

SUMMARY

SUMMARY & LOCATION

This report presents the Indicative Land Use Plan and the Proposed Masterplan for a new community at An Camas Mòr, a site in Rothiemurchus of 105 hectares to the east of the River Spey at Aviemore. The site would include up to 1500 residential units (subject to regular review) with associated business, community facilities and infrastructure provision, to be completed by 2027.

The site was first proposed by Aviemore & Vicinity Community Council in 1989 and was identified in the Badenoch and Strathspey Local Plan 1997. It is in the Deposit Draft with modifications Cairngorms National Park Local Plan.

The level of detail of the Proposed Masterplan and the layout and design guidelines which the report contains, demonstrate 'in principle' that a Detailed Masterplan and Layout and Design Guidelines can be prepared that would deliver the aspirations for the new community.

DESIGN PROCESS

The planning process has been led by Rothiemurchus Estate and latterly An Camas Mòr LLP, with assistance from a strong professional design team led by Gehl Architects. It has been undertaken over a period of four years in parallel with the preparation of an Environmental Impact Assessment. The proposals would be taken forward in consultation with officers of the Cairngorms National Park Authority, The Highland Council and other authorities and agencies who have worked with the design team in a consultation process including themed workshops to meet the requirements of the Local and Structure Plans and National Planning Advice to ensure that it contributes to the achievement of the Aims of the

National Park and The Cairngorms National Park Plan. A separate Public Consultation Statement accompanies this report.

DESIGN

At this stage the proposals are indicative. The illustrations are generic and included to illuminate the text, they are not the result of any detailed design and should not be taken as actual designs. Likewise, the proposed place names are only indicative. Actual designs would be subject to detailed applications, period by period, site by site, which would inevitably reflect changing circumstances and priorities over time.

PHASING IN GENERAL

An Camas Mòr would be designed with flexibility to meet the needs of the community and the Local Plan whilst suiting changing circumstances and maintaining quality. It would have a sense of place in its own right from the time it is a small hamlet, over twenty or more years, until it becomes a large village. Keeping infrastructure costs to a practical minimum would be an important consideration at all times, as well as minimising unnecessary expenditure for future phases. The settlement would be designed to suit a broad mix of all housing types and tenures, especially affordable and sustainable housing.

PERIOD 0

This shows the land use in July 2008.

PERIOD A TO 2011

This would be a short piece of 'High Street', self-contained and setting the tone for the rest of the development, starting at Lairig Square and finishing at 'Small Cross'. It would be envisaged that offices

would be included from the start, along with other employment opportunities, including a hotel and some apartments. Period A is designed to satisfy the Local Plan requirement of 100 houses to be built by 2011, by a range of providers, including self-build. From the start cycle and foot paths would be built to Coylumbridge and Aviemore. A regular bus service would be provided, going the length of the High Street. The road to Coylumbridge would be upgraded too. The first phase would include the planting of the tree framework for future park and garden areas.

PERIOD B TO 2016

This would carry on from Period A without any major addition of infrastructure, except for an emergency exit route onto the Nethy Road. It would be filling in behind the 'High Street' with housing and mixed uses. Taken together Periods A and B would be the first phase of construction.

PERIOD C TO 2018

This would see a continuation of the High Street, to the 'Main Cross,' with further employment space, infilling of housing down side streets and the circus park. The bus route would be adjusted to suit. A track to the substation would be provided to give a separate route for construction traffic, from the south. It is envisaged by this stage that the school and a playing field would be required, sited adjacent to the open space to the west. Some trees would be removed from existing plantation areas for future housing sites.

PERIOD D TO 2027

This would complete the High Street, with further employment space, as well as the rest of the residential and mixed use housing. The bus route would be altered into a circuit. The housing would provide a

full range of types and tenures and the parks and play spaces completed. The school may have grown by then and need an additional playing field. The main vehicular access to An Camas Mòr would be from the south, along the previous construction route, over the Druie. After 1500 units have been built, any further expansion would need to be internal, by extensions and conversions.

Period D shows the Indicative Land Use Plan for which Outline Planning Consent is being applied.

