at Inverdrurie and Coylumbridge.

### RELATIONSHIP WITH AVIEMORE



**Aviemore and An Camas Mòr would benefit from each other through shared services and amenities. The land linking the two communities is suitable for recreational activities.**

### RELATIONSHIP WITH COYLUMBRIDGE AND INVERDRUIE



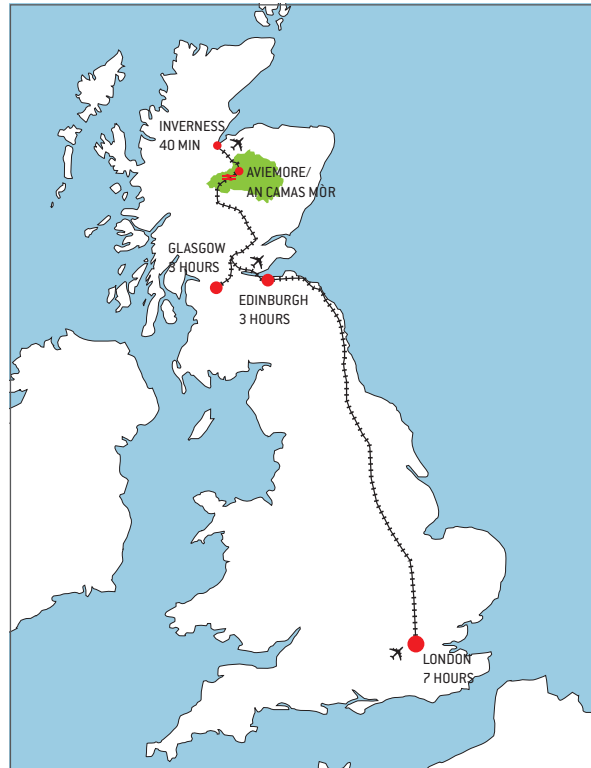
**An Camas Mòr has a small footprint in its woodland setting.**

## CONNECTIONS

The site is well located for regional and national transport connection due to the close proximity in Aviemore of the main railway line North to Inverness and South to Glasgow and Edinburgh and the A9 trunk road. The site is connected via the B970 road through Inverdrueie to Aviemore and this road has good capacity to take the traffic generated by the new community. Local bus services use this route and they would be enhanced from day one of the new community. An excellent 'off road' footpath and cycleway was recently completed, running along this Inverdrueie/B970 axis, linking Aviemore and Glenmore, which would provide a good connection for pedestrians and cyclists to Aviemore. The new route also joins with a network of cycle and pedestrian paths including the Speyside Way, the core path network and the Sustrans cycle routes North and South.

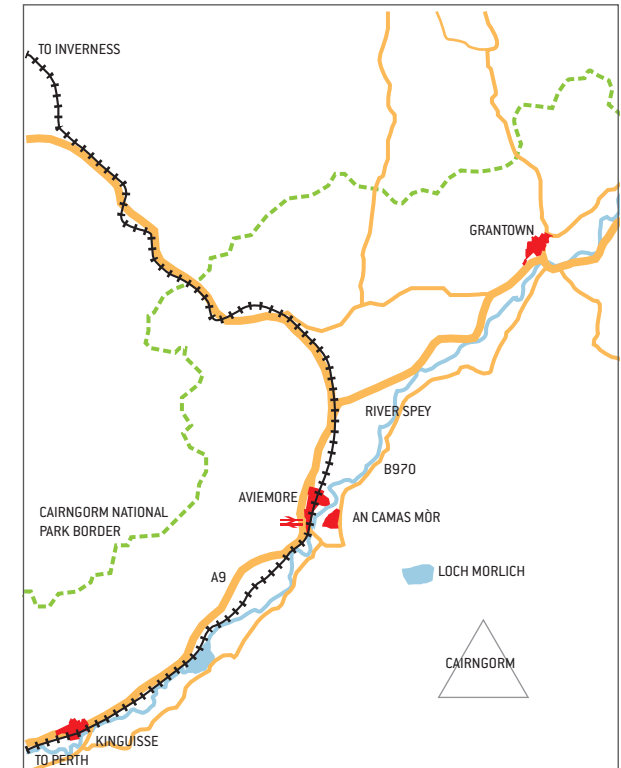
A full range of local centre community facilities are available at Aviemore including a new primary community school scheduled (from 2010), shops and health services. Outstanding outdoor access facilities are widely available connected and close to the site on Rothiemurchus, Glenmore and Cairngorm.

