





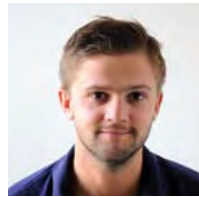
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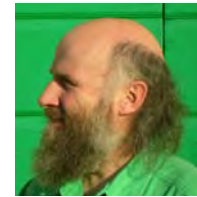
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## RECOMMENDATION

I am pleased to recommend the Proposed Masterplan for a proposed new community at An Camas Mòr. A chronic shortage of planned housing for local residents, associated business and community facilities and provision for the necessary infrastructure has beset Aviemore for over 40 years. An Camas Mòr (then Cambusmore) was first proposed by Community representatives in 1989 and was adopted into planning policy from 1997; the Outline Planning process is the important next step of realising their vision which would be completed by 2027.

The team, inspired by David Sim of Gehl Architects, Copenhagen, has proposed a Masterplan that establishes the framework for a village in which generations of residents would be able to live full, happy and healthy lives. An Camas Mòr would have to meet a unique range of criteria, for example it lies at the heart of the Cairngorms National Park and a National Scenic Area, it must support nature conservation and environmental objectives as well as being affordable in a new and more challenging economic background. Building principles reflecting our local history and culture would provide coherence, identity and beauty, unique to An Camas Mòr.

David Sim was brought up in Linlithgow and spent his holidays in and around Aviemore. After qualifying he was attracted to Denmark by the Scandinavian focus on design and now works around the world. He has brought international experience together with affection and understanding of this area to the planning of An Camas Mòr.

Gehl Architects in partnership with Benjamin Tindall Architects of Edinburgh led a team including urban designers, landscape architects, ecologists, surveyors, an economist, a geologist, an archaeologist, a forester, an estate agent, housing adviser, a lawyer and specialist engineers for paths, roads, rivers, drainage, water, noise, air, lighting and traffic. All the proposals have been assessed against The Highland Council's sustainability guidelines.

The team has been especially helped by the Aviemore and Vicinity Community Council which initiated the proposal and has been determined and extraordinarily patient; the staff of The Highland Council, Cairngorms National Park Authority, Scottish Natural Heritage, Scottish Environment Protection Agency, Highlands and Islands Enterprise, builders, developers and utility companies who have all contributed their expertise. Many others, young and not so young, have contributed to this plan at workshops, by letter, e-mail, surveys and by attending meetings. We thank you all.

Should Outline Planning Consent be granted we anticipate that the next step, in partnership with The Highland Council, The Cairngorms National Park Authority and other interested parties, would be to develop the detail of the Masterplan layout, design of buildings, roads and bridges, recycling arrangements, sustainable energy sources etc., as well as the detail of how the An Camas Mòr community could best connect to and support the proposed Aviemore Countryside Park.



Johnnie Grant of Rothiemurchus

May 2009

[www.rothiemurchus.com](http://www.rothiemurchus.com)  
[www.ancamasmor.com](http://www.ancamasmor.com)

Johnnie is the proprietor of Rothiemurchus Estate within which the proposed new community is planned. He has managed the estate full time since 1975 and lives there with his family.



## PREFACE

The Outline Planning Application for the new settlement on An Camas Mòr includes many documents, but the proposal is the Block Plan based on the Indicative Land Use Plan of Assessment Period D 2027 (page 16), backed up with this Proposed Masterplan Report.

The Proposed Masterplan Report is colour coded with each section having different coloured introduction pages and footer. It starts with the **Summary** showing the Proposed Indicative Land Use Plan, its phasing and how it might look in detail. References on the 'Test' plans refer to subsequent pages in the report.

This is followed by a description of **Vision & methodology**, the Gehl methodology and the initial vision which was the result of the community wishes. The Gehl methodology starts with how to nurture **Life** in a new settlement and then the **Spaces**, such life requires. Only once these aspects are properly considered are the design principles for the **Buildings** needed to frame the life of the community and its spaces described.

The **Background** section gives the statutory framework for the proposals and the strategies for their development which have come out of the Environmental Impact Analysis.

**The whole report can be found on [www.ancamasmor.com](http://www.ancamasmor.com); a special large format copy can be made on request to the Rothiemurchus Estate Office.**