PERIOD D 2027 WOODLAND, TREES & OPEN SPACE

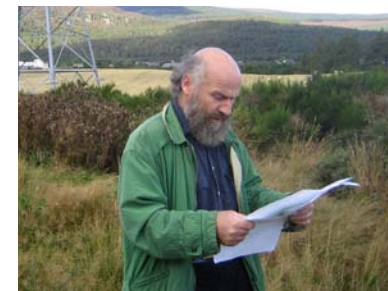
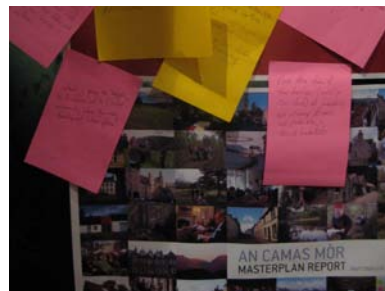
This shows the significant areas of woodland and open space but it does not show the gardens and biotope strips which are associated with the proposed construction and which would be additional green space.

TEST (PAGES 18 TO 21)

The indicative proposals are shown in greater detail for small sections of the proposal, keyed to page numbers providing further information and detail.

DELIVERY

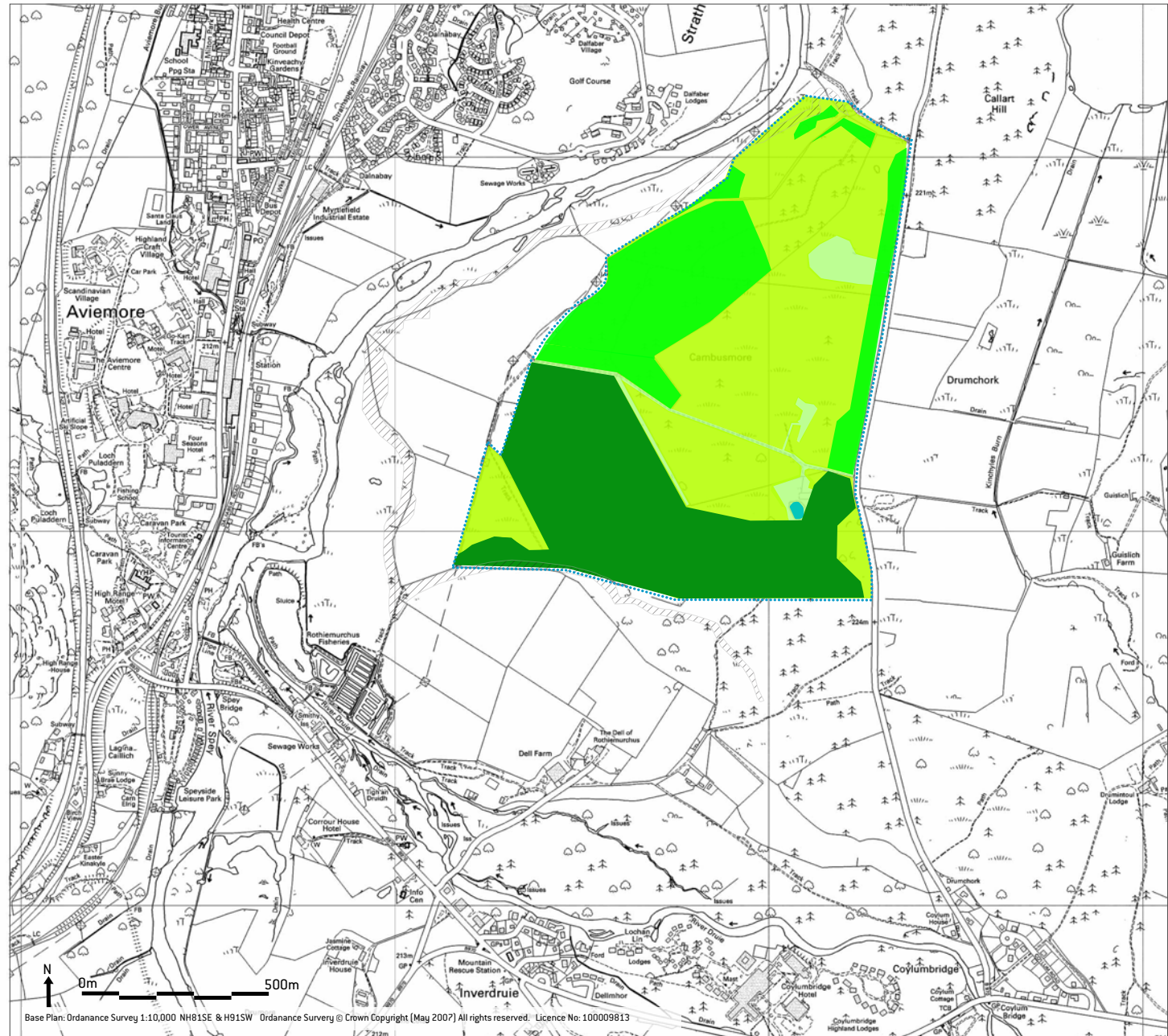
The rate of progress depends on the market and availability of finance. The exact nature of the partnership that would carry out the development cannot be worked out until an Outline Consent has been obtained. Likewise, the finance would not be in place until this has been obtained, but interest in the project is strong. Alongside the client body would be a community organisation of the residents and employers with a great deal of responsibility for advising on and contributing to the maintenance of the place which would grow with time, but which also cannot be defined at this stage.