### NATIONAL, INTERNATIONAL



**The proximity to Aviemore train station provides good travel times to more distant destinations.**

### LOCAL



**Situated in Cairngorm National Park, An Camas Mòr benefits from both a magnificent Highland setting as well as being well connected to adjacent communities by road and through the path network.**









# ENVIRONMENTAL CONSTRAINTS

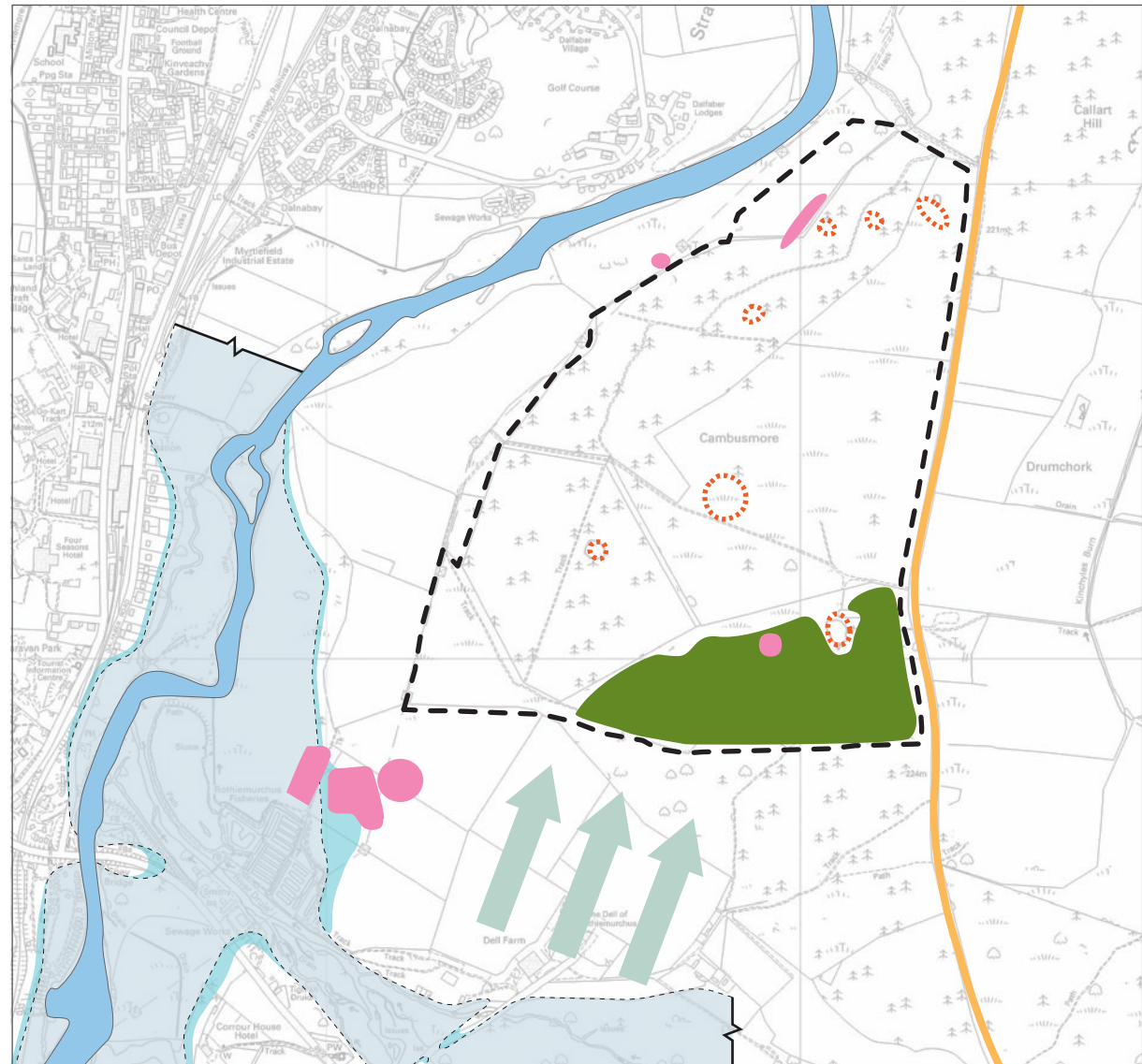
There are no significant environmental constraints to the site discussed with the local community and subsequently agreed with by the Aviemore & Vicinity Community Council in 1989.

The physical nature and topography of the site is generally flat, well above the flood plain, of porous glacial gravel and sands and partially sheltered by mature trees against the prevailing winds. The natural history of the site is locally unexceptional; it has glacial kettleholes and is mainly heathland vegetation.

As the land is not particularly fertile the cultural history is sparse; with some low enclosing walling and a trace of the abandoned or cleared original settlement. Outside the site, on the fertile land of the Druie, are the below ground remains of other ancient sites and above ground post-improvement buildings, none of outstanding significance.