PERIOD ZERO 1ST JULY 2008

KEY

- SNH ANCIENT WOODLAND INVENTORY: LONG-ESTABLISHED (OF PLANTATION ORIGIN)
- PLANTATION
- HEATHLAND WITH SCATTERED MATURE PINE AND PLANTED WITH PINE AT WIDE SPACING FROM 1996
- OPEN GROUND
- ESCARPMENT
- AN CAMAS MÒR SITE BOUNDARY AS DEFINED IN THE LOCAL PLAN



PERIOD A 2011

KEY TO PROPOSALS

- SNH Ancient Woodland Inventory: Long-Established (of plantation origin)
- Major areas of retained & new woodland including Perimeter Woodland Planting
- Major areas of open ground with trees including Open Amenity Areas
- Lower density zone: Detached houses 1-2 storeys, 4-8m high. Including minor open space and woodland areas
- Medium density zone: Detached & linked houses 1.5-2.5 storeys, 6-10m high. Including minor open space and woodland areas
- Higher density zone: Town houses & linked houses up to 2.5-3.5 storeys, 10-15m high. Including minor open space and tree planted areas
- School site reservation
- Playing fields reservation
- High Street zone, as Higher density zone with: Apartments / tenements. Possible mixed use ground floors. Hotel. Pub. Caf . Community buildings
- Escarpment
- New main pedestrian/ Cycleway routes
- Bus route (& general vehicle access) & bus turning
- An Camas M r site boundary as defined in the Local Plan
- B970 Upgrade
- Coylumbridge : Relocated road

EIA ASSESSMENT PERIODS	Period A	Period B	Period C	Period D
	2006 - 2011	2011 - 2016	2016 - 2018	2018 - 2027

Number of residential units per period	A	B	C	D	total
lower density	20	40	20	400	480
medium density	20	80	60	200	360
higher density	80	190	120	270	660
total	120	310	200	870	1500



Base Plan: Ordnance Survey 1:10,000 NH815E & H915W Ordnance Survey   Crown Copyright (May 2007) All rights reserved. Licence No: 100009813

PERIOD B 2016

KEY TO PROPOSALS

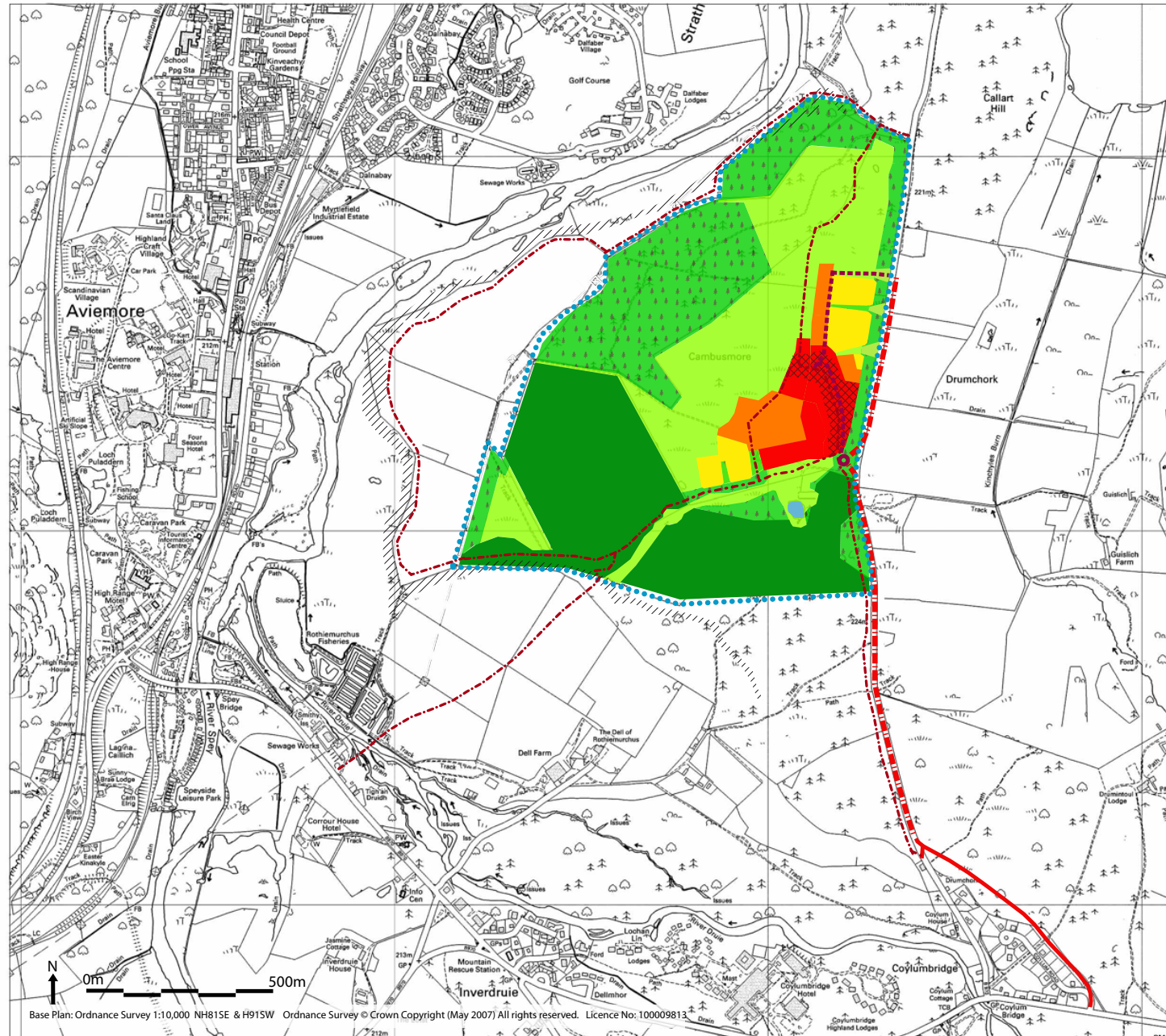
- SNH Ancient Woodland Inventory: Long-Established (of plantation origin)
- Major areas of retained & new woodland including Perimeter Woodland Planting
- Major areas of open ground with trees including Open Amenity Areas
- Lower density zone: Detached houses 1-2 storeys, 4-8m high. Including minor open space and woodland areas
- Medium density zone: Detached & linked houses 1.5-2.5 storeys, 6-10m high. Including minor open space and woodland areas
- Higher density zone: Town houses & linked houses up to 2.5-3.5 storeys, 10-15m high. Including minor open space and tree planted areas
- School site reservation
- Playing fields reservation
- High Street zone, as Higher density zone with: Apartments / tenements. Possible mixed use ground floors. Hotel. Pub. Café. Community buildings
- Escarpment
- New main pedestrian/ Cycleway routes
- Bus route (& general vehicle access)
- An Camas Mòr site boundary as defined in the Local Plan
- B970 Upgrade
- Coylumbridge : Relocated road