The connections to the site and provision of necessary infrastructure services provide practical constraints. Good road connections can be made to the B970 and the provision of drainage, water, electricity and telecommunication services and an off-road surfaced path and cycle route would take a direct route from the electricity substation at Inverdruie and they are all described in detail in the Environmental Impact Assessment.

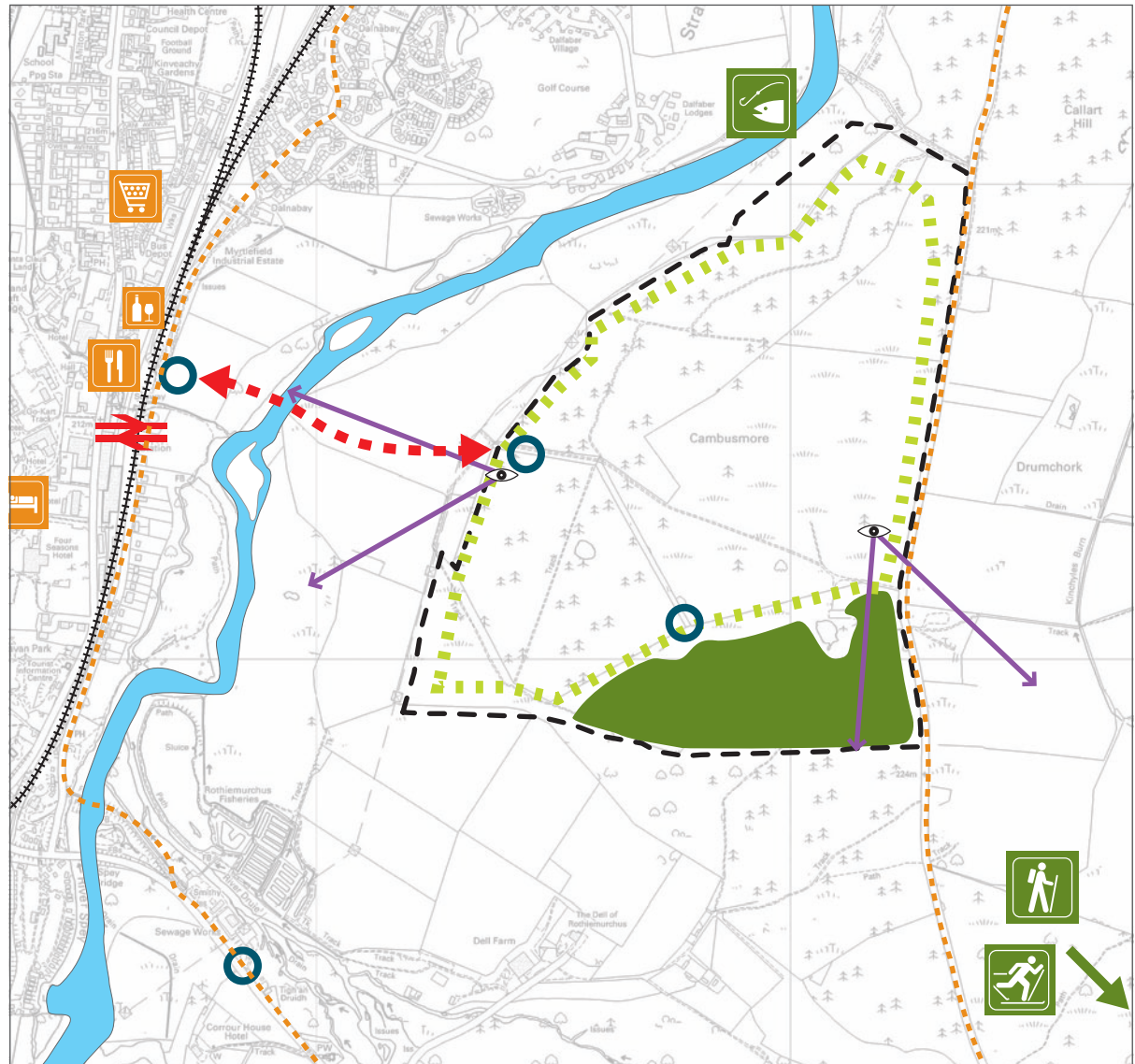
- |   |  |
|---|--|
|  SITE BOUNDARY                               |  PREVAILING WIND  |
|  ANCIENT WOODLAND OF HIGHER ECOLOGICAL VALUE |  B 970 ROAD-VOLUME OF TRAFFIC LIMITED                         |
|  KETTLE HOLE                                 |  RIVER SPEY   |
|  CULTURAL HERITAGE                           |  FLOOD PLAIN, 1 IN 200 YRS/ WITH ALLOWANCE FOR CLIMATE CHANGE |