EIA ASSESSMENT PERIODS

Period A	2006 - 2011
Period B	2011 - 2016
Period C	2016 - 2018
Period D	2018 - 2027

Number of residential units per period

periods	A	B	C	D	total
lower density	20	40	20	400	480
medium density	20	80	60	200	360
higher density	80	190	120	270	660
total	120	310	200	870	1500



Base Plan: Ordnance Survey 1:10,000 NH815E & H915W Ordnance Survey © Crown Copyright (May 2007) All rights reserved. Licence No: 100009813

PERIOD C 2018

KEY TO PROPOSALS

- SNH Ancient Woodland Inventory: Long-Established (of plantation origin)
- Major areas of retained & new woodland including Perimeter Woodland Planting
- Major areas of open ground with trees including Open Amenity Areas
- Lower density zone: Detached houses 1-2 storeys, 4-8m high. Including minor open space and woodland areas
- Medium density zone: Detached & linked houses 1.5-2.5 storeys, 6-10m high. Including minor open space and woodland areas
- Higher density zone: Town houses & linked houses up to 2.5-3.5 storeys, 10-15m high. Including minor open space and tree planted areas
- School site reservation
- Playing fields reservation
- High Street zone, as Higher density zone with: Apartments / tenements. Possible mixed use ground floors. Hotel. Pub. Caf . Community buildings
- Escarpment
- New main pedestrian/ Cycleway routes
- Bus route (& general vehicle access)
- New B970 road base for construction traffic (sub-station route)
- An Camas M r site boundary as defined in the Local Plan
- B970 Upgrade
- Coylumbridge : Relocated road

EIA ASSESSMENT PERIODS	Period A	2006 - 2011	Period B	2011 - 2016	Period C	2016 - 2018	Period D	2018 - 2027
------------------------	----------	-------------	----------	-------------	----------	-------------	----------	-------------

Number of residential units per period	A	B	C	D	total
lower density	20	40	20	400	480
medium density	20	80	60	200	360
higher density	80	190	120	270	660
total	120	310	200	870	1500



PERIOD D 2027

KEY TO PROPOSALS

- SNH Ancient Woodland Inventory: Long-Established (of plantation origin) to be retained
- Major areas of retained & new woodland including Perimeter Woodland Planting
- Major areas of open ground with trees including Open Amenities Areas
- Lower density zone: Detached houses 1-2 storeys, 4-8m high. Including minor open space and woodland areas
- Medium density zone: Detached & linked houses 1.5-2.5 storeys, 6-10m high. Including minor open space and woodland areas
- Higher density zone: Town houses & linked houses up to 2.5-3.5 storeys, 10-15m high. Including minor open space and tree planted areas
- School site reservation
- Playing fields reservation
- High Street zone, as Higher density zone with: Apartments / tenements. Possible mixed use ground floors. Hotel. Pub. Café. Community buildings
- Escarpment
- New main pedestrian/ Cycleway routes
- Bus route (& general vehicle access)
- New B970 road (sub-station route)
- An Camas Mòr site boundary as defined in the Local Plan
- B970 Upgrade
- Coylumbridge : Relocated road

EIA ASSESSMENT PERIODS
 Period A 2006 - 2011
 Period B 2011 - 2016
 Period C 2016 - 2018
 Period D 2018 - 2027

Number of residential units per period

periods	A	B	C	D	total
lower density	20	40	20	400	480
medium density	20	80	60	200	360
higher density	80	190	120	270	660
total	120	310	200	870	1500



PERIOD D 2027 WOODLAND, TREES & OPEN SPACE

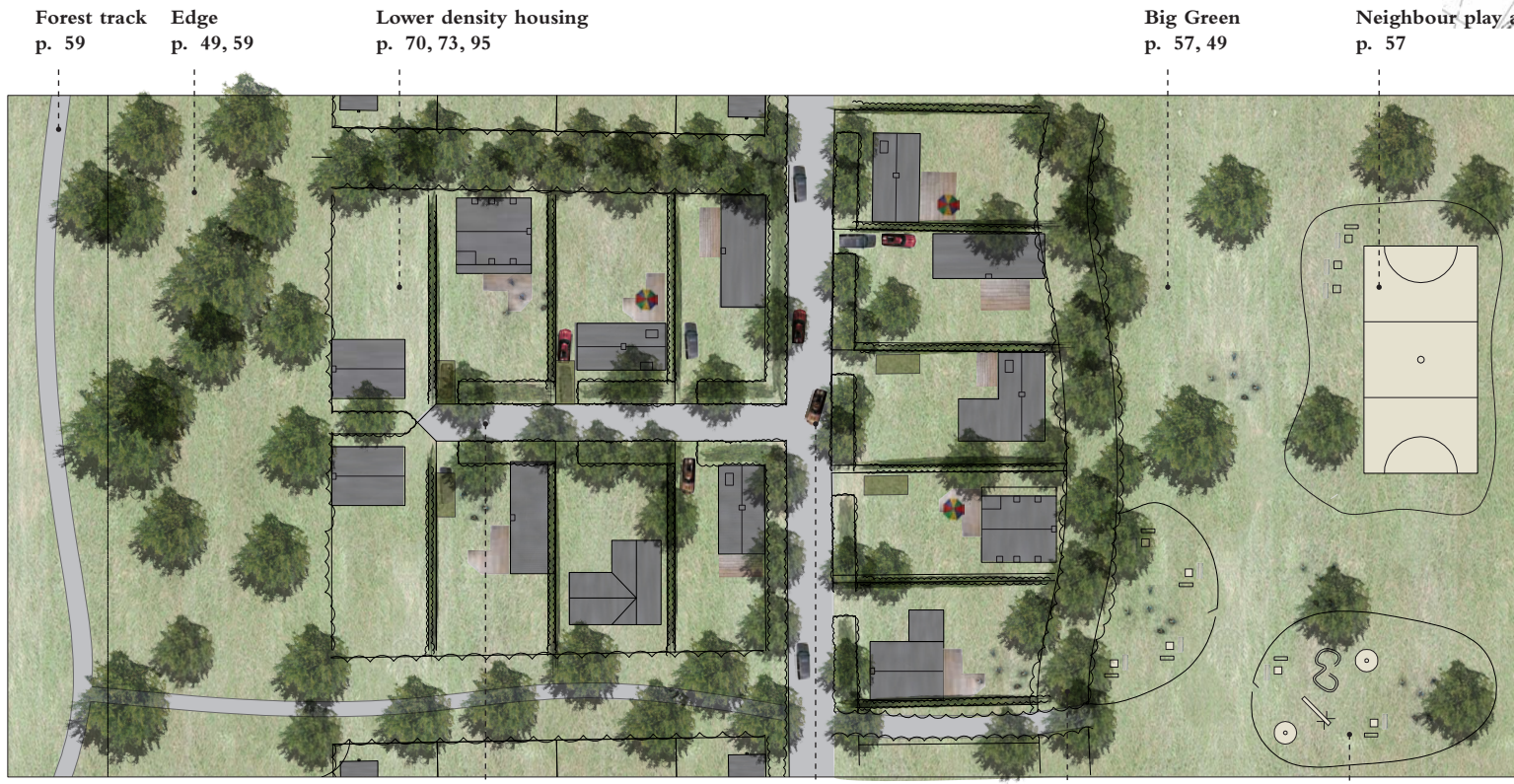
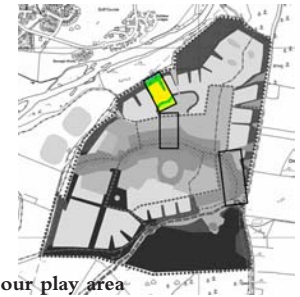
KEY TO PROPOSALS

- SNH Ancient Woodland Inventory: Long-Established (of plantation origin)
- Major areas of retained & new woodland including Perimeter Woodland Planting
- Major areas of open ground with trees including Open Amenity Areas
- Street trees
- Garden boundary planting strips
- Tree link
- High Street zone,
- Escarpment
- New main pedestrian/Cycleway routes
- Bus Route (& general vehicle access)
- New B970 road (sub-station route)
- An Camas Mòr site boundary as defined in the Local Plan
- B970 Upgrade
- Coylumbridge : Relocated road