# OPPORTUNITIES

The south and west sides of the site are sheltered from the winds coming down the valley by existing mature trees on a generally level and good draining glacial terrace above the floodplain. The site is generally covered with young planted and regenerating woodland in the area that was heath which would provide further shelter and a rich environment. Within the site are a variety of features which give good opportunities for parks. The distant views out of the site, particularly to the Cairngorms and the Monadhliath, to east and west are excellent. The existing network of paths and roads give opportunities for good connections. The River Spey and its banks, to the east, provide potential opportunities for recreation and a connection to Aviemore.

-  WOODLAND
-  SITE BOUNDARY
-  DEVELOPABLE AREA
-  RIVER SPEY
-  VIEWS TO MONADHLIATH/LAIRIG GHRU
-  RAILWAY LINE
-  POTENTIAL ACCESS POINT
-  POTENTIAL CONNECTION AS PART OF THE COMMUNITY'S PARK PROPOSAL
-  NATIONAL CYCLE NETWORK
-  EXISTING AMENITIES



# COMMUNITY INSTIGATION AND INVOLVEMENT

## TIMELINE OF KEY EVENTS

A full report of public and stakeholder involvement is contained in an accompanying Consultation Statement. There has been a long history of discussion with the local community from the early 1990s up to the present. This has influenced the vision for the new community. Workshops have been held with everyone concerned on a wide range of topics to help inform the content of this Masterplan Report.

**1989**

Preliminary consultation on the Badenoch and Strathspey Local Plan – Aviemore & Vicinity Community Council first identified the concept of a planned new community across the Spey to manage Aviemore's continuing growth as a more sustainable solution than continuing northward expansion.

**1996**

Adoption of Badenoch and Strathspey Local Plan after Public Inquiry set the design parameters for An Camas Mòr.

**1999**

Cambusmore Action Group sets out the scope for survey and assessment work required to take An Camas Mòr forward.

**2004**

Publication of survey report, feasibility study and technical effectiveness study by An Camas Mòr team. Local Plan public consultation meetings held by the Community Council in November confirm the need for An Camas Mòr



**2005**

First public meeting led by the Community Council to consider the studies and principles for An Camas Mòr.

**2006**

Second public meeting where the Gehl principles and methodology were agreed by the local community and the vision was commenced.

**2008**

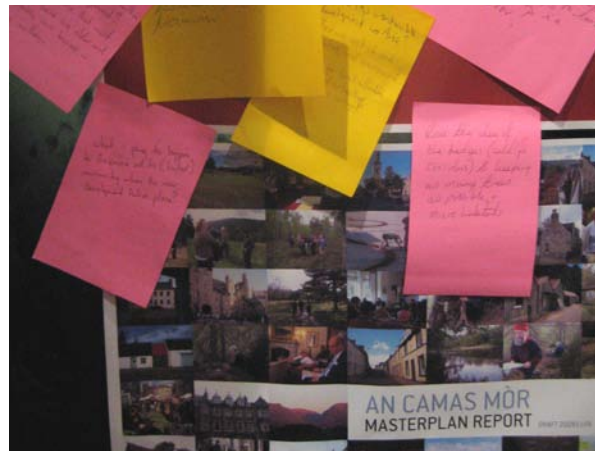
Stakeholders workshops to discuss landscape, affordable housing, transport, sustainability, streets, public realm. A presentation was also made to 'Architecture + Design Scotland', who were supportive.

**2008**

Third public meeting to comment on latest Proposed Land Use Plan.

**2009**

Fourth public consultation on the plans.



# CONCLUSION

This Proposed Masterplan, indicative layout and outline design guidelines have demonstrated how the aspirations of The Highland Council, the Cairngorm National Park Authority, the local community and An Camas Mòr LLP for a new community can be met. These show how the proposals fit in with national and local guidance and recommendations.

This Proposed Masterplan Report has demonstrated that An Camas Mòr would be 'A Good Habitat for People'; being an exceptional place to live, work and play. It would meet the need for attractive homes affordable for local people and would bring new business to the area. The high density of the settlement and resulting walkability together with linkage to an outstanding path network and good public transport would reduce the overall use of energy. It would be distinctive and desirable with an enduring appeal and become an important part of the environment that makes Rothiemurchus and the Cairngorms National Park such a fascinating place to live.

Gehl Architects with Benjamin Tindall Architects  
Copenhagen & Edinburgh, May 2009



## AN CAMAS MÒR PROPOSED MASTERPLAN REPORT

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