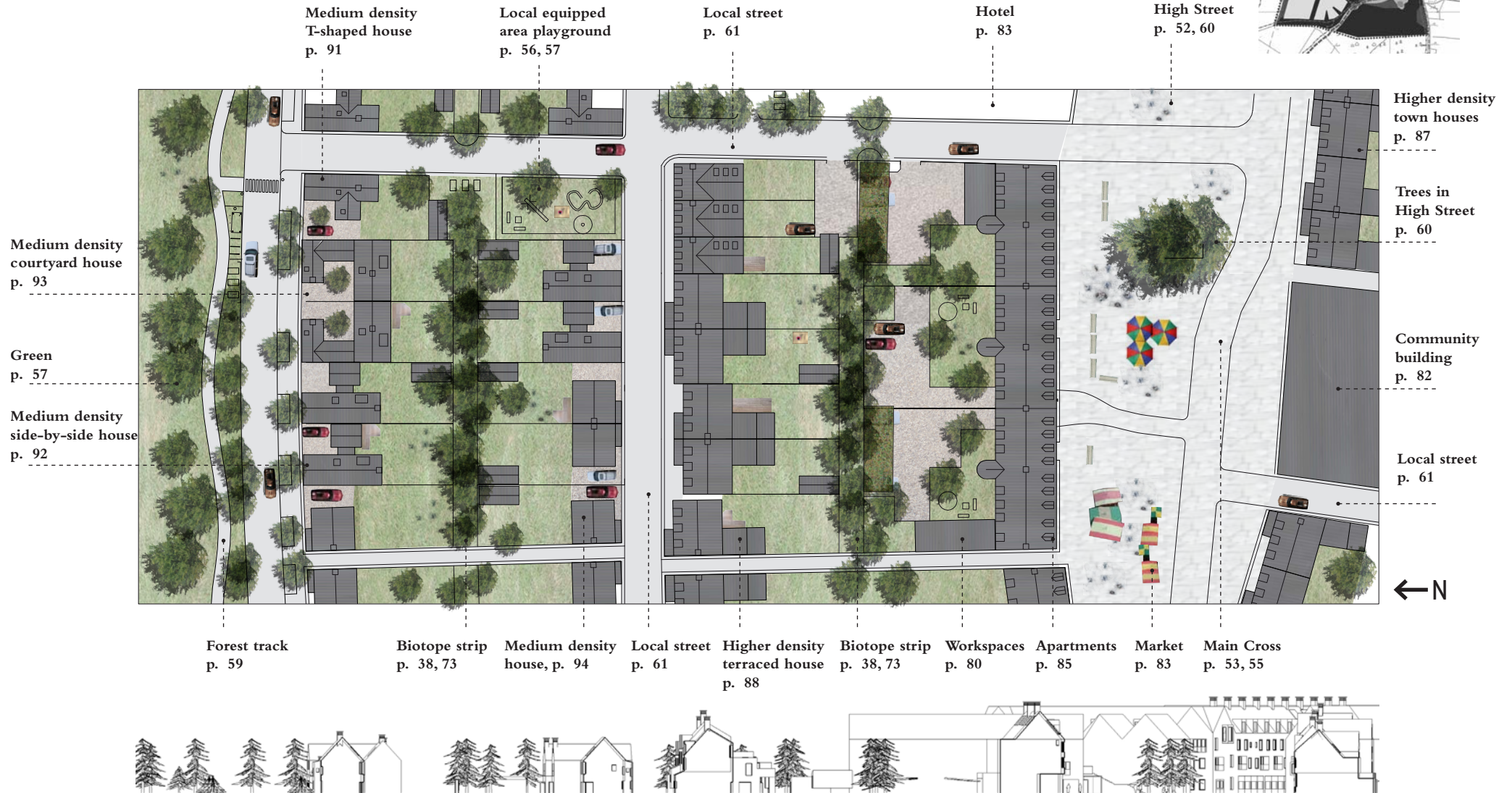


Base Plan: Ordnance Survey 1:10,000 NH81SE & H91SW Ordnance Survey © Crown Copyright (May 2007) All rights reserved. Licence No: 100009813

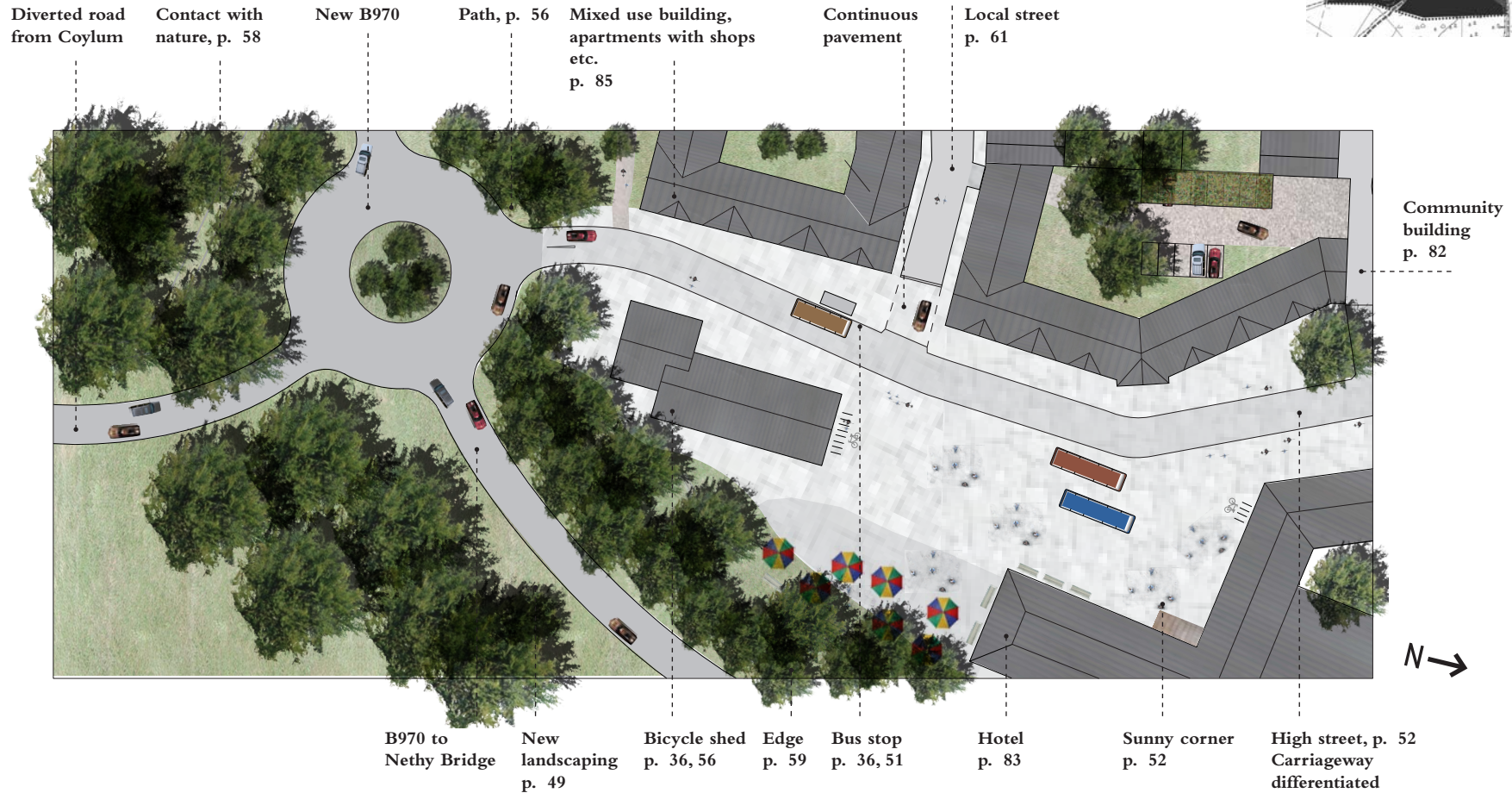
TEST: LOWER DENSITY



TEST: MAIN CROSS



TEST: EAST SQUARE



Apartments with ground floor commercial use
 Apartments, p. 85

TEST: SMALL CROSS

